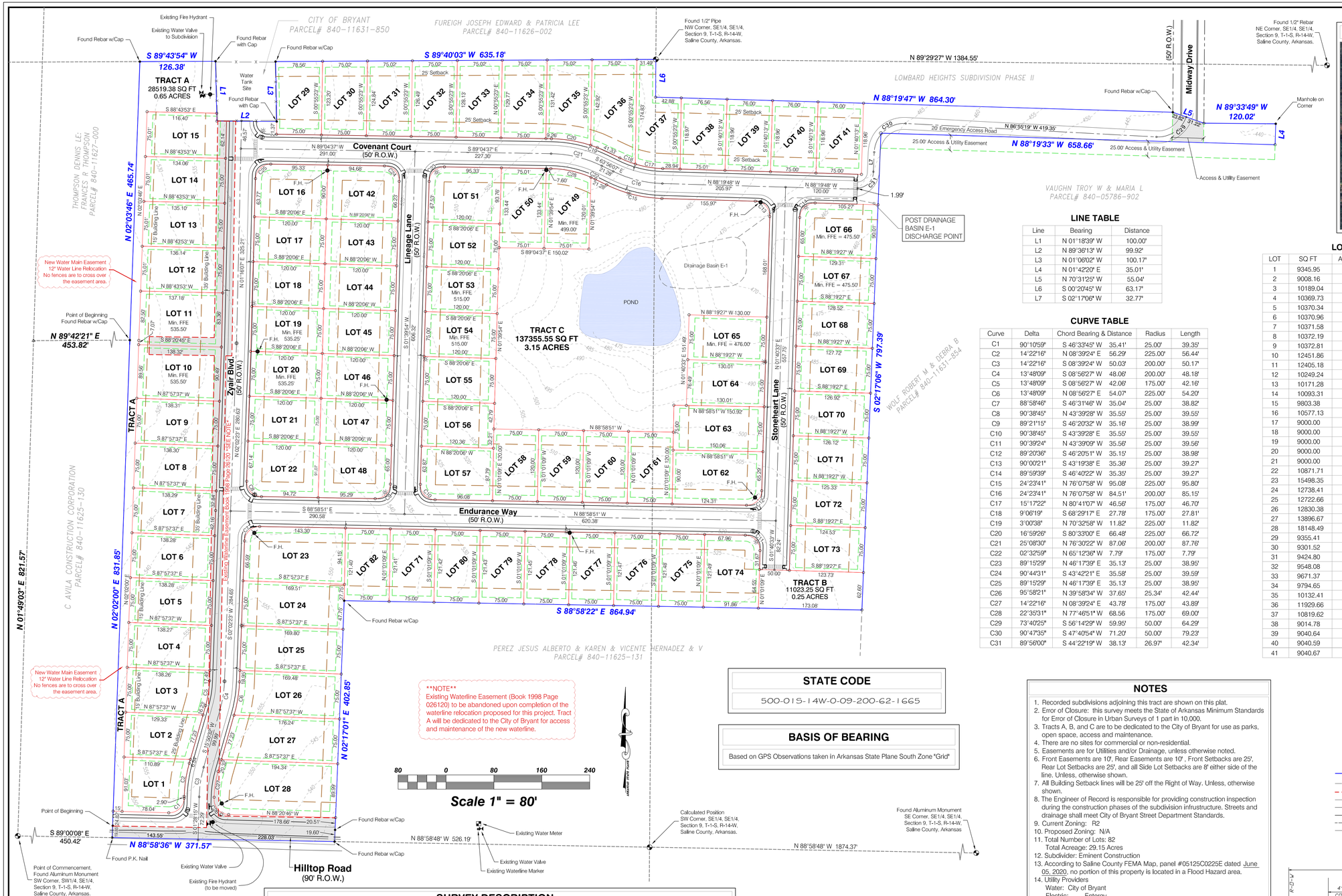


****NOTE****
Existing Waterline Easement (Book 1998 Page 026120) to be abandoned upon completion of the waterline relocation proposed for this project. Tract A will be dedicated to the City of Bryant for access and maintenance of the new waterline.

STATE CODE

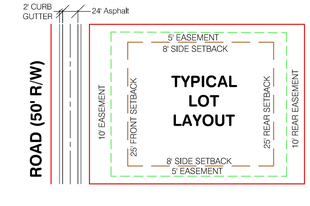
500-015-14W-0-09-200-62-1665

BASIS OF BEARING

Based on GPS Observations taken in Arkansas State Plane South Zone "Grid"

SURVEY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A FOUND 2 1/2"ALUMINUM MONUMENT ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW 1/4, SE 1/4 OF SECTION 9; THENCE ALONG THE WEST LINE THEREOF N 01°49'03" E A DISTANCE OF 821.57'; THENCE LEAVING SAID WEST LINE N 89°42'21" E A DISTANCE OF 453.82' TO A FOUND REBAR AND CAP AT THE POINT OF BEGINNING; THENCE N 02°03'46" E A DISTANCE OF 465.74' TO A FOUND REBAR AND CAP ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG SAID NORTH LINE N 89°43'54" E A DISTANCE OF 126.38' TO A FOUND REBAR AND CAP; THENCE LEAVING SAID NORTH LINE S 01°18'38" E A DISTANCE OF 100.00' TO A SET REBAR AND CAP; THENCE S 89°36'13" E A DISTANCE OF 99.92' TO A FOUND 1/2" REBAR ; THENCE N 01°06'02" W A DISTANCE OF 100.17' TO A FOUND REBAR AND CAP ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG SAID NORTH LINE N 89°40'03" E A DISTANCE OF 635.18' TO A FOUND 1/2" PIPE ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, ALSO ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG THE WEST LINE THEREOF S 00°20'45" W A DISTANCE OF 63.17' TO A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF LOMBARD HEIGHTS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS S 88°19'47" E A DISTANCE OF 864.30' TO A FOUND REBAR AND CAP; THENCE CONTINUE ALONG SAID SOUTH LINE S 70°31'25" E A DISTANCE OF 55.04' TO A SET REBAR AND CAP; THENCE CONTINUE ALONG SAID SOUTH LINE S 89°33'49" E A DISTANCE OF 120.02' TO A THE SOUTHEAST CORNER OF LOMBARD HEIGHTS SUBDIVISION; THENCE S 01°42'20" W A DISTANCE OF 35.01' TO A SET REBAR AND CAP; THENCE N 88°19'33" W A DISTANCE OF 658.66' TO A SET REBAR AND CAP; THENCE S 02°17'06" W A DISTANCE OF 797.39' TO A SET REBAR AND CAP; THENCE N 88°58'22" W A DISTANCE OF 864.94' TO A FOUND REBAR AND CAP; THENCE S 02°17'01" W A DISTANCE OF 402.85' TO A FOUND MAG NAIL IN HILLTOP ROAD; THENCE N 88°58'36" W A DISTANCE OF 371.57' TO A FOUND MAG NAIL IN HILLTOP ROAD; THENCE N 02°02'00" E A DISTANCE OF 831.85' TO THE POINT OF BEGINNING CONTAINING 29.15 ACRES MORE OR LESS.



Preliminary Plat of "Zyair Estates Subdivision" Bryant, Arkansas

LINE TABLE

Line	Bearing	Distance
L1	N 01°18'39" W	100.00'
L2	N 89°36'13" W	99.92'
L3	N 01°06'02" W	100.17'
L4	N 01°42'20" E	35.01'
L5	N 70°31'25" W	55.04'
L6	S 00°20'45" W	63.17'
L7	S 02°17'06" W	32.77'

