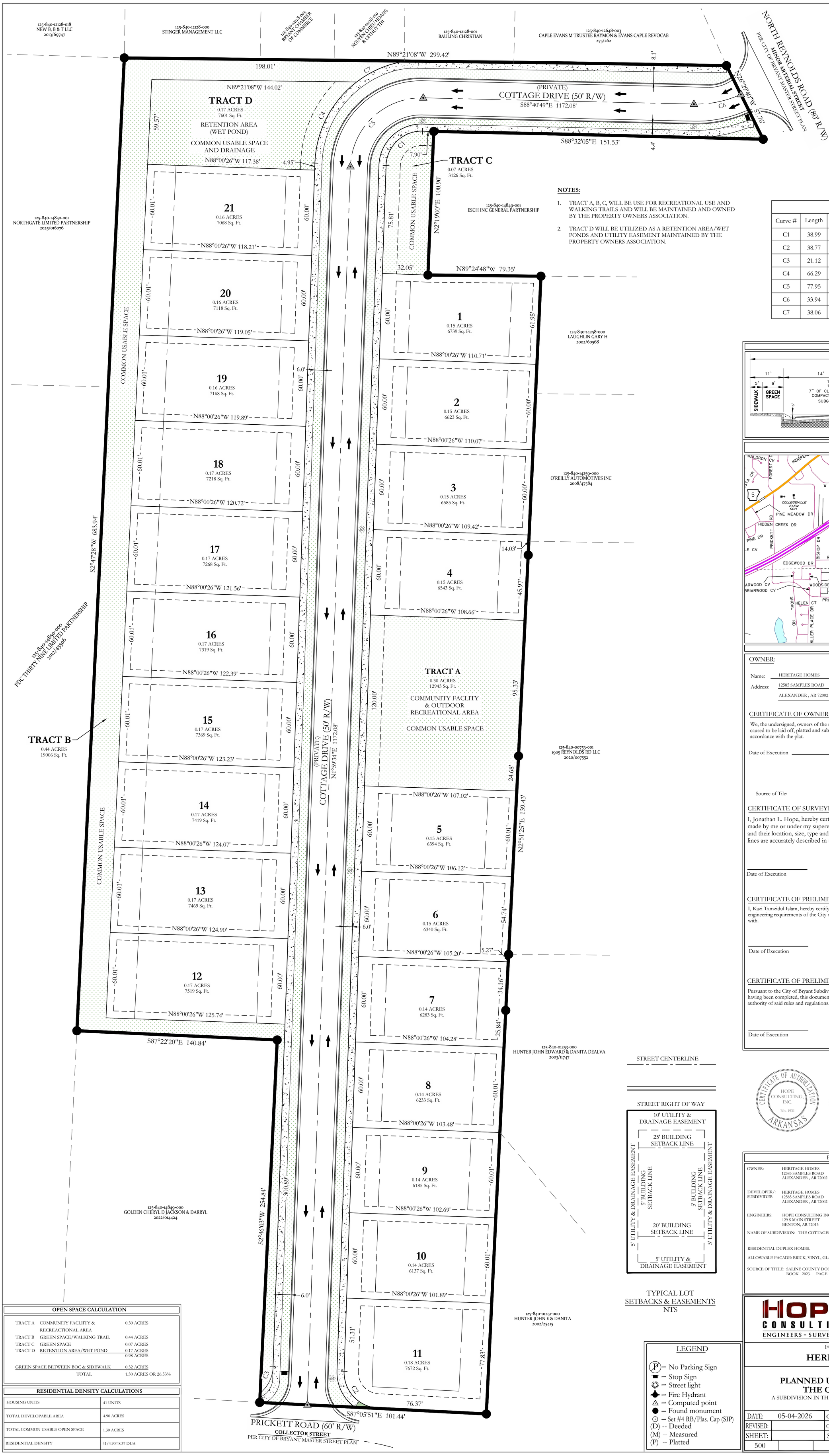
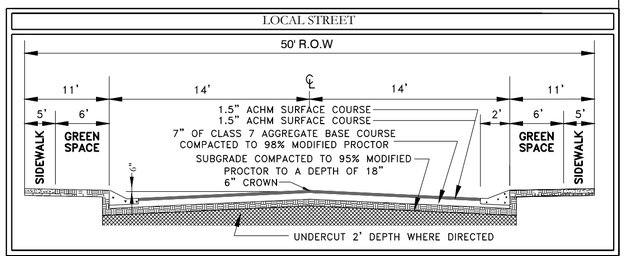


