Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: October 13, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 9/8/2025

- 2025-09-08 Planning Commission Minutes.pdf

Presentations and Announcements

2. Bryant Comprehensive Street Improvement Plan

GarNat Engineering and Volkert - Presentation on Street Improvement Plan and Survey
The City of Bryant is committed to providing safe, reliable, and efficient transportation for all residents, businesses, and visitors. As part of our ongoing efforts to improve streets, sidewalks, intersections, and other transportation infrastructure, we are seeking your input on areas within the city that need attention. This survey is designed to help us identify problem areas—such as traffic congestion, roadway conditions, pedestrian safety, bike accessibility, and other transportation challenges. Your feedback will guide city leaders and planners as we prioritize improvements and develop long-term solutions for Bryant's transportation network. We encourage all Bryant motorists to share their experiences and concerns. By participating, you are helping us build a safer, stronger, and more connected community.

- Bryant Streets Survey Postcard.png

Director's Report

DRC Report

3. Finley Business Park - 25300 I-30 - Commercial Plat

Hope Consulting - Requesting Recommendation for Approval ofTwo Lot Commercial Plat - RECOMMENDED APPROVAL

4. 25190 I-30 - 2 Lot Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of Two Lot Commercial Plat - RECOMMENDED APPROVAL, Contingent upon adding easement to Plat

5. Reynolds Centre - Lot 2 - Replat into 2A and 2B

Crafton Tull - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

6. Therapeds - 2208 N Reynolds Road - Sidewalk Waiver

Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk - NO RECOMMENDATION

7. Marketplace East Phase 2 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments

8. Creekside Addition Phase 2B - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being satisfied.

9. Pikewood Subdivision 3 - Lots 17 and 18 - Replat

Gerber and Freddy Beza - Requesting Recommedantion for Approval of Replat of two lots into one - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments.

10. Midtown Bryant - Block 2 Lot 8 - Minor Exception

HD Homes - Requesting Minor Exception from Midtown Code to Allow for Additional Alley Access - APPROVED

- 0991-PLN-01.pdf

11. Crosspointe Park - New Pavillion

Ryan Ingold - Requesting Approval for New Pavillion - APPROVED, Contingent upon satisfying engineering comments.

- 0996-PLN-01.jpeg
- 0996-PLN-02.pdf
- 0996-PLN-03.pdf

12. Central Arkansas Inflatables - 6221 Hwy 5 STE 5 - Sign Permit

AR Sign Guys - Requesting Sign Permit Approval - STAFF APPROVED

- 94057-SGNAPP-01.pdf

13. Omni Health & Wellness - 3345 Main St, STE 100 - Sign Permit

L Graphics- Requesting Sign Permit Approval - STAFF APPROVED

- 94132-APP-01.pdf
- 94132-APP-02.pdf

14. Bamboo Wing - 2202 N Reynolds - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

- 94186-SGNAPP-01.pdf

15. Radiant Boutique - 307 Progress Way Ste 100 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 94217-SGNAPP-01.pdf

16. Practical Wellness Clinic - 6144 Hwy 5 STE 700 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 94229-SGNAPP-01.pdf

Public Hearing

Old Business

New Business

17. Finley Business Park - 25300 I-30 - Commercial Plat

Hope Consulting - Requesting Approval for Two Lot Commercial Plat

- 0981-PLT-04.pdf

18. 25190 I-30 - 2 Lot Commercial Plat

Hope Consulting - Requesting Approval for Two Lot Commercial Plat

- 0988-PLT-03.pdf
- 0988-LTR-01.pdf

19. Reynolds Centre - Lot 2 - Replat into 2A and 2B

Crafton Tull - Requesting Approval for Replat

- 0987-CAA-01.pdf
- 0987-PLT-02.pdf
- 0987-LTR-01.pdf

20. Therapeds - 2208 N Reynolds Road - Sidewalk Waiver

Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk

- 0942-WVR-01.pdf
- 0942-PLN-03.pdf

21. Marketplace East Phase 2 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval

- 0992-PLN-02.pdf
- 0992-RSP-01.pdf

22. Creekside Addition Phase 2B - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- 0989-ASB-02.pdf
- 0989-PLT-02.pdf
- 0989-CRTLTR-01.pdf
- 0989-APP-01.pdf
- 0989-LTR-01.pdf

