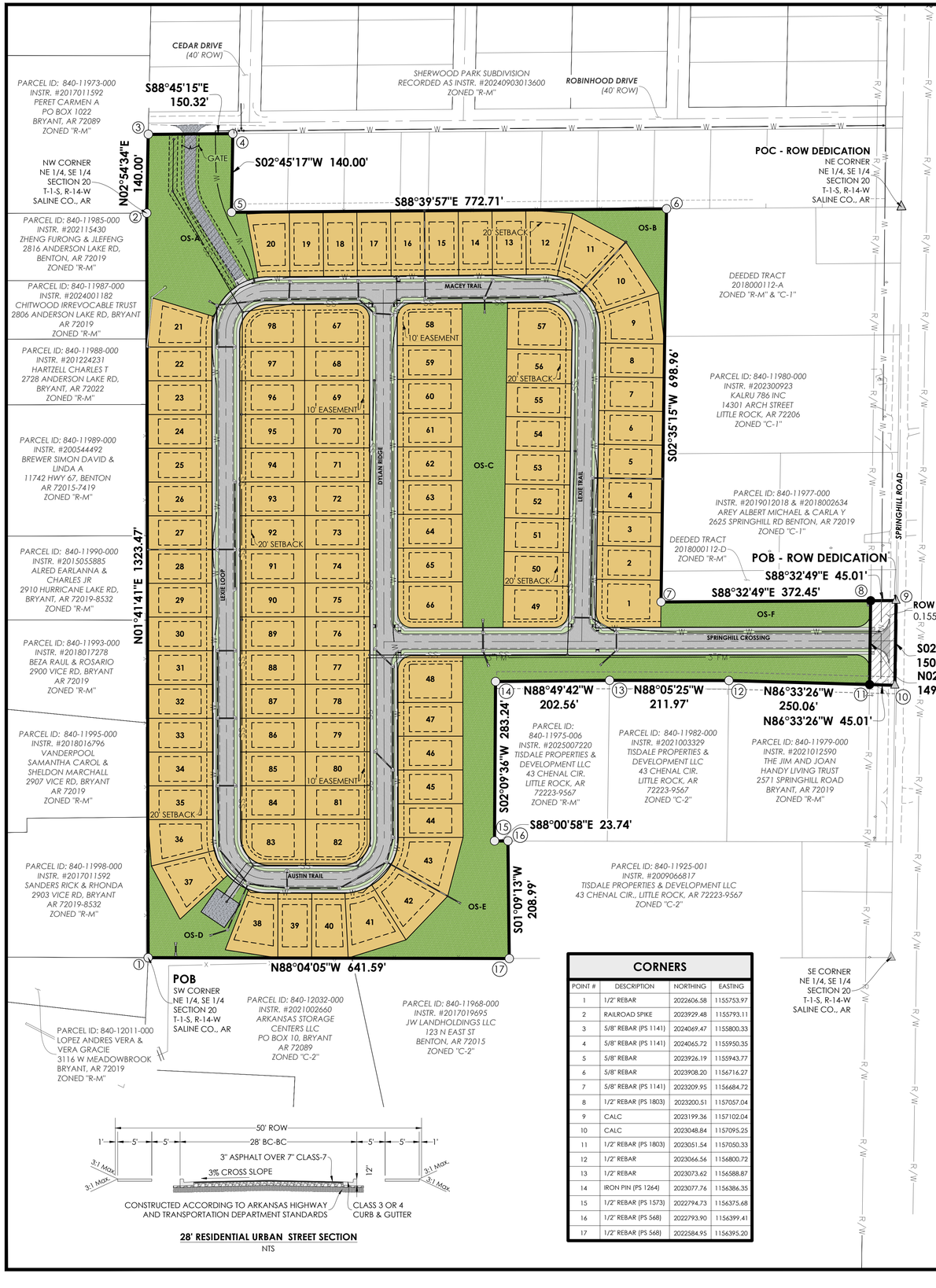
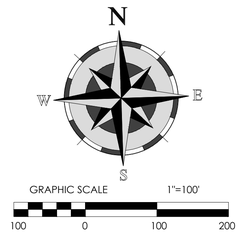