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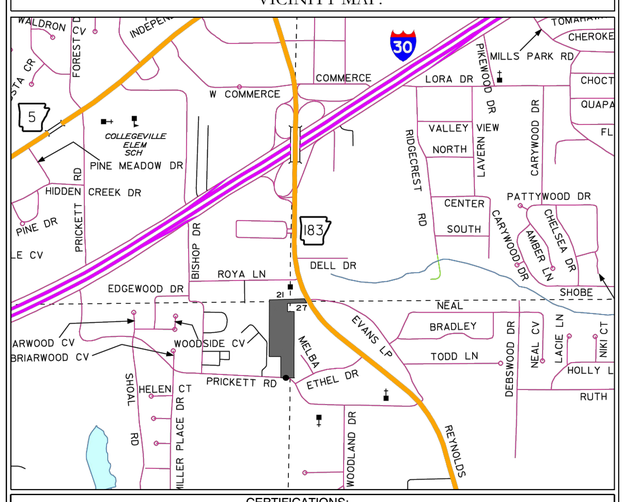
1. TRACT A, B, C, WILL BE USE FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT D WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.99	25.00	89.36	N46° 40' 26"E	35.16
C2	38.77	25.00	88.86	N42° 26' 23"W	35.00
C3	21.12	25.00	48.40	N26° 11' 30"E	20.50
C4	66.29	75.00	50.64	N27° 18' 46"E	64.15
C5	77.95	50.00	89.33	N46° 39' 22"E	70.29
C6	33.94	75.00	25.93	N78° 21' 15"E	33.65
C7	38.06	75.00	29.07	N67° 10' 10"E	37.65

LOCAL STREET



VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

DEVELOPER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

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: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

Source of Tile: D.R. BOOK 2023 PAGE 015874

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional Engineer
Arkansas No. 20876

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Lance Penfield
Bryant Planning Commission

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

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — KAZI TAMZIDUL ISLAM — NO. 20876

REGISTERED — STATE OF ARKANSAS NO. 1762 — SIGNATURE — JONATHAN L. HOPE — PROFESSIONAL LAND SURVEYOR

OPEN SPACE CALCULATION

TRACT A	COMMUNITY FACLITY & RECREACTIONAL AREA	0.30 ACRES
TRACT B	GREEN SPACE/WALKING TRAIL	0.44 ACRES
TRACT C	GREEN SPACE	0.07 ACRES
TRACT D	RETENTION AREA/WET POND	0.17 ACRES
		0.98 ACRES
GREEN SPACE BETWEEN BOC & SIDEWALK		0.32 ACRES
	TOTAL	1.30 ACRES OR 26.53%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	41 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.30 ACRES
RESIDENTIAL DENSITY	41/4.90=8.37 DUA

LEGEND

- (P) – No Parking Sign
- – Stop Sign
- – Street light
- – Fire Hydrant
- – Computed point
- – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002

DEVELOPER/: SUBDIVIDER: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002

ENGINEERS: HOPE CONSULTING INC., 129 S MAIN STREET, BENTON, AR 72015

NAME OF SUBDIVISION: THE COTTAGES OF BRYANT

RESIDENTIAL DUPLEX HOMES.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874

MIN. LOT SIZE:
NUMBER OF LOTS: 21

EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
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STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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FOR USE AND BENEFIT OF:

