LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER
WATER METER
GUY WIRE
POWER/UTILITY POLE
TELEPHONE PEDESTAL
SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
SIGNS
LIGHT POLE
TELEPHONE MANHOLE
SS SANITARY SEWER LINE
W WATER LINE
STORM SEWER PIPE
ROADWAY CENTERLINE
UTILITY EASEMENT
BUILDING SETBACK LINE
R/W ROADWAY RIGHT-OF-WAY
OHE OVERHEAD ELECTRIC LINES
UGT UNDERGROUND TELEPHONE
G UNDERGROUND GAS
F.O. UNDERGROUND FIBER OPTIC
X FENCE
STEEL GUARD RAIL
[100] SURFACE CONTOUR LINE & ELEVATION

STORM DRAIN MANHOLE
C/O SEWER CLEANOUT
N NORTH
S SOUTH
E EAST
W WEST
(M) AS MEASURED
(D) PER DEED
R/W RIGHT-OF-WAY
L.A. LANDSCAPED AREA
CR4 CAPPED 1/2" REBAR
CONC. CONCRETE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
ESMT EASEMENT
HDPE HIGH DENSITY POLYETHYLENE
SUBD SUBDIVISION
FDC FIRE DEPARTMENT CONNECTION
CPS COTTON PICKER SPINDLE
PS 5/8" PIPE
RS 5/8" REBAR
R4 1/2" REBAR
PK SURVEY NAIL
PB TELEPHONE PULL BOX

ASPHALT
CONCRETE

SET 1/2" REBAR w/ CAP #1853
SET COTTON-PICKER SPINDLE
FOUND MONUMENT (DESC. NOTED)
COMPUTED CORNER (NOT SET)
AP CORRESPONDS TO DRAWING NOTE

GRID NORTH
0 25' 50' 100'
SCALE: 1" = 50'

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION _____
SIGNED _____
NAME H & S BRYANT LLC
ADDRESS _____