CURVE TABLE

Curve	Delta	Chord Bearing & Distance		Radius	Length
C1	90°10'59"	S 46°33'45" W	35.41'	25.00'	39.35'
C2	14°22'16"	N 08°39'24" E	56.29'	225.00'	56.44'
C3	14°22'16"	S 08°39'24" W	50.03'	200.00'	50.17'
C4	13°48'09"	S 08°56'27" W	48.06'	200.00'	48.18'
C5	13°48'09"	S 08°56'27" W	42.06'	175.00'	42.16'
C6	13°48'09"	N 08°56'27" E	54.07'	225.00'	54.20'
C7	88°58'46"	S 46°31'46" W	35.04'	25.00'	38.82'
C8	90°38'45"	N 43°39'28" W	35.55'	25.00'	39.55'
C9	89°21'15"	S 46°20'32" W	35.16'	25.00'	38.99'
C10	90°38'45"	S 43°39'28" E	35.55'	25.00'	39.55'
C11	90°39'24"	N 43°39'09" W	35.56'	25.00'	39.56'
C12	89°20'36"	S 46°20'51" W	35.15'	25.00'	38.98'
C13	90°00'21"	S 43°19'38" E	35.36'	25.00'	39.27'
C14	89°59'39"	S 46°40'22" W	35.35'	25.00'	39.27'
C15	24°23'41"	N 76°07'58" W	95.08'	225.00'	95.80'
C16	24°23'41"	N 76°07'58" W	84.51'	200.00'	85.15'
C17	15°17'22"	N 80°41'07" W	46.56'	175.00'	46.70'
C18	9°06'19"	S 68°29'17" E	27.78'	175.00'	27.81'
C19	3°00'38"	N 70°32'58" W	11.82'	225.00'	11.82'
C20	16°59'26"	S 80°33'00" E	66.48'	225.00'	66.72'
C21	25°08'30"	N 76°30'22" W	87.06'	200.00'	87.76'
C22	02°32'59"	N 65°12'36" W	7.79'	175.00'	7.79'
C23	89°15'29"	N 46°17'39" E	35.13'	25.00'	38.95'
C24	90°44'31"	S 43°42'21" E	35.58'	25.00'	39.59'
C25	89°15'29"	N 46°17'39" E	35.13'	25.00'	38.95'
C26	95°58'21"	N 39°58'34" W	37.65'	25.34'	42.44'
C27	14°22'16"	N 08°39'24" E	43.78'	175.00'	43.89'
C28	22°35'31"	N 77°46'51" W	68.56	175.00'	69.00'
C29	73°40'25"	S 56°14'29" W	59.95'	50.00'	64.29'
C30	90°47'35"	S 47°40'54" W	71.20'	50.00'	79.23'
C31	89°56'00"	S 44°22'19" W	38.13'	26.97'	42.34'

LOT AREA TABLE

LOT	SQ FT	ACRES	LOT	SQ FT	ACRES
1	9345.95	0.21	42	10755.52	0.25
2	9008.16	0.21	43	9000.00	0.21
3	10189.04	0.23	44	9000.00	0.21
4	10369.73	0.24	45	9000.00	0.21
5	10370.34	0.24	46	9000.00	0.21
6	10370.96	0.24	47	9000.00	0.21
7	10371.58	0.24	48	10716.41	0.25
8	10372.19	0.24	49	9710.67	0.22
9	10372.81	0.24	50	10008.00	0.23
10	12451.86	0.29	51	11027.79	0.25
11	12405.18	0.28	52	9000.00	0.21
12	10249.24	0.24	53	9000.00	0.21
13	10171.28	0.23	54	9000.00	0.21
14	10093.31	0.23	55	9000.00	0.21
15	9803.38	0.23	56	9005.85	0.21
16	10577.13	0.24	57	10554.69	0.24
17	9000.00	0.21	58	9000.00	0.21
18	9000.00	0.21	59	9000.00	0.21
19	9000.00	0.21	60	9000.00	0.21
20	9000.00	0.21	61	9000.00	0.21
21	9000.00	0.21	62	13328.05	0.31
22	10871.71	0.25	63	11286.45	0.26
23	15498.35	0.36	64	9847.49	0.23
24	12738.41	0.29	65	9750.00	0.22
25	12722.66	0.29	66	11547.23	0.27
26	12830.38	0.29	67	9668.68	0.22
27	13896.67	0.32	68	9608.87	0.22
28	18148.49	0.42	69	9549.06	0.22
29	9355.41	0.21	70	9489.25	0.22
30	9301.52	0.21	71	9429.45	0.22
31	9424.80	0.22	72	9369.64	0.22
32	9548.08	0.22	73	9309.83	0.21
33	9671.37	0.22	74	11107.27	0.25
34	9794.65	0.22	75	9111.19	0.21
35	10132.41	0.23	76	9110.40	0.21
36	11929.66	0.27	77	9109.61	0.21
37	10819.62	0.25	78	9108.81	0.21
38	9014.78	0.21	79	9108.02	0.21
39	9040.64	0.21	80	9107.22	0.21
40	9040.59	0.21	71	9106.43	0.21
41	9040.67	0.21	82	9105.64	0.21

