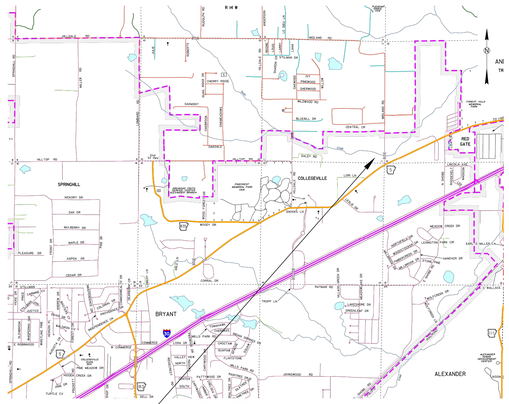
LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER	STORM DRAIN MANHOLE	ASPHALT	
WATER METER	SEWER CLEANOUT	CONCRETE	
GUY WIRE	NORTH	SET 1/2" REBAR w/ CAP #1853	
POWER/UTILITY POLE	SOUTH	SET COTTON-PICKER SPINDLE	
TELEPHONE PEDESTAL	EAST	FOUND MONUMENT (DESC. NOTED)	
SEWER MANHOLE	WEST	COMPUTED CORNER (NOT SET)	
WATER VALVE	AS MEASURED	CORRESPONDS TO DRAWING NOTE	
FIRE HYDRANT	PER DEED		
SIGNS	RECORDED		
LIGHT POLE	RIGHT-OF-WAY		
TELEPHONE MANHOLE	LANDSCAPED AREA		
GAS VALVE	CAPPED 1/2" REBAR		
	CONCRETE		
	POINT OF COMMENCEMENT		
	POINT OF BEGINNING		
	CORRUGATED METAL PIPE		
	REINFORCED CONCRETE PIPE		
	EASEMENT		
	HIGH DENSITY POLYETHYLENE		
	SUBDIVISION		
	FIRE DEPARTMENT CONNECTION		
	COTTON PICKER SPINDLE		
	5/8" PIPE		
	5/8" REBAR		
	1/2" REBAR		
	SURVEY NAIL		
	TELEPHONE PULL BOX		

SS — SANITARY SEWER LINE
W — WATER LINE
STORM SEWER PIPE
ROADWAY CENTERLINE
UTILITY EASEMENT
BUILDING SETBACK LINE
R/W — ROADWAY RIGHT-OF-WAY
OHE — OVERHEAD ELECTRIC LINES
UGT — UNDERGROUND TELEPHONE
G — UNDERGROUND GAS
F.O. — UNDERGROUND FIBER OPTIC
X — X — FENCE
STEEL GUARD RAIL
[100] — SURFACE CONTOUR LINE & ELEVATION

GRID NORTH

0 10' 20' 40'
SCALE: 1" = 20'



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

SURVEY NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

SURVEY & DOCUMENT REFERENCES:

a. WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
b. DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
c. DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
d. RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
e. RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
f. PLAT OF KING'S CROSSING PHASE 1.

CURRENT OWNERSHIP INFORMATION

OWNER:
PX2 PROPERTIES LLC
3525 HWY 5
BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

