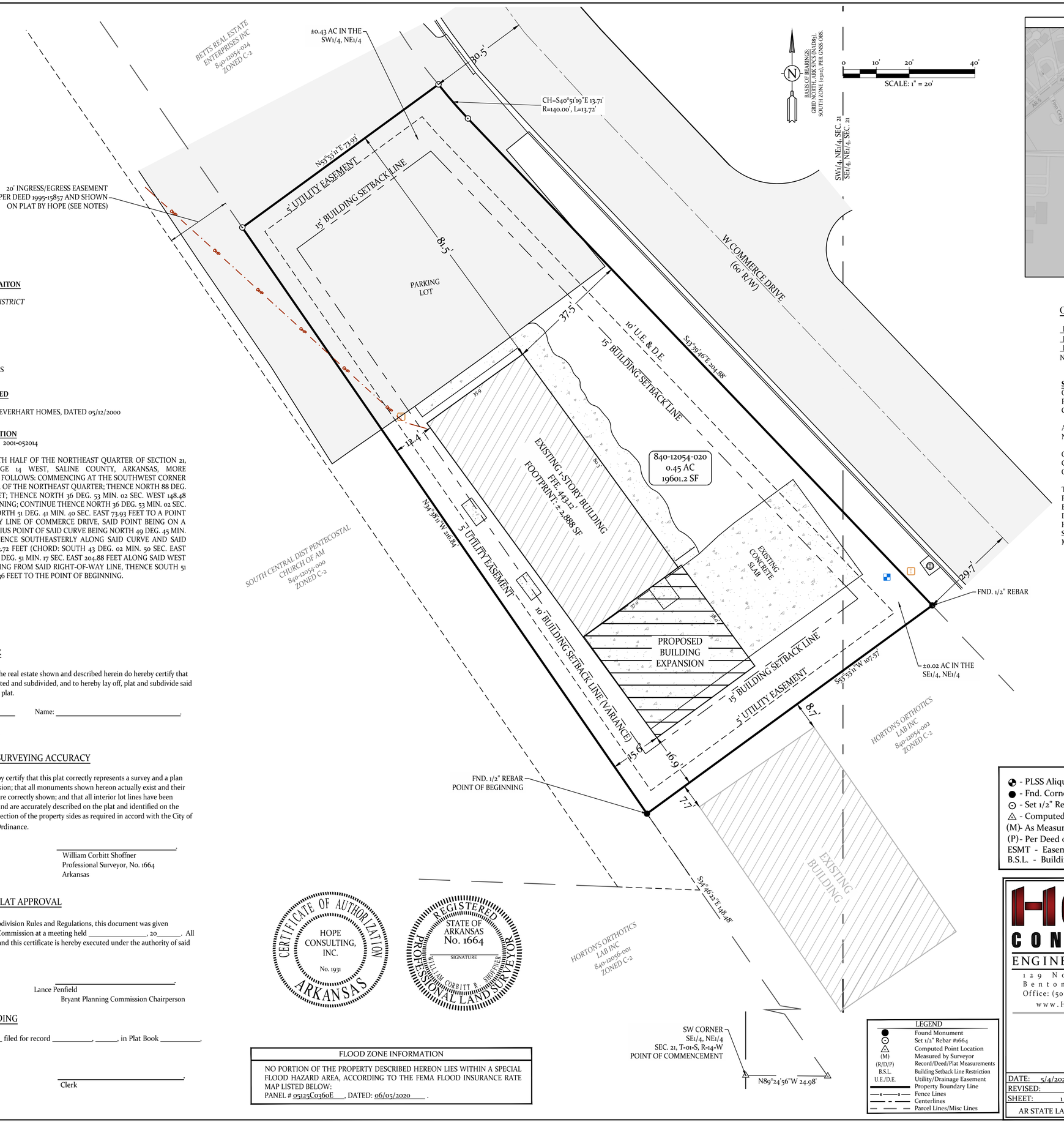
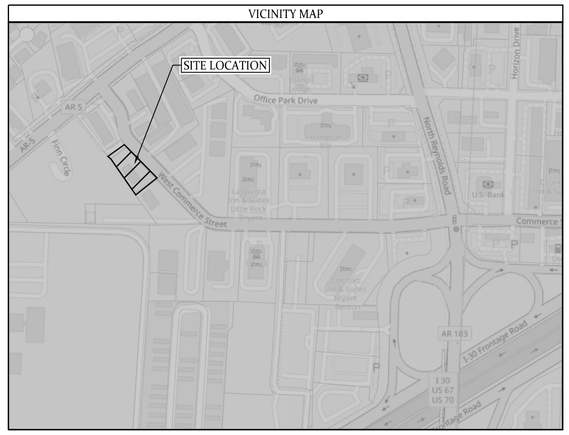
811 Know what's below. Call before you dig.