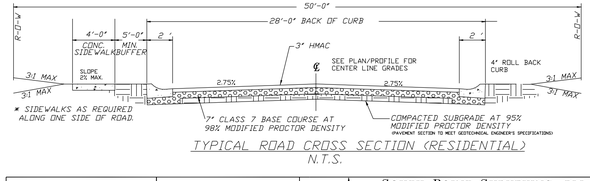
NOTES

1. Recorded subdivisions adjoining this tract are shown on this plat.
2. Error of Closure: this survey meets the State of Arkansas Minimum Standards for Error of Closure in Urban Surveys of 1 part in 10,000.
3. Tracts A, B, and C are to be dedicated to the City of Bryant for use as parks, open space, access and maintenance.
4. There are no sites for commercial or non-residential.
5. Easements are for Utilities and/or Drainage, unless otherwise noted.
6. Front Easements are 10', Rear Easements are 10' , Front Setbacks are 25', Rear Lot Setbacks are 25', and all Side Lot Setbacks are 8' either side of the line. Unless, otherwise shown.
7. All Building Setback lines will be 25' off the Right of Way. Unless, otherwise shown.
8. The Engineer of Record is responsible for providing construction inspection during the construction phases of the subdivision infrustructure. Streets and drainage shall meet City of Bryant Street Department Standards.
9. Current Zoning: R2
10. Proposed Zoning: N/A
11. Total Number of Lots: 82
    Total Acreage: 29.15 Acres
12. Subdivider: Eminent Construction
13. According to Saline County FEMA Map, panel #05125C0225E dated June 05, 2020, no portion of this property is located in a Flood Hazard area.
14. Utility Providers
    Water: City of Bryant
    Electric: Entergy
    Gas: Summit Utilities
    Sewer: City of Bryant
15. Bryant School District
16. City of Bryant Fire District
17. Plat prepared by South Point Surveying 501-837-2342
    P.O. Box 400, Sheridan AR. 72150
18. Engineering by Richardson Engineering 501-315-7225
    325 West South Street, Benton, AR 72015
19. Developer is Eminent Construction
    1100 Hill Farm Road
    Bryant, Arkansas, 72022
20. It is the sole responsiblity of the homeowner to verify lot soil conditions prior to construction.
21. Approval of this Preliminary Plat is contingent upon the approval of the construction plans and specifications by the City of Bryant Public Works Department
22. The requirements of the City of Bryant Stormwater Manual have been met.
23. Deviations or changes from this Preliminary Plat and the Construction Plans must be reviewed and approved by the City of Bryant prior to implementing the changes.

VICINITY MAP



- FIRE HYDRANT
- STREET SIGN
- STOP SIGN
- STREET LIGHT
- SET 1/2" REBAR & CAP
- FOUND MONUMENT
- CONTROLLING CORNER
- BOUNDARY
- BULDING LINE
- EASEMENT
- FENCE LINE
- ROAD
- RIGHT-OF-WAY
- SECTION LINE
- OVERHEAD ELECTRIC



TYPICAL ROAD CROSS SECTION (RESIDENTIAL)
N.T.S.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Eric Richardson, hereby certify that I am the engineer of record for this subdivision, and that I or those made by me under my supervision will design and cause to be constructed the improvements required in accord with the City Bryant Subdivision of Land Regulations.

Date of Execution
Registered Professional Engineer
No. 14266, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 8, 2026, 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.

03-11-2026
Date of Execution

Kirt Sledge
Registered Professional Surveyor
No. 1665, Arkansas

CERTIFICATE OF PROPERTY OWNERSHIP

I, _____, hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County Arkansas reflect that NXT GEN Homes is the record title owner of real property more particularly described herein on plat, dated this ___ day of _____, 2026

Signed_____

Licensed Abstractor No_____
or Attorney Bar No_____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the City of Bryant Subdivision of Land Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said regulations.

This Certificate shall expire Date_____

Signed_____
Date of Execution Name, Chairman
Bryant Planning Commission

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION — SOUTH POINT SURVEYING No. 2408 — ARKANSAS

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
ZYAIR ESTATES SUBDIVISION	10/6/26	1 OF 1	LMR

ZYAIR ESTATES SUBDIVISION PRELIMINARY PLAT
BRYANT, ARKANSAS