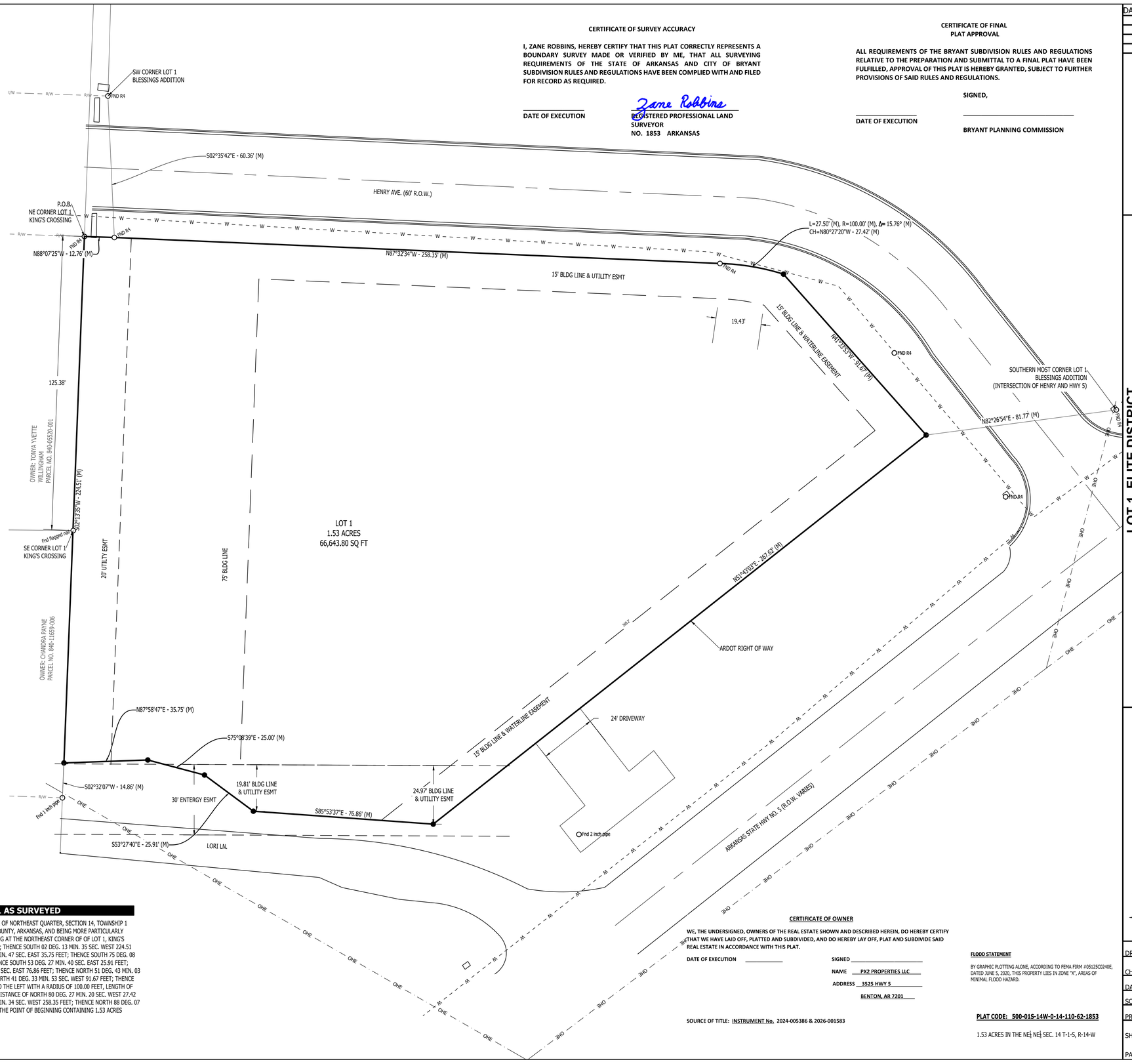
FOR USE AND BENEFIT: PX2 PROPERTIES, LLC

REGISTERED STATE OF ARKANSAS NO. 1853 SIGNATURE 08/12/2026 ZANE ROBBINS PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION ROBBINS PROFESSIONAL LAND SERVICES #4151 ARKANSAS - SURVEYOR

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.



LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 87 DEG. 58 MIN. 47 SEC. EAST 35.75 FEET; THENCE SOUTH 75 DEG. 08 MIN. 39 SEC. EAST 25.00 FEET; THENCE SOUTH 53 DEG. 27 MIN. 40 SEC. EAST 25.91 FEET; THENCE SOUTH 85 DEG. 53 MIN. 37 SEC. EAST 76.86 FEET; THENCE NORTH 51 DEG. 43 MIN. 03 SEC. EAST 267.62 FEET; THENCE NORTH 41 DEG. 33 MIN. 53 SEC. WEST 91.67 FEET; THENCE ALONG A NONTANGENTAL CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, LENGTH OF 27.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 80 DEG. 27 MIN. 20 SEC. WEST 27.42 FEET; THENCE NORTH 87 DEG. 32 MIN. 34 SEC. WEST 258.35 FEET; THENCE NORTH 88 DEG. 07 MIN. 25 SEC. WEST 12.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.53 ACRES (66,643.80 S.F.) MORE OR LESS.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION

BRYANT PLANNING COMMISSION

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 THIS PLAT.

DATE OF EXECUTION _____

SIGNED _____
NAME PX2 PROPERTIES LLC
ADDRESS 3525 HWY 5
BENTON, AR 7201

SOURCE OF TITLE: INSTRUMENT No. 2024-005386 & 2026-001583

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

PLAT CODE: 500-01S-14W-0-14-110-62-1853

1.53 ACRES IN THE NE¼ NE¼ SEC. 14 T-1-S, R-14-W

DATE	REVISIONS

PROPERTY ADDRESS:

8425 AR. STATE HWY NO. 5 N
ALEXANDER, AR. 72002

LOT 1, ELITE DISTRICT, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.8300 | EMAIL: ZANEROBBINS@EMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	8-12-26
SCALE	1"=20'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1

S:\DRAWINGS\# PROJECTS\BRYANT\2024 PROJ\dwg, 8/27/2026 3:46:14 PM, EVE SAYE, 8/26/2026 3:38:52 AM, \\192.168.0.99\HP_PROFESSIONAL LAND SERVICES (NAD83\NAD83 FP.ctb