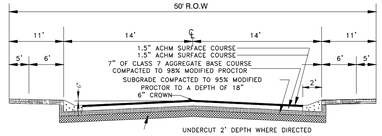
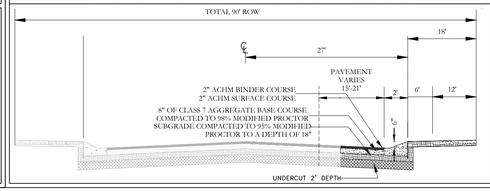
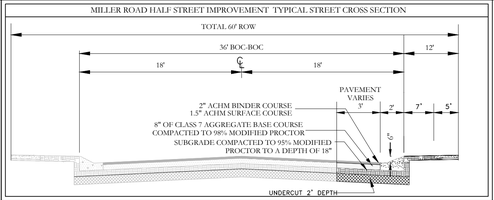
CITY OF BRYANT TYPICAL STREET CROSS SECTION



HILLTOP ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION

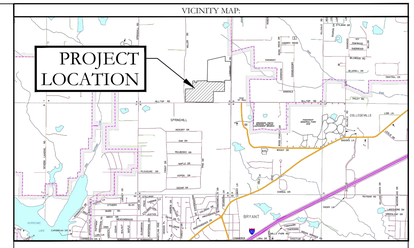


PROPERTY DESCRIPTION:

ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED REBAR AR LS# 1024 FOUND AT THE SW CORNER OF THE SW 1/4, NE 1/4; **THENCE,** N 89°38'29" E ALONG THE EAST SOUTH LINE THEREOF A DISTANCE OF 1283.05 FEET TO A FOUND 60-D NAIL AT A FENCE CORNER AND BEING THE SE CORNER OF THE SW 1/4 NE 1/4; **THENCE,** N 89°59'56" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1568.52 FEET TO A FOUND BRIDGE SPIKE; BEING THE SE CORNER OF THE SE 1/4 NE 1/4;**THENCE,** N 01°13'00" E A DISTANCE OF 1320.16 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SE 1/4 NE 1/4; **THENCE,** N 02°44'51" E ALONG THE EAST LINE THEREOF A DISTANCE OF 816.61 FEET TO A 1/2" ALUMINUM CAPPED REBAR AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 270 **THENCE,** ALONG SAID SOUTH LINE THE FOLLOWING COURSES:
N 83°58'56" W A DISTANCE OF 201.14 FEET;
N 65°38'55" W A DISTANCE OF 318.36 FEET;
N 54°50'43" W A DISTANCE OF 400.08 FEET;
N 64°42'59" W A DISTANCE OF 187.67 FEET;
N 73°41'47" W A DISTANCE OF 187.61 FEET;
S 89°53'45" W A DISTANCE OF 129.12 FEET TO A 1/2" CAPPED REBAR AR LS#1414 FOUND ON THE WEST LINE OF THE FRACTIONAL NE 1/4 NE 1/4; **THENCE,** S 01°17'39" W A DISTANCE OF 1286.53 FEET TO A 1" PIPE FOUND AT THE AT THE NE CORNER OF THE SW 1/4 NE 1/4 AS SHOWN ON SURVEY BY LEWIS & CLARK SURVEYING DATED 11/03/20;, SAID POINT BEING 64.78 FEET NORTH OF A FOUND ALUMINUM CAPPED REBAR MARKING THE TECHNICAL NE CORNER AS SHOWN ON SURVEY BY DON MICHAEL BRADY 4/13/2002;
THENCE, S 88°31'10" W A DISTANCE OF 1322.70 FEET TO A FOUND 2" PIPE AS SHOWN ON THE DON M. BRADY SURVEY DATED 4/13/02; **THENCE,** S 07°04'59" W ALONG A FENCE LINE A DISTANCE OF 27.99 FEET TO A 1/2" CAPPED REBAR AR LS#1414; **THENCE,** S 68°13'46" W ALONG A FENCE LINE A DISTANCE OF 34.98 FEET TO A 1/2" ALUMINUM CAPPED REBAR FOUND ON THE WEST LINE OF THE SW 1/4 NE 1/4; **THENCE,** S 01°33'48" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1298.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 51.90 ACRES MORE OR LESS;

VICINITY MAP:



OWNER:

Name: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

DEVELOPER:

Name: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

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 of Execution _____ Name: _____

Source of Title: 2021-009870

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____, 2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located..

Date of Execution

Signed: _____
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, William W. McFadden, 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 location, size, type and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution

William W. McFadden
Registered Professional
Engineer, No. 14048 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

Date of Execution

Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

ENGINEERS: **HOPE CONSULTING INC.**
117 S. MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: HILLTOP MANOR

209 LOTS / 39.90 ACRES = 5.23 DUA

FOR SINGLE FAMILY HOMES ONLY

NUMBER OF LOTS: 209
EXISTING ZONING: R2 PROPOSED ZONING: PUD

PROPOSED DENSITY 5.85 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: SUMMIT

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-15' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225E, Dated: 06/05/2020 .