28' RESIDENTIAL URBAN STREET SECTION
NTS

CORNERS

POINT #	DESCRIPTION	NORTHING	EASTING
1	1/2" REBAR	2022606.58	1155753.97
2	RAILROAD SPIKE	2023929.48	1155793.11
3	5/8" REBAR (PS 1141)	2024069.47	1155800.33
4	5/8" REBAR (PS 1141)	2024065.72	1155950.35
5	5/8" REBAR	2023926.19	1155943.77
6	5/8" REBAR	2023908.20	1156716.27
7	5/8" REBAR (PS 1141)	2023209.95	1156684.72
8	1/2" REBAR (PS 1803)	2023200.51	1157057.04
9	CALC	2023199.36	1157102.04
10	CALC	2023048.84	1157095.25
11	1/2" REBAR (PS 1803)	2023051.54	1157050.33
12	1/2" REBAR	2023066.56	1156800.72
13	1/2" REBAR	2023073.62	1156588.87
14	IRON PIN (PS 1264)	2023077.76	1156386.35
15	1/2" REBAR (PS 1573)	2022794.73	1156375.68
16	1/2" REBAR (PS 568)	2022793.90	1156399.41
17	1/2" REBAR (PS 568)	2022584.95	1156395.20



BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83

ACREAGE PER 40

NE 1/4, SE 1/4, SECTION 20	26.053 ACRES
SE 1/4, NE 1/4, SECTION 20	0.484 ACRES
TOTAL	26.537 ACRES

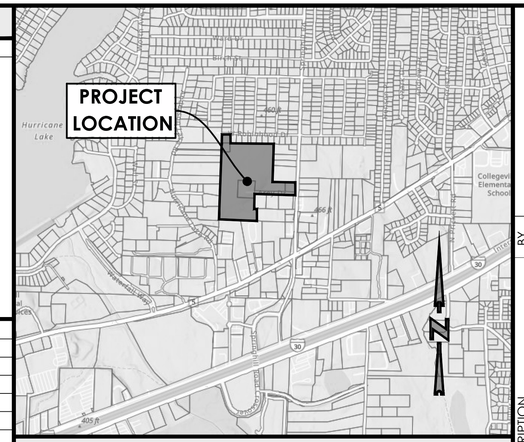
OPEN SPACE:

TRACT A	1.171 AC
TRACT B	0.272 AC
TRACT C	1.009 AC
TRACT D	0.436 AC
TRACT E	1.789 AC
TRACT F	0.387 AC
TOTAL:	5.064 AC

LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	FD MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT
	CURB INLET/JUNCTION BOX
M	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE

TOTAL PARCEL SIZE	26.537 ACRES
PROPOSED USAGE	RESIDENTIAL "R-M"
COMMON OPEN SPACE	5.484 ACRES (19.08%)
LENGTH OF NEW ROADS	4420 LF
MINIMUM LOT SIZE	0.158 AC
# OF LOTS (RESIDENTIAL)	98 LOTS
LOTS PER GROSS ACRE	3.693 LOTS/ACRE
AVERAGE LOT SIZE	0.167 AC



VICINITY MAP

PRELIMINARY PLAT
OF
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
10/9/26
ZONED "R-M"

TRACT 20180000112-F 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 — CAROLYN COUNTS, 324 OSMOND LN, BISMARK, AR 71929

INSTRUMENT NO. 2018000112

TRACT 2018004312 CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE — CAROLYN R. COUNTS WALLACE, 324 OSMOND LN, BISMARK, AR 71929

INSTRUMENT NO. 2018004312

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, J. ERIC HOLLOWAY, 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.

10/9/26
DATE — J. ERIC HOLLOWAY, PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

10/9/26
DATE — J. ERIC HOLLOWAY, PROFESSIONAL ENGINEER, AR NO. 18898

FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C0360E, DATED MAY 5, 2020, INDICATES THAT NO PORTION OF THE PROPERTIES SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD..

TRACT 2007077496 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 — BETTY L. HOPPER & BILLY R. HOPPER, 271 MOCCASIN LANE, BISMARK, AR 71929-6435

INSTRUMENT NO. 2007077496

TRACT 1998014967 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 — CAROLYN A. COUNTS, ADDRESS, CITY, AR ZIP

INSTRUMENT NO. 1998014967

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 — LANCE PENFIELD, CHAIRMAN, BRYANT PLANNING COMMISSION

DEVELOPER

BROCK CUSTOM HOMES
PO BOX 11140
CONWAY, AR 72034

LEGAL DESCRIPTION:

Lands lying in the Northeast Quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter all in Section 20, Township 1 South, Range 14 west, Saline County, Arkansas. Being more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 14 West, Saline County, Arkansas; thence along the West line of said Northeast Quarter of the Southeast Quarter North 01 degrees 41 minutes 41 seconds East 1323.47 feet to the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence leaving said Northeast corner North 02 degrees 54 minutes 34 seconds East 140.00 feet to the South Right of Way line of W Robinhood Drive; thence along said South Right of Way line South 88 degrees 45 minutes 15 seconds East 150.32 feet; thence leaving said South Right of Way line South 02 degrees 45 minutes 17 seconds West 140.00 feet to a point on the North line of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 39 minutes 57 seconds East 772.71 feet; thence leaving said North line South 02 degrees 35 minutes 15 seconds West 698.96 feet; thence South 88 degrees 32 minutes 49 seconds East 417.46 feet; thence South 02 degrees 34 minutes 55 seconds West 150.68 feet; thence North 86 degrees 33 minutes 26 seconds West 295.07 feet; thence North 88 degrees 05 minutes 25 seconds West 211.97 feet; thence North 88 degrees 49 minutes 42 seconds West 202.56 feet; thence South 02 degrees 09 minutes 36 seconds West 283.24 feet; thence South 88 degrees 00 minutes 58 seconds East 23.74 feet; thence South 01 degrees 09 minutes 13 seconds West 208.99 feet; thence North 88 degrees 04 minutes 05 seconds West 641.59 feet to the Point of Beginning, containing 26.537 acres more or less.

LEGAL DESCRIPTION - ROW DEDICATION:

Lands lying in the Northeast Quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter all in Section 20, Township 1 South, Range 14 west, Saline County, Arkansas. Being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 14 West, Saline County, Arkansas; thence along the East line of said Northeast Quarter of the Southeast Quarter South 02 degrees 34 minutes 55 seconds West 699.88 feet to the Point of Beginning; thence South 02 degrees 34 minutes 55 seconds West 150.68 feet; thence leaving said East line of the Northeast Quarter of the Southeast Quarter North 86 degrees 33 minutes 26 seconds West 45.01 feet; thence North 02 degrees 34 minutes 55 seconds East 149.12 feet; thence South 88 degrees 32 minutes 49 seconds East 45.01 feet to the Point of Beginning, containing 0.155 acres more or less.

GENERAL NOTES:

1. ALL FRONT YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
2. ALL REAR YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
3. ALL INTERIOR SIDE YARD SETBACKS ARE 8' UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR SIDE YARD SETBACKS ARE 15' UNLESS OTHERWISE NOTED.
5. ALL LOTS HAVE A FRONT, REAR AND EXTERIOR SIDE 10' DRAINAGE & UTILITY EASEMENT.
6. ALL LOTS HAVE A INTERIOR SIDE 5' DRAINAGE AND UTILITY EASEMENT.
7. ALL OPEN SPACES ARE ACCESS, DRAINAGE AND UTILITY EASEMENTS.
8. ALL ACCESS EASEMENTS, PARKS, AND OPEN SPACES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
9. ALL STREET RADII ARE 25' UNLESS OTHERWISE NOTED.
10. ALL SIDEWALKS ARE 5' WIDE CONCRETE.
11. ALL LOTS ARE SINGLE FAMILY HOUSING.
12. RESIDENTIAL FLOOR ELEVATIONS SHALL BE 3'-0" ABOVE THE 100 YEAR FLOOD ELEVATION.
13. WATER IS SUPPLIED BY BRYANT WATER DISTRIBUTION.
14. WASTEWATER DISPOSAL IS SUPPLIED BY BRYANT WASTEWATER UTILITIES.
15. ALL WATER MAINS ARE 8" CL-50 DUCTILE IRON PIPE.
16. ALL SEWER MAINS ARE 8" SDR-26 PVC PIPE.
17. ALL DETENTION AND DRAINAGE SHALL BE BUILT TO CITY STANDARDS AND APPROVED BY ENGINEER.
18. MINIMUM SQ FT TO BE THE SAME AS CITY OF BRYANT R-M ZONING. (6,000 SQ FT)