23. Pikewood Subdivision 3 - Lots 17 and 18 - Replat

Gerber and Freddy Beza - Requesting Approval for Replat of two lots into one

- 0993-PLT-02.pdf

24. Midland Farms Replat - 3808 Midland Road - Tarver Property

Zane Robbins - Requesting Approval for Replat of lots 88-90 of Midland Farms Subdivision

- 0995-PLT-02.pdf
- 0995-PLT-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, September 8, 2025
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Hooten, Penfield, Johnson, Thompson, Erwin
- Commissioners Absent: Edwards, Speed

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 8/11/2025**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Thompson. Voice Vote, 6 Yays, 0 Nays, 2 Absent

PRESENTATIONS AND ANNOUNCEMENTS

2. **Water and Wastewater Rate Analysis Presentation**

   Tim Fournier, Public Works Director, presented the 2025 Water and Wastewater Rate Study.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

3. **FSBC - New Site Additions - 604 Reynolds -** Changes to Outfall of Retention Pond
   Hope Consulting - Requesting Approval for changes to the retention pond outfall - APPROVED, Contingent upon small comments being worked out with city engineer

4. **State Farm - 515 N Reynolds Road -** Site Plan Changes
   Richardson Engineering - Requesting Approval for modification to previously approved Site Plan - APPROVED

5. **New Beginnings - HWy 5 and Midland Rd -** Site Plan
   PLE - Requesting Site Plan Approval - APPROVED

6. **20 Tanglewood Dr - Conditional Use Permit -** Additional Square Footage for Addition to Accessory Structure
   David Harris - Requesting Approval of Conditional Use Permit - RECOMMENDED APPROVAL

PUBLIC HEARING

7. **20 Tanglewood Dr - Conditional Use Permit -** Additional Square Footage for Addition to Accessory Structure
   David Harris - Requesting Approval of Conditional Use Permit

   Butch Higginbotham spoke on behalf of the applicant.

   Chairman Penfield called for a roll call vote to approve. 6 Yays, 0 Nays, 2 Absent.

Motion to close public comment made by Commissioner Erwin, seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 Nays, 2 Absent.

PUBLIC COMMENT

A public comment was made by Joan Handy regarding a fence previously agreed upon on Arey Drive. The City of Bryant Code Enforcement Office will follow up on this matter.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion to Adjourn made by Vice-Chairman Hooten, seconded by Commissioner Thompson. Voice Vote, 6 Yays, 0 Nays, 2 Absent. The meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

YOUR TURN, BRYANT MOTORISTS: INFLUENCE WITH A CLICK!

Share your vision of progress for the streets of Bryant by completing our survey.