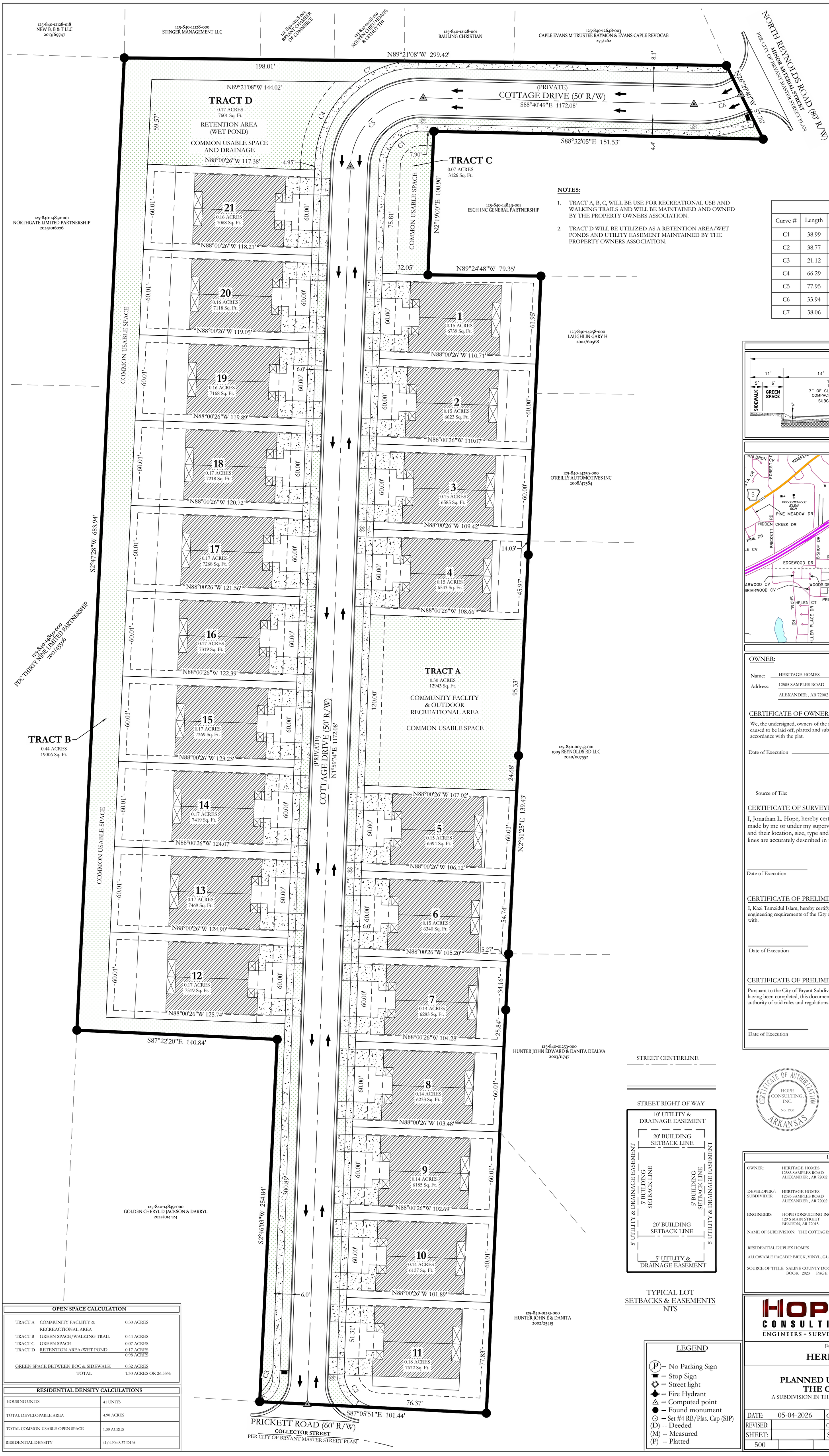
HERITAGE HOMES, LLC

PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-04-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
SHEET:	SCALE: 1" = 30'		
500	0	1762	

K:\Land Projects 2\044\Subdivision\2026\26-0288 Heritage Homes - Prickett Rd\26-0288-PUD-05-01-26.dwg

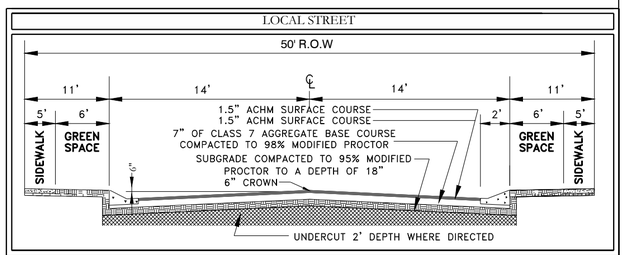


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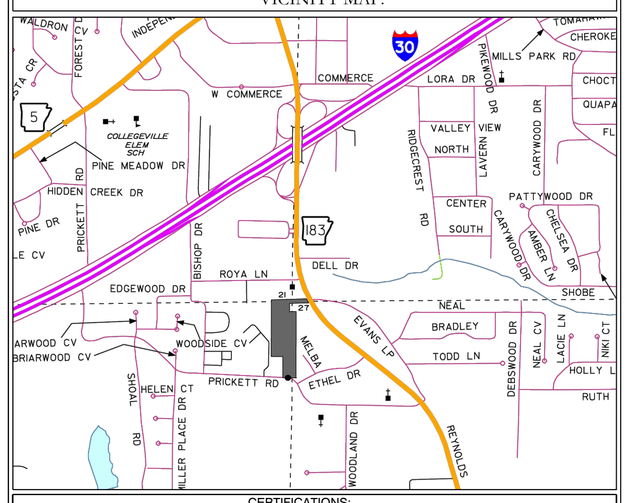
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LOCAL STREET



VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

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Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional Engineer
Arkansas No. 20876

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Lance Penfield
Bryant Planning Commission

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

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER NO. 20876 KAZI TAMZIDUL ISLAM

REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

STREET CENTERLINE

STREET RIGHT OF WAY

TYPICAL LOT
SETBACKS & EASEMENTS
NTS

PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES
12585 SAMPLES ROAD
ALEXANDER , AR 72002

DEVELOPER/: HERITAGE HOMES
SUBDIVIDER 12585 SAMPLES ROAD
ALEXANDER , AR 72002

ENGINEERS: HOPE CONSULTING INC.
129 S MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: THE COTTAGES OF BRYANT

RESIDENTIAL DUPLEX HOMES.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK 2023 PAGE 015874

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STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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- (D) -- Deeded
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Benton, Arkansas 72015
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FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

HERITAGE HOMES, LLC

PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-04-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
SHEET:	SCALE: 1" = 30'		

500 | | | 0 | | | | 1762

K:\Land Projects 2004\Subdivisions\2026\26-0288 Heritage Homes - Prickett Rd\26-0288 PUD-05-01-26.dwg

125-840-12128-018
NEW B, B & T LLC
2013/69747

125-840-12128-000
STINGER MANAGEMENT LLC

125-840-12128-025
BRYANT CHAMBER OF COMMERCE

125-840-12128-010
NGUYEN CHIEU HOANG & LETHUY TH

125-840-12128-001
BAULING CHRISTIAN

125-840-12648-003
CAPLE EVANS M TRUSTEE RAYMON & EVANS CAPLE REVOCAB
275/262

NORTH REYNOLDS ROAD (80' R/W)
MINOR ARTERIAL STREET
PER CITY OF BRYANT MASTER STREET PLAN

125-840-14850-001
NORTHGATE LIMITED PARTNERSHIP
2025/016076

125-840-14849-001
ESCH INC GENERAL PARTNERSHIP

125-840-14258-000
LAUGHLIN GARY H
2002/60568

125-840-14259-000
O'REILLY AUTOMOTIVES INC
2008/47584

125-840-14850-000
PDC THIRTY NINE LIMITED PARTNERSHIP
2022/45506

125-840-00753-001
1905 REYNOLDS RD LLC
2020/007552

125-840-01253-000
HUNTER JOHN EDWARD & DANITA DEALVA
2003/11747

125-840-14849-000
GOLDEN CHERYL D JACKSON & DARRYL
2022/014424

125-840-01251-000
HUNTER JOHN E & DANITA
2002/25415

TREES & BRUSH AREA

PRICKETT ROAD (60' R/W)
COLLECTOR STREET
PER CITY OF BRYANT MASTER STREET PLAN

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

30' 15' 0 30'

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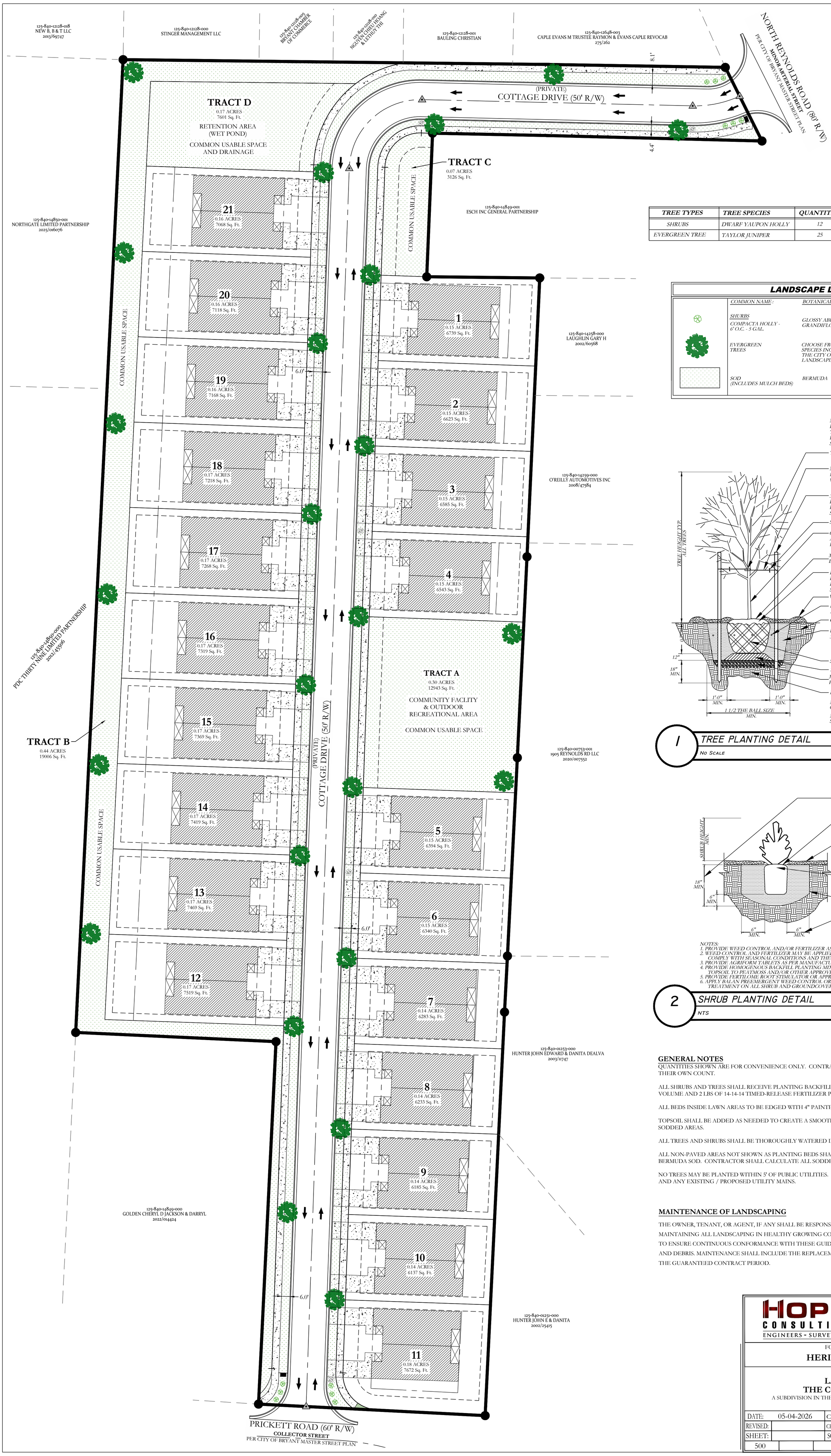
EXISTING VEGETATION PLAN
BRYANT COTTAGES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05/04/2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	24-0427	
SHEET:	SCALE: 1" = 30'		

500 | 0 | 1762

R:\Land Projects\2024\24xxxx\24-0427\Drawings\Heritage Homes - Thacker Rd\125x\0280c\PLD\125x0280c PLD.dwg

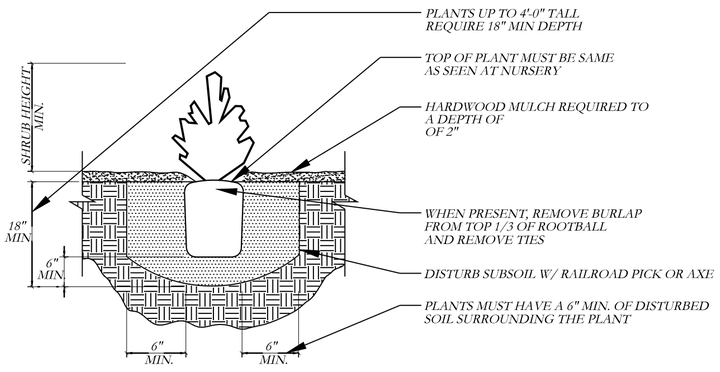


TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YAUPON HOLLY	12	3'-5'	Wide 3'-6'
EVERGREEN TREE	TAYLOR JUNIPER	25	15'	>2"

LANDSCAPE LEGEND

COMMON NAME:	BOTANICAL NAME:	HEIGHT AT MATURITY:	QTY.:
SHURBS COMPACTA HOLLY - 6' O.C. - 5 GAL.	GLOSSY ABELIA/ ABELIA X GRANDIFLORA	6'-0"	REFER TO PLAN
EVERGREEN TREES	CHOOSE FROM LIST OF SPECIES INCLUDED IN THE CITY OF BRYANT LANDSCAPING CODE		-
SOD (INCLUDES MULCH BEDS)	BERMUDA		

1 TREE PLANTING DETAIL
No Scale



NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL
NTS

GENERAL NOTES

QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.

ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.

ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.

TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.

ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.

ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.

NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

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FOR USE AND BENEFIT OF:
HERITAGE HOMES, LLC

LANDSCAPE PLAN
THE COTTAGES OF BRYANT
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-04-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
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K:\Land Projects 2026\Subdivisions\2026\26-0288 Heritage Homes - Pocket Rd\26-0288-PLD-15-01-26.dwg