SOURCE OF TITLE: INSTRUMENT NO. 2012-10466

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

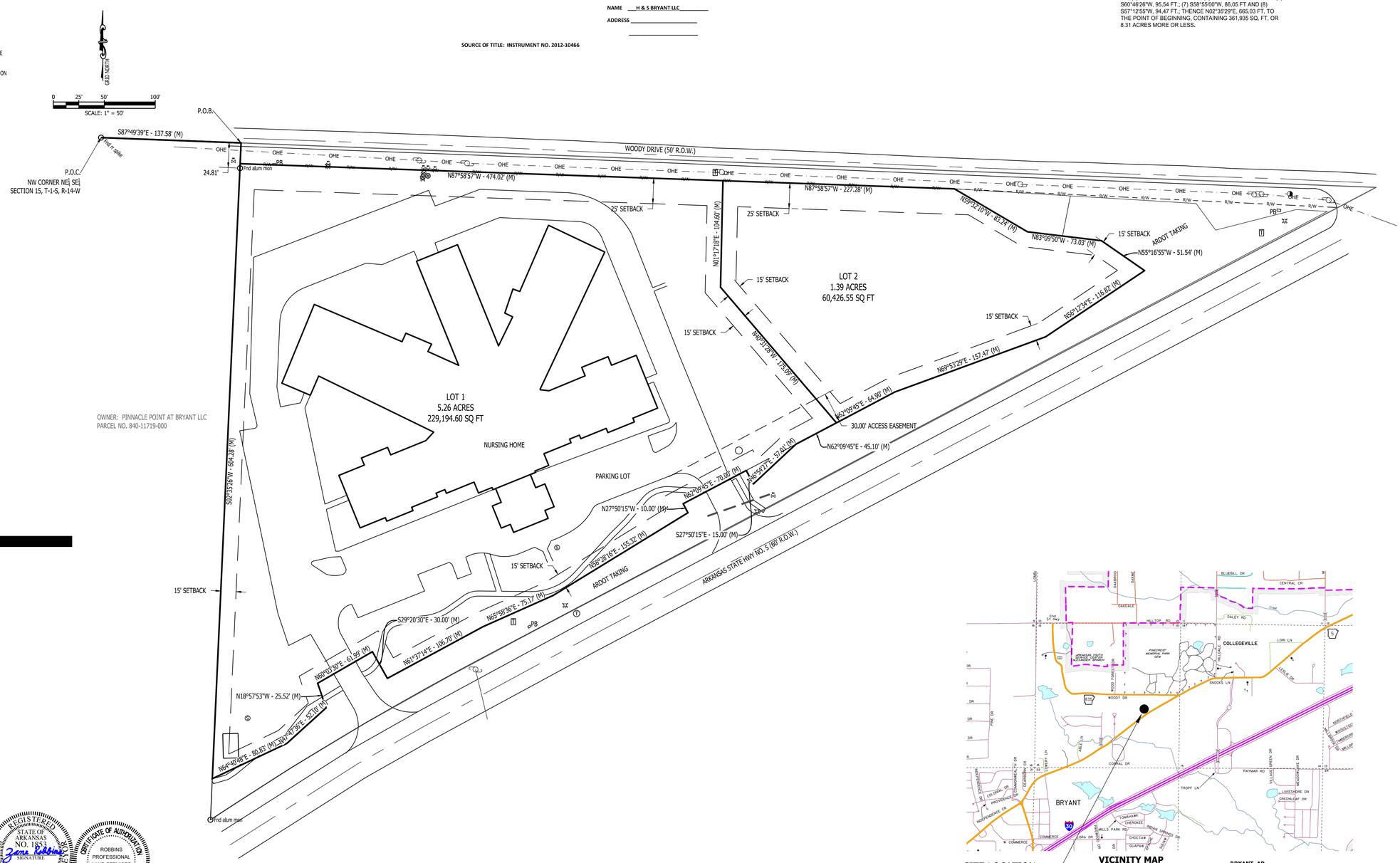
SIGNED,

DATE OF EXECUTION

BRYANT PLANNING COMMISSION

LAND DESCRIPTION PROVIDED

PART OF THE NE1/4 SE1/4, SECTION 15, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE1/4 SE1/4, SECTION 15; THENCE S87°45'20"E ALONG THE NORTH LINE OF SAID NE1/4 SE1/4, 137.46 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING S87°45'20"E ALONG SAID NORTH LINE, 1114.53 FT, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5 (60' R/W); THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: (1) S62°13'25"W, 268.42 FT.; (2) S62°13'48"W, 256.59 FT.; (3) S62°07'36"W, 192.93 FT.; (4) S62°18'05"W, 204.54 FT.; (5) S61°56'27"W, 103.23 FT.; (6) S60°46'26"W, 95.54 FT.; (7) S58°55'00"W, 86.05 FT AND (8) S57°12'55"W, 94.47 FT.; THENCE N02°35'29"E, 665.03 FT. TO THE POINT OF BEGINNING, CONTAINING 361,935 SQ. FT. OR 8.31 ACRES MORE OR LESS.



OWNER: PINNACLE POINT AT BRYANT LLC
PARCEL NO. 840-11719-000

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION ONLY. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE GRID NORTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. SPECIAL WARRANTY DEED TO H & S BRYANT, LLC. INSTRUMENT NO. 2012-056527.
   B. SURVEY BY RASBURRY SURVEYING DATED 07-14-11.
3. ½" REBAR ARE SET AT ALL CORNERS.
4. LOT 1 HAS A STORMWATER DETENTION BASIN. ALL IMPROVEMENTS WILL BE SUBJECT TO THE CITY OF BRYANT STORMWATER MANAGEMENT CODES. LOT 2 SITE PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF BRYANT.

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

REGISTERED LAND SURVEYOR — STATE OF ARKANSAS — NO. 1853 — ZANE ROBBINS — SIGNATURE — 03/13/2026 — PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION ON FILE WITH THE ARKANSAS SURVEYOR — ROBBINS PROFESSIONAL LAND SERVICES #4151

PROPERTY ADDRESS
6907 HWY 5 N
BRYANT, AR

CURRENT OWNER OF RECORD
H & S BRYANT LLC
5 HALSTED CIRCLE SUITE #1
ROGERS AR 72756

FOR THE USE & BENEFIT OF

VICINITY MAP (NTS)

BRYANT, AR

PLAT CODE: 500-01S-14W-0-15-210-62-1853

DATE	REVISIONS

6907 HIGHWAY 5 NORTH BRYANT SALINE COUNTY, ARKANSAS
LOTS 1 & 2 WOODY DRIVE ADDITION
FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 539 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.5887 | EMAIL: ZANE@ROBBINSGIS.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	03-13-26
SCALE	1"=50'
PROJECT No.	2024130
SHEET	--
PAGE	1 of 1

C:\SURVEYS\2024\2024130 HWY 5 AND WOODY PROPERTY\DWG\Final Plat.dwg, PLOTTED BY: ZANE | PLOT DATE: 3/13/2026 8:31:35 AM | ©2026 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED