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

125-840-12128-000
STINGER MANAGEMENT LLC

125-840-12128-005
BRYANT CHAMBER OF COMMERCE

125-840-12128-010
NGUYEN CHEU 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

N89°21'08"W 299.42'
198.01'
N89°21'08"W 144.02'
8.1'
N26°20'40"W 57.76'
S88°32'05"E 151.53'
4.4'

(PRIVATE)
COTTAGE DRIVE (50' R/W)
S88°40'49"E 1172.08'
ONE WAY
ONE WAY
ONE WAY
ONE WAY

TRACT D
0.17 ACRES
7601 Sq. Ft.
RETENTION AREA
(WET POND)
COMMON USABLE SPACE
AND DRAINAGE
59.57'
N88°00'26"W 117.38'
4.95'

TRACT C
0.07 ACRES
3126 Sq. Ft.
7.90'
75.81'
COMMON USABLE SPACE
N2°19'00"E 100.90'
32.05'
N89°24'48"W 79.35'

125-840-14849-001
ESCH INC GENERAL PARTNERSHIP

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

21
0.16 ACRES
7068 Sq. Ft.
60.01'
60.00'
N88°00'26"W 118.21'

20
0.16 ACRES
7118 Sq. Ft.
60.01'
60.00'
N88°00'26"W 119.05'

19
0.16 ACRES
7168 Sq. Ft.
60.01'
60.00'
6.0'
N88°00'26"W 119.89'

18
0.17 ACRES
7218 Sq. Ft.
60.01'
60.00'
N88°00'26"W 120.72'

17
0.17 ACRES
7268 Sq. Ft.
60.01'
60.00'
N88°00'26"W 121.56'

16
0.17 ACRES
7319 Sq. Ft.
60.01'
60.00'
N88°00'26"W 122.39'

15
0.17 ACRES
7369 Sq. Ft.
60.01'
60.00'
N88°00'26"W 123.23'

14
0.17 ACRES
7419 Sq. Ft.
60.01'
60.00'
N88°00'26"W 124.07'

13
0.17 ACRES
7469 Sq. Ft.
60.01'
60.00'
N88°00'26"W 124.90'

12
0.17 ACRES
7519 Sq. Ft.
60.01'
60.00'
N88°00'26"W 125.74'

S2°47'28"W 683.94'
COMMON USABLE SPACE

TRACT B
0.44 ACRES
19006 Sq. Ft.

S87°22'20"E 140.84'

125-840-14850-000
PDC THIRTY NINE LIMITED PARTNERSHIP
2012/45506

1
0.15 ACRES
6739 Sq. Ft.
60.00'
61.95'
N88°00'26"W 110.71'

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

2
0.15 ACRES
6623 Sq. Ft.
60.00'
60.00'
N88°00'26"W 110.07'

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

3
0.15 ACRES
6585 Sq. Ft.
60.00'
60.00'
N88°00'26"W 109.42'

4
0.15 ACRES
6543 Sq. Ft.
60.00'
14.03'
45.97'
N88°00'26"W 108.66'

TRACT A
0.30 ACRES
12943 Sq. Ft.
COMMUNITY FACLITY
& OUTDOOR
RECREATIONAL AREA
COMMON USABLE SPACE
120.00'
95.33'
24.68'

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

(PRIVATE)
COTTAGE DRIVE (50' R/W)
N1°59'34"E 1172.08'

5
0.15 ACRES
6394 Sq. Ft.
60.00'
60.01'
N88°00'26"W 107.02'
N88°00'26"W 106.12'
N2°51'25"E 139.43'

6
0.15 ACRES
6340 Sq. Ft.
60.00'
6.0'
54.74'
N88°00'26"W 105.20'
5.27'

7
0.14 ACRES
6283 Sq. Ft.
60.00'
34.16'
25.84'
N88°00'26"W 104.28'

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

8
0.14 ACRES
6233 Sq. Ft.
60.00'
60.01'
N88°00'26"W 103.48'

9
0.14 ACRES
6185 Sq. Ft.
60.00'
60.01'
N88°00'26"W 102.69'

10
0.14 ACRES
6137 Sq. Ft.
60.00'
60.01'
N88°00'26"W 101.89'

11
0.18 ACRES
7672 Sq. Ft.
51.31'
77.83'
76.37'
S87°05'51"E 101.44'

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

S2°46'03"W 254.84'
300.89'
6.0'

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

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

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY
GPS OBSERVATION

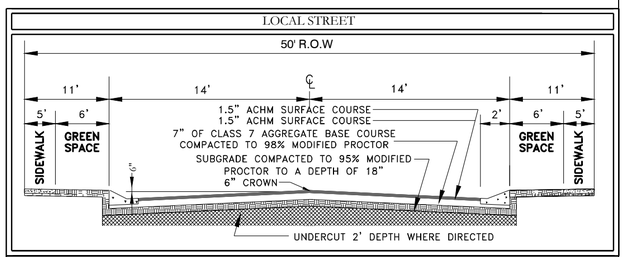
30' 15' 0 30'

NOTES:

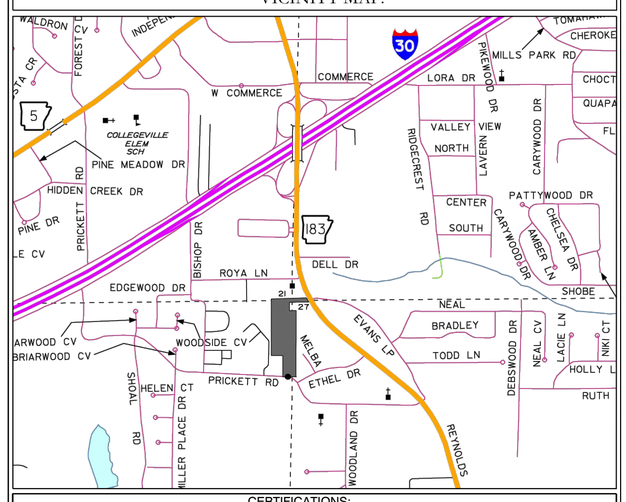
1. TRACT A, B, C, WILL BE USE FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT D WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

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

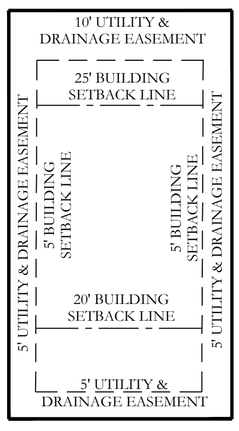
HOUSING UNITS	42 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.30 ACRES
RESIDENTIAL DENSITY	42 / (4.90+1.30) = 6.77 DUA.

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

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

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
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
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: 05-05-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
SHEET:	SCALE: 1" = 30'		

500 | | | 0 | | | | 1762

K:\Land Projects 2044\Subdivisions\2026\26-0288 Heritage Homes - Packett Rd\26-0288 PUD 05-05-26.dwg