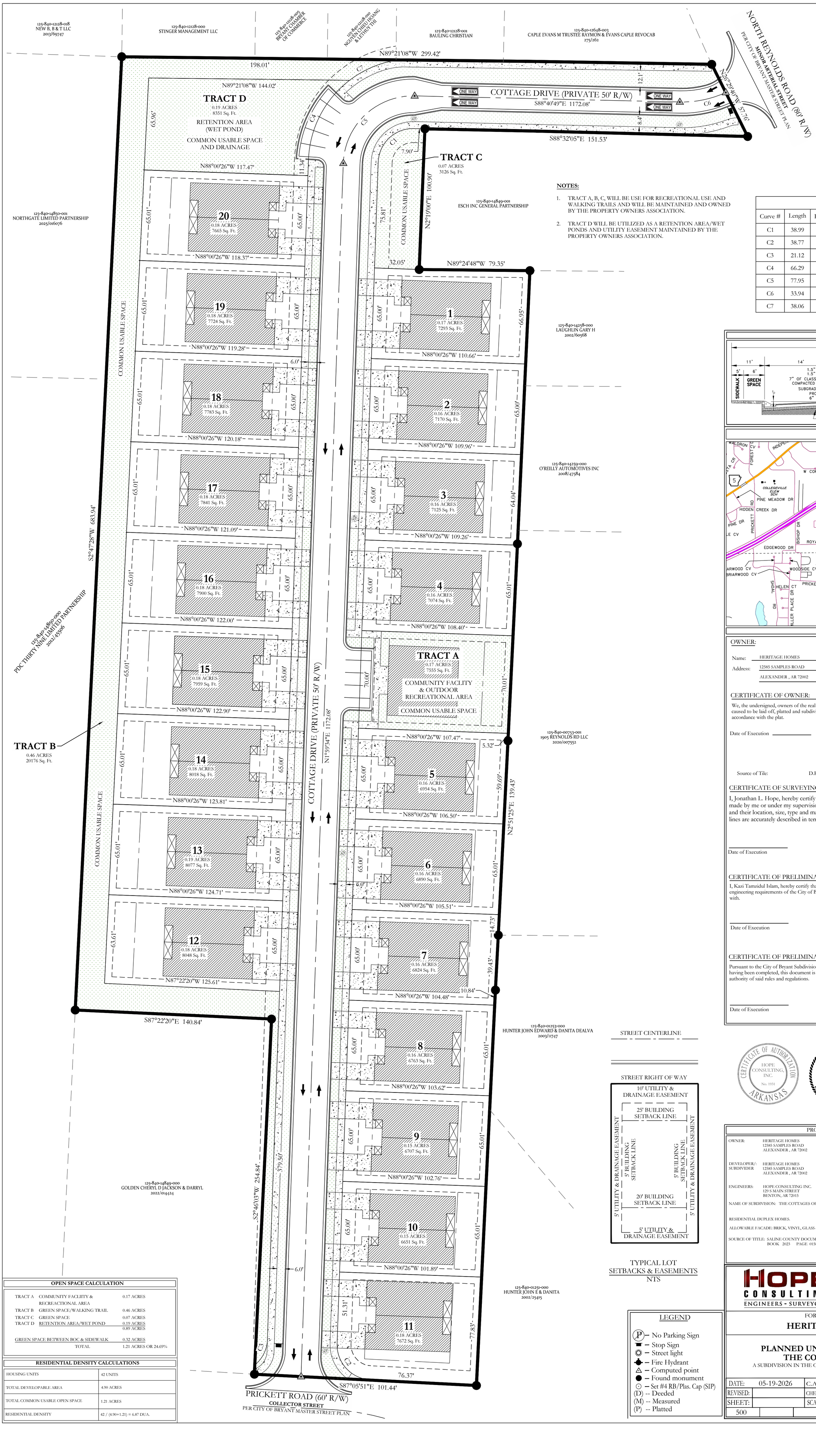
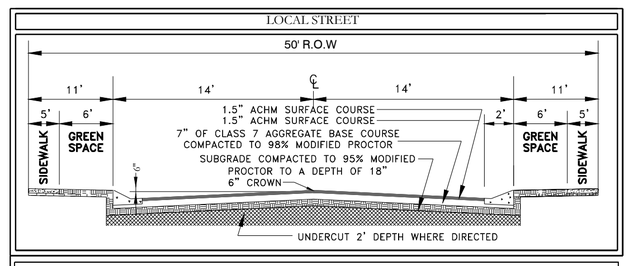


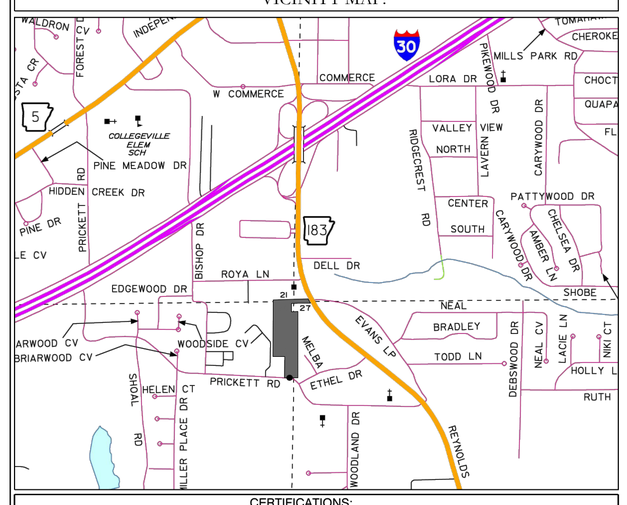
NOTES:

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



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	0.17 ACRES
TRACT B	GREEN SPACE/WALKING TRAIL	0.46 ACRES
TRACT C	GREEN SPACE	0.07 ACRES
TRACT D	RETENTION AREA/WET POND	0.19 ACRES
		0.89 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	0.32 ACRES
	TOTAL	1.21 ACRES OR 24.69%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	42 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.21 ACRES
RESIDENTIAL DENSITY	42 / (4.90+1.21) = 6.87 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 RIGHT OF WAY

TYPICAL LOT
SETBACKS & EASEMENTS
NTS

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
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: 05-19-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
SHEET:	SCALE: 1" = 30'		
500	0	1762	

C:\Land Projects\2026\26-0288 Heritage Homes - Packet\PUD\26-0288 Heritage Homes - Packet PUD.dwg, 5/20/2026 4:29:29 PM, Jonathan Hope