Comment Period:
September 15 - November 16, 2025

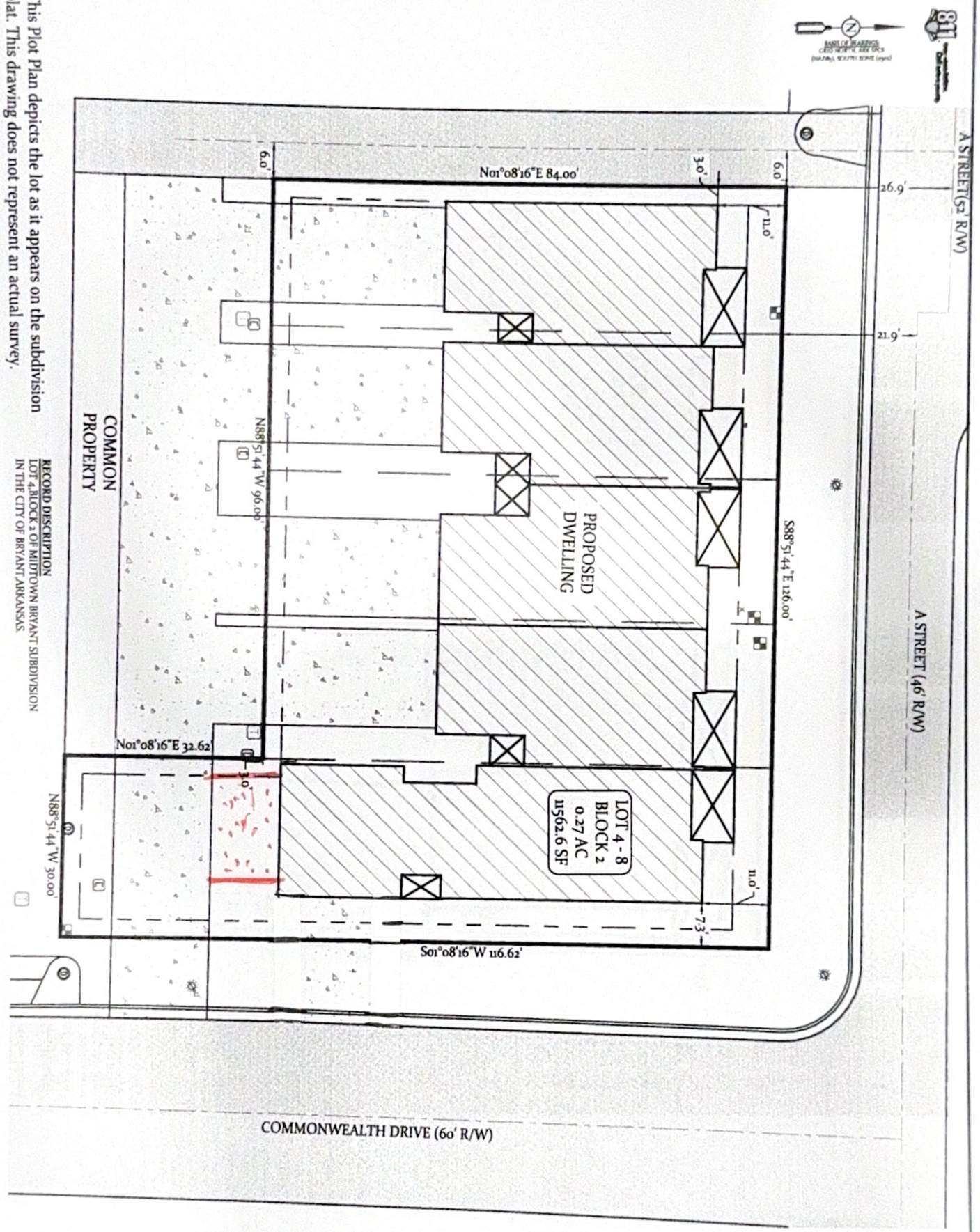
cityofbryant.com

GNE
GarNat Engineering
www.garnatengineering.com

HOPE CONSULTING
ENGINEERS • SURVEYORS

129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

25-0998
Drawing No.



This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

RECORD DESCRIPTION
LOT 4, BLOCK 2 OF MIDTOWN BRYANT SUBDIVISION
IN THE CITY OF BRYANT, ARKANSAS

PLOT PLAN

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

For the Exclusive Use and Benefit of:
HD Homes

Address 112 "A" Street
Bryant, Arkansas, 72022 Date 08/12/2025

500	01S	14W	0	16	210	62	1664

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1939
ARKANSAS

20' 10' 0 20'

LEGEND

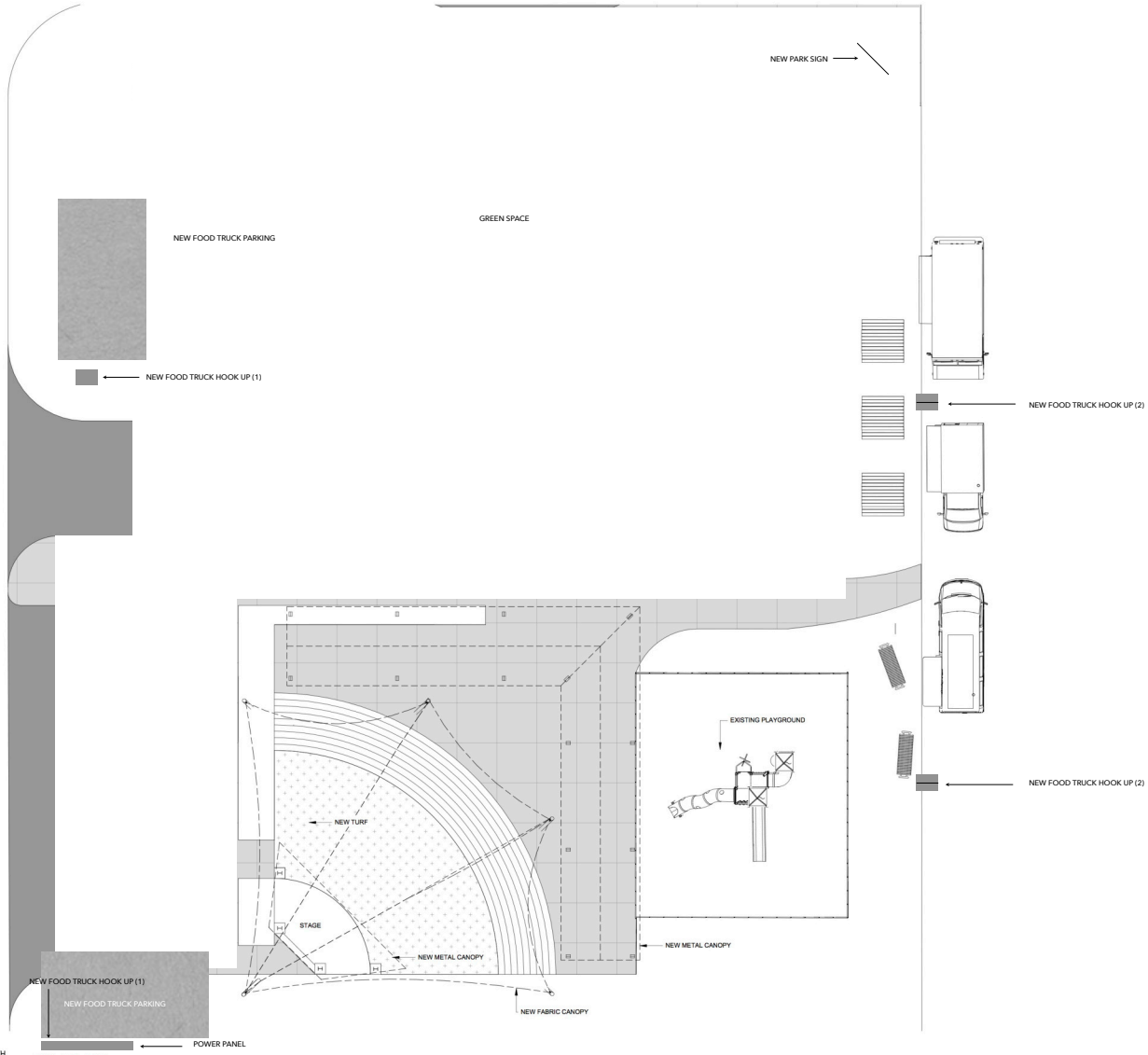
●	Found Monument
⊙	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
B.S.L.	Building Setback Line Restriction
U.E./D.E.	Utility/Drainage Easement
	Property Boundary Line
—x—x—	Fence Lines
— —	Centerlines
— —	Parcel Lines/Misc Lines

Drawn By OV
Checked By WCS

Z:\Land Projects 2024\Surveys\2025\25-0997 LS & PP Lot 4, Blk 2 Midtown Bryant\SURVEY\DWG\25-0997 LS & PP Lot 4, Blk 2 Midtown Bryant ALL LOTS OPTION 4.dwg |Plotted: 8/12/2025 4:26 PM | ©2025 Hope Consulting, Inc.