VICINITY MAP



CURRENT ZONING CLASSIFICAITON

C-2 - GENERAL COMMERCIAL DISTRICT

UTILITY PROVIDERS

WATER:	CITY OF BRYANT
ELECTRIC:	ENTERGY
SEWER:	CITY OF BRYANT
GAS:	SUMMIT UTILITIES

REFERENCE DOCUMENTS CITED

RECORDED SURVEY PLATS BY:
WILLIAM HOPE (PS #128), FOR EVERHART HOMES, DATED 05/12/2000

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2001-052014

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEG. 23 MIN. 33 SEC. EAST 24.98 FEET; THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 148.48 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 216.84 FEET; THENCE NORTH 51 DEG. 41 MIN. 40 SEC. EAST 73.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE DRIVE, SAID POINT BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF SAID CURVE BEING NORTH 49 DEG. 45 MIN. 36 SEC. EAST 140.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, 13.72 FEET (CHORD: SOUTH 43 DEG. 02 MIN. 50 SEC. EAST 13.71 FEET); THENCE SOUTH 45 DEG. 51 MIN. 17 SEC. EAST 204.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; DEPARTING FROM SAID RIGHT-OF-WAY LINE, THENCE SOUTH 51 DEG. 41 MIN. 40 SEC. WEST 107.36 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____.

Source of Title: Deed 2001-052014

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, William Corbitt Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Regulations Ordinance.

_____ _____.
Date of Execution
William Corbitt Shoffner
Professional Surveyor, No. 1664
Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20_____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

_____ _____.
Date of Execution
Lance Penfield
Bryant Planning Commission Chairperson

CERTIFICATE OF RECORDING

This document, number _____ filed for record _____, _____, in Plat Book _____, Page _____.

_____ _____.
Date of Execution
Clerk

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT SHOFFNER
PROFESSIONAL LAND SURVEYOR

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0360E , DATED: 06/05/2020 .

LEGEND

●	Found Monument
⊙	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
B.S.L.	Building Setback Line Restriction
U.E./D.E.	Utility/Drainage Easement
	Property Boundary Line
x x	Fence Lines
	Centerlines
	Parcel Lines/Misc Lines

OWNER OF RECORD

BETTS REAL ESTATE ENTERPRISES, INC
PO BOX 17253
BRYANT, ARKANSAS 72022
Name & Address

SUBDIVIDER/DEVELOPER

BETTS REAL ESTATE ENTERPRISES, INC
PO BOX 17253
BRYANT, ARKANSAS 72022
Name & Address

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	BETTS REAL ESTATE ENTERPRISES INC
PHYSICAL ADDRESS:	711 W COMMERCE ST, BRYANT, AR 72022.
COUNTY PARCEL TAX ID:	840-12054-020

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

LEGEND

●	- PLSS Aliquot Corner	◫	- Clean Out	x x	- Fence
●	- Fnd. Corner Monument	▩	- Water Meter	OHP	- Overhead Power
⊙	- Set 1/2" Rebar/Cap (1664)		- Power Pole	SS	- Sewer Line
△	- Computed Point	Ⓢ	- Sewer Manhole	W	- Water Line
(M)	- As Measured		- Light Pole	UGT	- Telephone Line
(P)	- Per Deed or Plat Records	T	- Telephone Pedestal	UGE	- Electric Line
ESMT	- Easement	Ⓓ	- Drainage Manhole	G	- Gas Line
B.S.L.	- Building Setback Lines		- Gas Meter		

HOPE CONSULTING
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129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

PRELIMINARY PLAT OF

LOT 1, BETTS COMMERCIAL ADDITION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
CRAIG BETTS

DATE: 5/4/2026	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	26-0228
SHEET: 1 OF 1	SCALE: 1" = 20'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 21 - 100 - 62 - 1664

K:\Land Projects 2026\Surveys\2026-18-0228 Survey & Site Plan Tech Ref\W. 80 711 W Commerce, Bryant\SURVEY\DWG\26-0228 Lot 1, Betts Commercial Addition (711 W Commerce St, Bryant) Plat.dwg | Plotted: 5/4/2026 1:50 PM | ©2026 Hope Consulting, Inc.