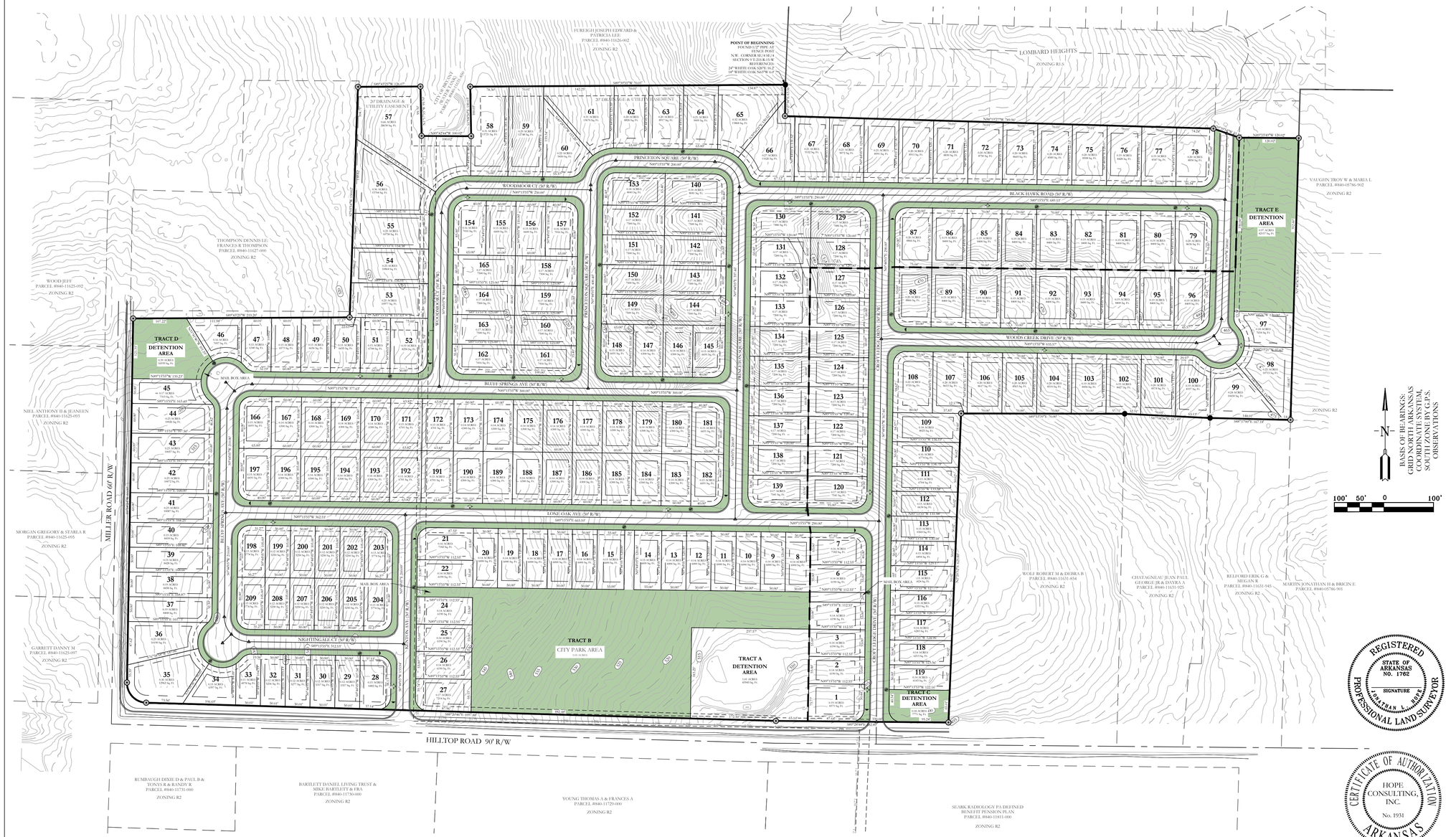
REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

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:

NXT GEN HOMES LLC



PLANNED UNIT DEVELOPMENT (PUD)
HILLTOP MANOR SUBDIVISION

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

OPEN SPACE:

TRACT A	DETENTION	1.01 ACRES
TRACT B	CITY PARK	3.05 ACRES
TRACT C	DETENTION	0.18 ACRES
TRACT D	DETENTION	0.39 ACRES
TRACT E	DETENTION	0.97 ACRES
TRACT F	RW - BOC	3.55 ACRES
TOTAL		9.15 ACRES OR 17 %

NOTE:

TRACTS A,B, C, D AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.

LEGEND
- Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

PLANNED UNIT DEVELOPMENT (PUD)
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 10/05/2022		C.A.D. BY: B.JOHNSON				DRAWING NUMBER:	
REVISED:		CHECKED BY:				20-1341	
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	09	200	62	1762

C:\Civil Projects\2020\Hope Consulting\2020-24 Hilltop Manor\Plat\2020-24 Hilltop Manor Plat.dwg, 10/5/2022 2:54:39 PM, Brian Johnson, 1:1



BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

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:

NXT GEN HOMES LLC

PLANNED UNIT DEVELOPMENT (PUD)
EXISTING SIGNIFICANT VEGETATION AND DRAINAGE
HILLTOP MANOR SUBDIVISION

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

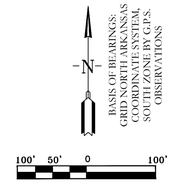
DATE: 10/05/2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-1341	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	09	200	62	1762

Plan Date: 10/05/2022 Time: 2:38:56 PM Layout: EX_SIG_VEG_DRAINAGE







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:

NXT GEN HOMES LLC

PLANNED UNIT DEVELOPMENT (PUD)
ENTRANCE LANDSCAPE PLAN
HILLTOP MANOR SUBDIVISION

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 10/05/2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-1341	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	09	200	62	1762

Land Development Design\2020 Projects\Hilltop Manor\Hilltop Manor Entrance Landscape Plan.dwg