CROSSPOINTE PARK

Pavilion



NORTH

1 A1.1 SITE PLAN
SCALE: 1/8" = 1'-0"

LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.9302 • WWW.LEMVRW.COM

CROSSPOINTE PARK
CROSSPOINTE CHURCH
BRYANT, ARKANSAS

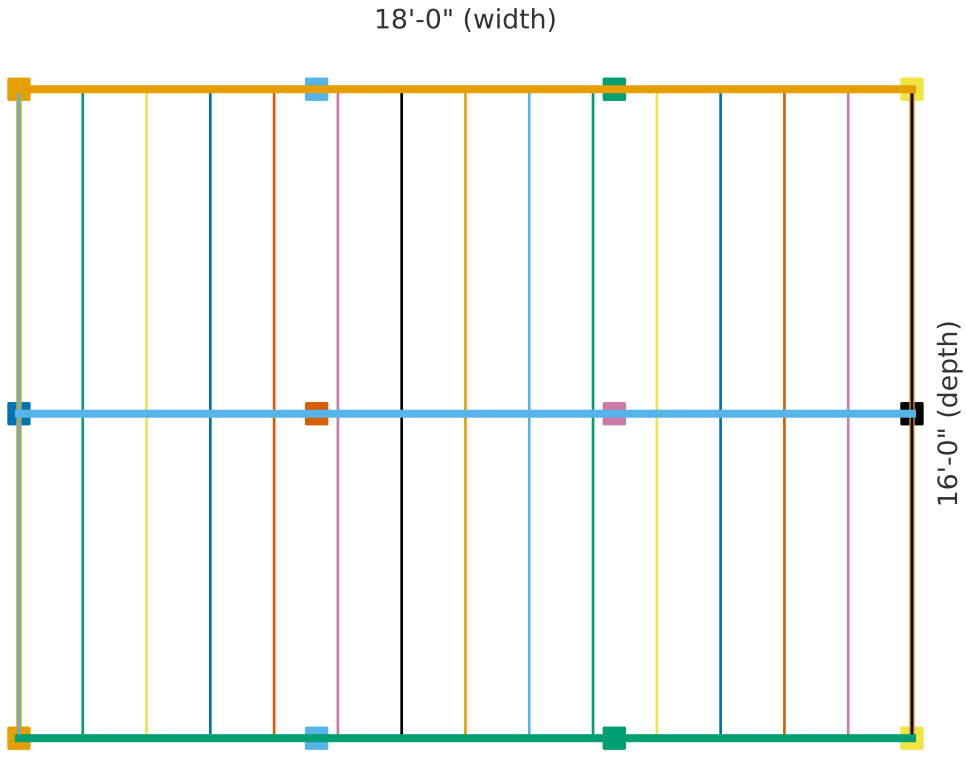
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	2020 11-25
PROJECT NO:	20006
DRAWN BY:	JP
REVISION:	

