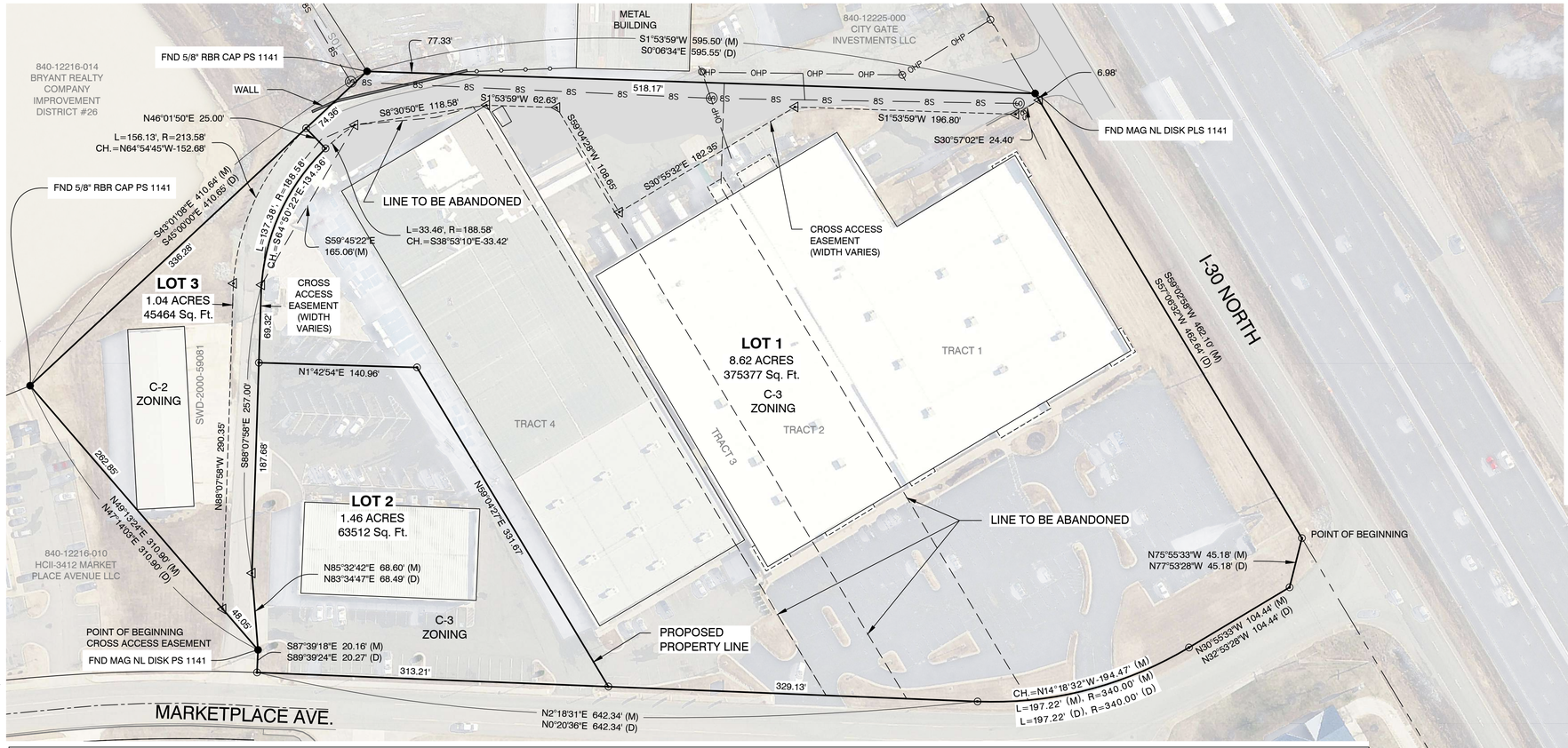

SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- GUY ANCHOR
- WATER METER
- GAS METER
- SIGN
- EXISTING WATERLINE
- OVERHEAD POWER
- TEST PIT
- FORCE MAIN
- CHAIN-LINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

60' 30' 0 60'

SURVEY LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted

PLAT CERTIFICATES:

OWNER:
Name: Ferguson Properties Management, LLC
Address: P.O. Box 1017 Benton, AR 72018

DEVELOPER:
Name: Ferguson Properties Management, LLC
Address: P.O. Box 1017 Benton, AR 72018

CERTIFICATE OF RECORDING:

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 the within plat.