Holloway Engineering, Surveying & Civil Design

200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

REV.	DATE	DESCRIPTION	BY

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
PRELIMINARY PLAT (1 OF 3)

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18898
J. ERIC HOLLOWAY
10/9/26

CERTIFICATE OF AUTHORIZATION
Holloway Engineering, Surveying & Civil Design, PLLC
#1879
ARKANSAS ENGINEERING

JOB NO.: 2026-071
DATE: 10/9/26
SHEET NUMBER:

C0.01

CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	1/2" REBAR	2022606.58	1155753.97
2	RAILROAD SPIKE	2023929.48	1155793.11
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17	1/2" REBAR (PS 568)	2022584.95	1156395.20

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	119.45'	75.00'	S43°02'21"E	107.22'
C2	117.34'	75.00'	N46°30'52"E	105.73'
C3	117.50'	75.00'	N43°11'12"W	105.85'
C4	118.12'	75.00'	S46°48'48"W	106.29'

PRELIMINARY PLAT
OF
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
10/9/26

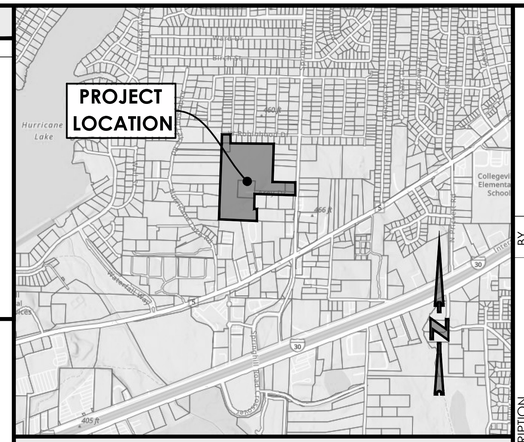
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GRAPHIC SCALE 1"=50'
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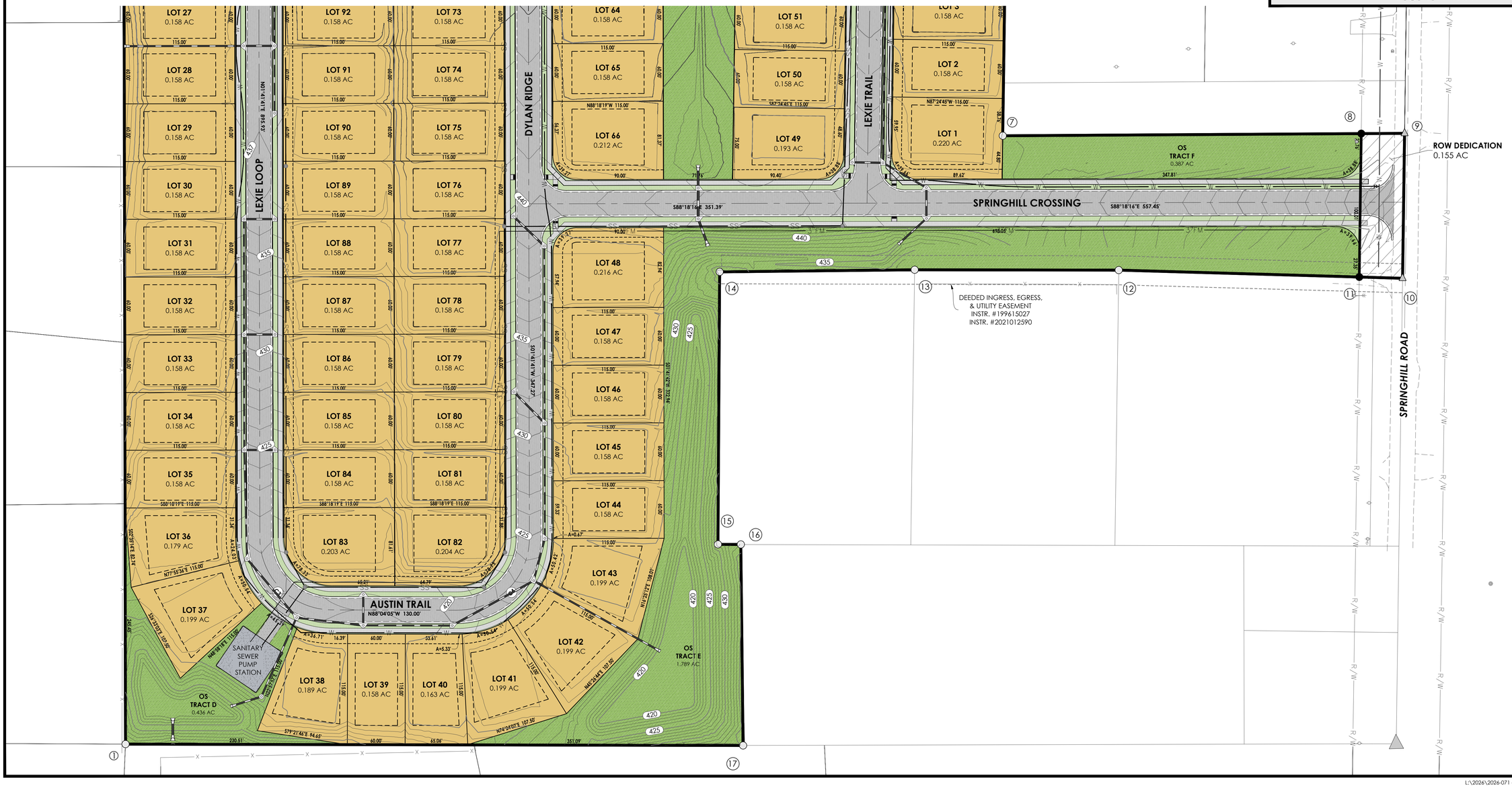
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83

LEGEND

PROPOSED	DESCRIPTION
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	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	FD MONUMENT (AS NOTED)
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	CALCULATED POINT
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M	WATER METER
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	FIRE HYDRANT
	SANITARY SEWER MANHOLE



VICINITY MAP



REV.	DATE	DESCRIPTION	BY

Holloway Engineering, Surveying & Civil Design

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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
PRELIMINARY PLAT (2 OF 3)

STATE OF ARKANSAS
ERIC HOLLOWAY
LICENSED PROFESSIONAL ENGINEER
No. 18898
10/9/26

CERTIFICATE OF AUTHORIZATION
Holloway Engineering, Surveying & Civil Design, PLLC
#1879

JOB NO.: 2026-071
DATE: 10/9/26
SHEET NUMBER:

C0.02

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PRELIMINARY PLAT
OF
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
10/9/26

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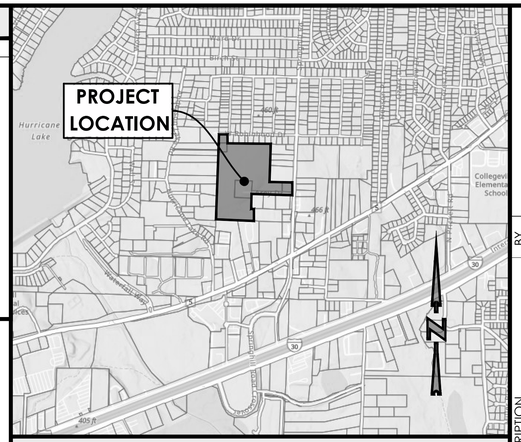
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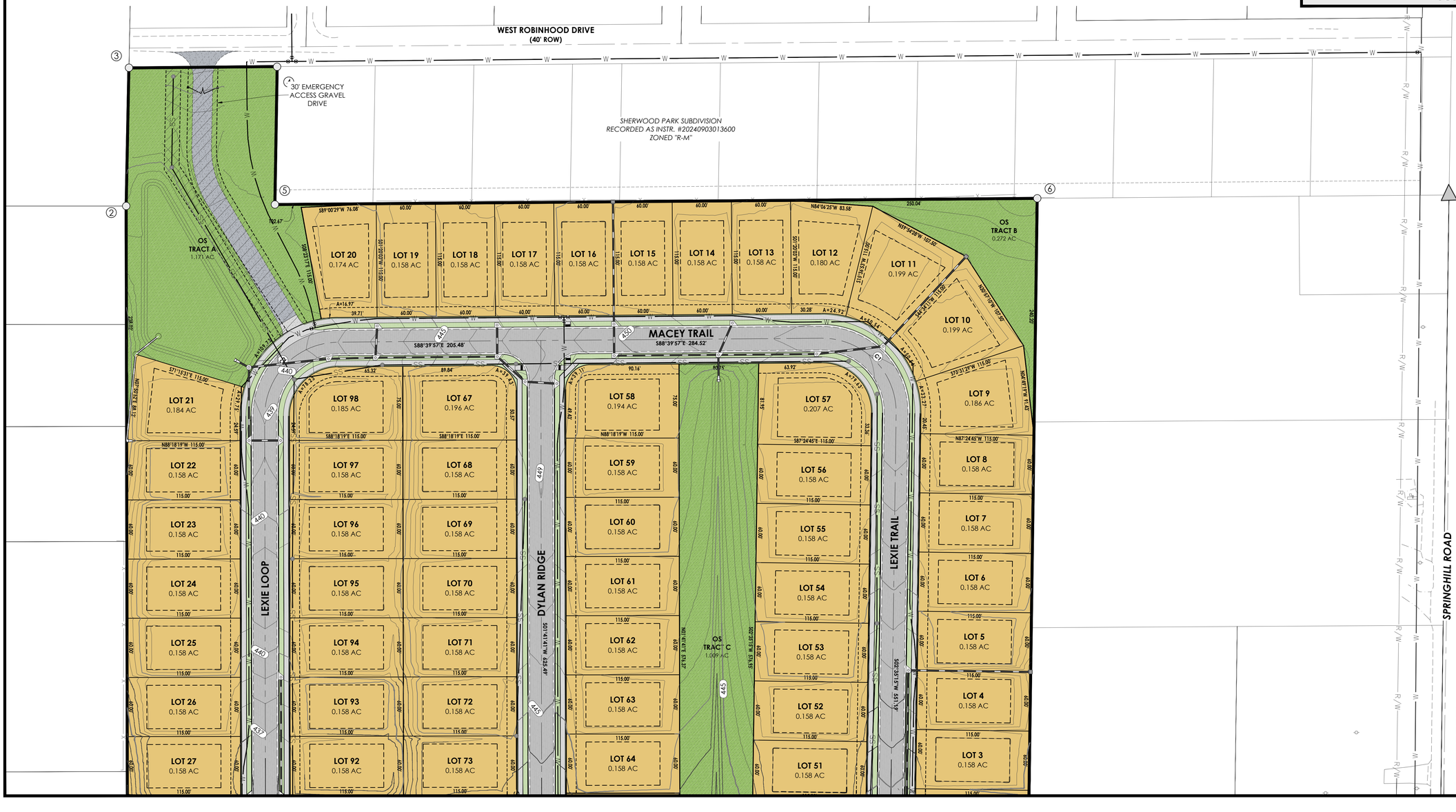
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STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83

LEGEND

PROPOSED	DESCRIPTION
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	STORM DRAINAGE PIPE
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VICINITY MAP



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REV.	DATE	DESCRIPTION	BY

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
PRELIMINARY PLAT (3 OF 3)

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18898
ERIC HOLLOWAY
10/9/26

Holloway Engineering, Surveying & Civil Design, PLLC
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C0.03