A1.1

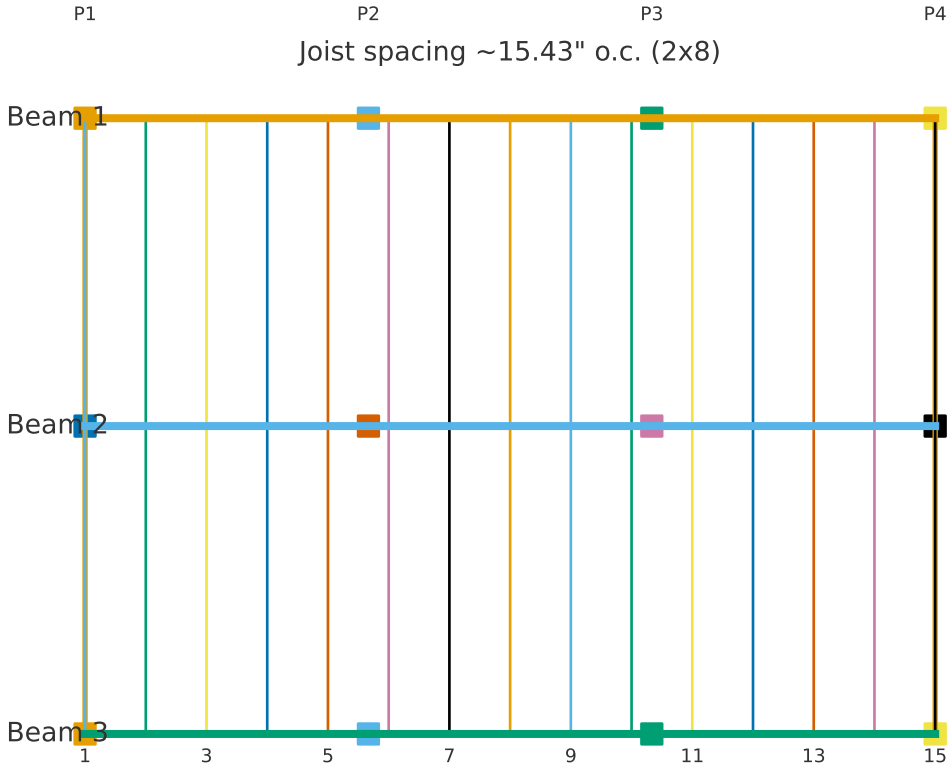
1 OF 1

Deck Plan - Top View
Overall: 18'-0" (W) x 16'-0" (D) — Deck Height: 18" above grade (freestanding)



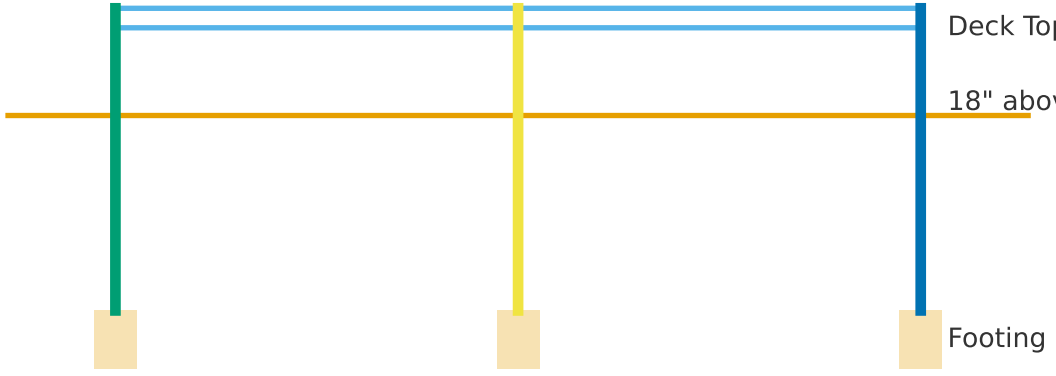
Joists: 2x8, spacing: approx 15.43" o.c. (chosen 15 joists)
Beams: 2x10 (continuous at rear, mid, front)
Posts: 4 per beam line × 3 beam lines = 12 posts
Footings: Typical footing: 12" diameter concrete pier or 12"x12" pad, depth to frost line per local code.