Date: _____ Signed: _____
Wyatt Ferguson, Agent
Ferguson Properties Management, LLC

Date: _____ Signed: _____
Kyle Ferguson, Agent
Ferguson Properties Management, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2011-035620

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, size, type, and material are clearly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

I, Curtis M Nalley Jr, hereby certify that this plat correctly represents a boundary survey made by me or under my review; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: July 7, 2026 Signed: _____
Curtis M. Nalley Jr
Registered Land Surveyor
No. 1546, 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. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2 & C-3

MIN. LOT SIZE: 20,000 S.F.
NUMBER OF LOTS: 3
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

LOT CORNERS: SET #4 REBAR WITH CAP OR SET MAG NAIL WITH SHINER

FINAL PLAT
FRC ADDITION, PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

.\PE Stamps\VJW PE BLANK - Good Stamp.jpg

PROPERTY DESCRIPTIONS:

SUBDIVISION DESCRIPTION:
THAT PORTION OF NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4); THENCE N2°17'37"E FOR A DISTANCE OF 311.79 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE N59°04'27"E, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 526.07 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF MARKET PLACE AVENUE FOR THE **POINT OF BEGINNING**; THENCE N75°55'33"W, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 45.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N30°55'33"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 104.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 197.22 FEET, WHOSE CHORD BEARS N14°18'32"W - 194.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 642.34 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S43°01'08"E FOR A DISTANCE OF 410.64 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE S1°53'59"W FOR A DISTANCE OF 595.50 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE S59°02'58"W, ALONG SAID NORTHERLY RIGHT OF WAY, FOR A DISTANCE OF 462.10 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 11.12 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS OF WAY OF U.S. INTERSTATE HIGHWAY #30 AND MARKET PLACE AVENUE. ALSO, SUBJECT TO ANY EASEMENTS OF RECORD.

CROSS ACCESS EASEMENT:
THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4); THENCE N2°17'37"E FOR A DISTANCE OF 311.79 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE N59°04'27"E, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 526.07 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF MARKET PLACE AVENUE; THENCE N75°55'33"W, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 45.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N30°55'33"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 104.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 197.22 FEET, WHOSE CHORD BEARS N14°18'32"W - 194.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 642.34 FEET TO A SET "X" IN CONCRETE; THENCE S87°39'18"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 20.16 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE SOUTHERLY LINE OF A CROSS ACCESS EASEMENT FOR THE **POINT OF BEGINNING**; THENCE N85°32'42"E FOR A DISTANCE OF 68.60 FEET TO A POINT; THENCE S88°07'58"E FOR A DISTANCE OF 257.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 188.58 FEET AND AN ARC LENGTH OF 170.84 FEET, WHOSE CHORD BEARS S59°45'22"E - 165.06 FEET TO A POINT; THENCE S8°30'50"E FOR A DISTANCE OF 118.58 FEET TO A POINT; THENCE S1°53'59"W FOR A DISTANCE OF 62.63 FEET TO A POINT; THENCE S59°04'28"W FOR A DISTANCE OF 108.65 FEET TO A POINT; THENCE S30°55'32"E FOR A DISTANCE OF 182.35 FEET TO A POINT; THENCE S1°53'59"W FOR A DISTANCE OF 196.80 FEET TO A POINT; THENCE S30°57'02"E FOR A DISTANCE OF 24.40 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE #30; THENCE N59°02'58"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 6.98 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE EASTERLY LINE OF THE SAID CROSS ACCESS EASEMENT; THENCE N1°53'59"E, LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND CONTINUING ALONG THE EASTERLY LINE OF SAID CROSS ACCESS EASEMENT, FOR A DISTANCE OF 595.50 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE N43°01'08"W FOR A DISTANCE OF 74.36 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 213.58 FEET AND AN ARC LENGTH OF 156.13 FEET, WHOSE CHORD BEARS N64°54'45"W - 152.68 FEET TO A POINT; THENCE N88°07'58"W FOR A DISTANCE OF 290.35 FEET TO A POINT; THENCE S49°13'24"W FOR A DISTANCE OF 48.05 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.86 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

DOCUMENTS USED:

- SPECIAL WARRANTY DEED BOOK 2000 PAGE 59081
- WARRANTY DEED BOOK 2011 PAGE 035620

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I CURTIS M. NALLEY JR, PS NO.1546, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER GEORGE P. WOODEN, PS NO.1573 SUPERVISION ON FEBRUARY 28, 2026 AND HAS BEEN REVIEWED JULY 7, 2026 AND RE-CERTIFIED BY ME.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANELS 05125C0240E AND 05125C0380E EFFECTIVE DATE JUNE 5, 2020.

DATE	REVISION	BY

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph. (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

ASHLEY FURNITURE STORE
FERGUSON PROPERTIES MANAGEMENT LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1546
SIGNATURE
CURTIS M. NALLEY JR.

CONTENTS:
FINAL PLAT

PROJECT NO: 26029

DATE: JULY 7, 2026

SHEET NO: V1.0

E:\DRL_data\Garnat Engineering\26029 Ashley Furniture Marketplace Avenue - 042626 - Standard\26029 FINAL PLAT Ashley Furniture Marketplace Avenue - 042626.dwg