Framing Plan - Joist & Beam Layout (scale shown)

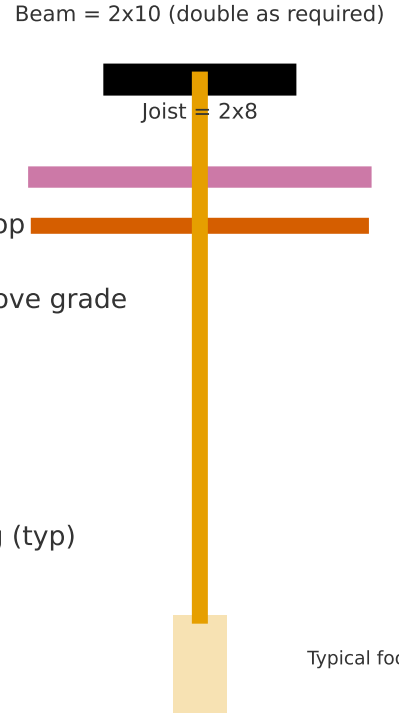


Posts @ approx every 6' (4 per beam line).

Elevation & Section
Left: Side Elevation (depth direction). Right: Section detail



Side Elevation (showing posts, beams, joists). All footing depths per local code.



Typical footing: 12" diameter concrete pier or 12"x12" pad, depth to frost line per local code.

Nicholas Chisler

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 07/24/2025

Sign Co. or Sign Owner

Name AR Sign Guys
Address 18 Kaye
City, State, Zip Jacksonville AR 72076
Phone 501-553-6630
Email Address arsignguys@gmail.com

Property Owner

Name Central Arkansas Inflatables
Address 6221 Hwy 5 N #5
City, State, Zip Bryant, AR, 72022
Phone 501-326-3788
Email Address tree@centralarkansasinflatables.com

GENERAL INFORMATION

Name of Business Central Arkansas Inflatables
Address/Location of sign 6221 Hwy 5 N #5 Bryant AR 72022
Zoning Classification C-2

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Steve Dubrave, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height**	
					To Top	To Bottom
A	Front Fasade	4' x 8'	32 SF	75'		
B	Side Facade	4' x 8'	32 SF	60'		
C						
D						
E						
F						

PARTY ROOMS
BOUNCE HOUSES
ARCADE GAMES
OPEN PLAY
CENTRAL ARKANSAS
INFLATABLES
INDOOR PARK
4'
8'

32 SF

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height**	
					To Top	To Bottom
A	Wall mount Channel letter	169 in x37.5 in	44	26 feet	17′	14
B						
C						
D						
E						
F						

26 feet

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 8 / 27 / 2025

Sign Co. or Sign Owner

Name LITTLE ROCK TENT & AWNING . Co
Address 6525 MURRAY ST
City, State, Zip LITTLE ROCK - AR 72209
Phone 501 . 562 . 8914
Email ~~Alternate Phone~~

Property Owner

Name BAMBOO PROPERTY . LLC
Address 13019 CHERRY LAUREL DR
City, State, Zip LITTLE ROCK , AR 72211
Phone 501 . 554 . 0502
Email ~~Alternate Phone~~ BAMBOOWINGBRYANT @ GMAIL . COM

GENERAL INFORMATION

Name of Business BAMBOO WING

Address/Location of sign 2202 N REYNOLDS RD - BRYANT / AR 72022

Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A fifty dollar ($50) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for a sign variance or Alternative Signage Plan request shall be two hundred and fifty dollars ($250). Additional documentation may be required by Sign Administrator.

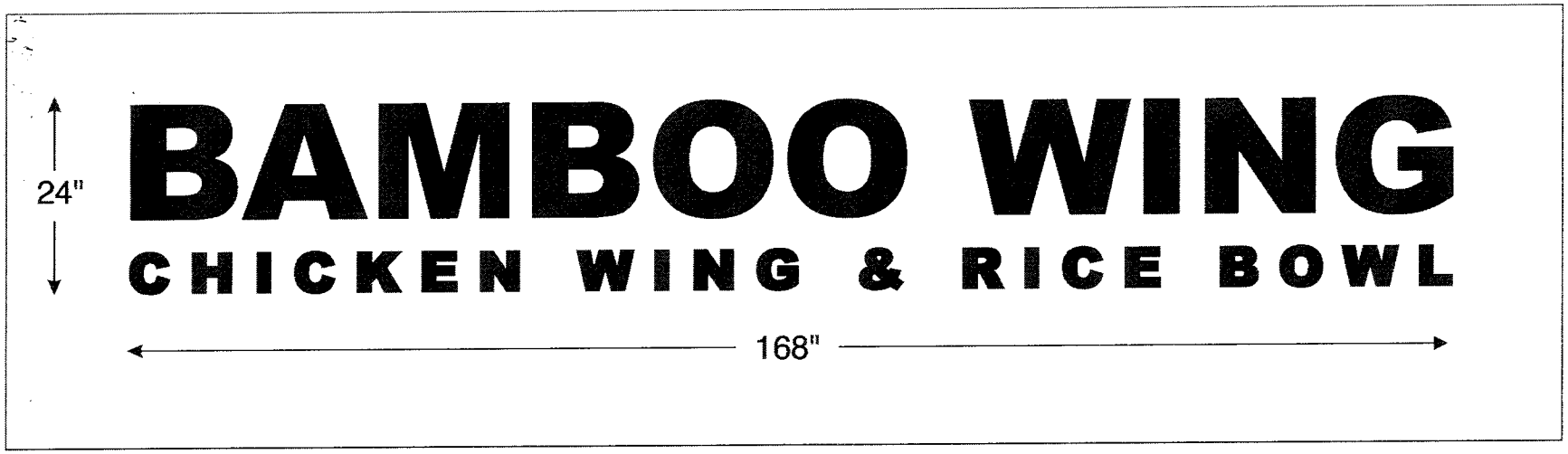
READ CAREFULLY BEFORE SIGNING

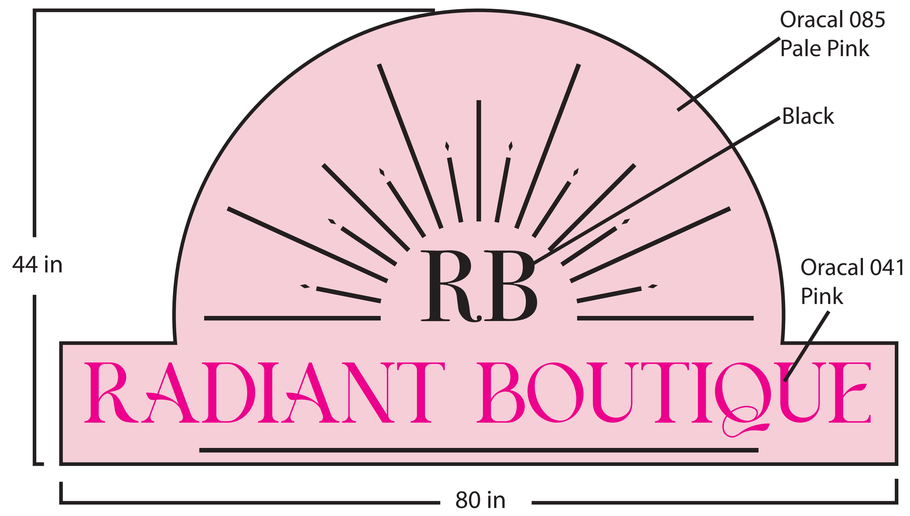
I _____, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height**	
					To Top	To Bottom
A	Facade/ Awning	24"H x 168"W	28SF	20FT		
B						
C						
D						
E						
F						

BAMBOO WING
2202 N REYNOLDS RD
BRYANT - AR 72022




Oracal 085
Pale Pink
Black
44 in
Oracal 041
Pink
RB
RADIANT BOUTIQUE
80 in

20 feet
Oracal 085
Pale Pink
Black
44 in
Oracal 041
Pink
RB
RADIANT BOUTIQUE
80 in
307
Ste 100

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height**	
					To Top	To Bottom
A	Wall mounted sign	44”x80”x5”	24	20 feet	21.8	18
B						
C						
D						
E						
F						

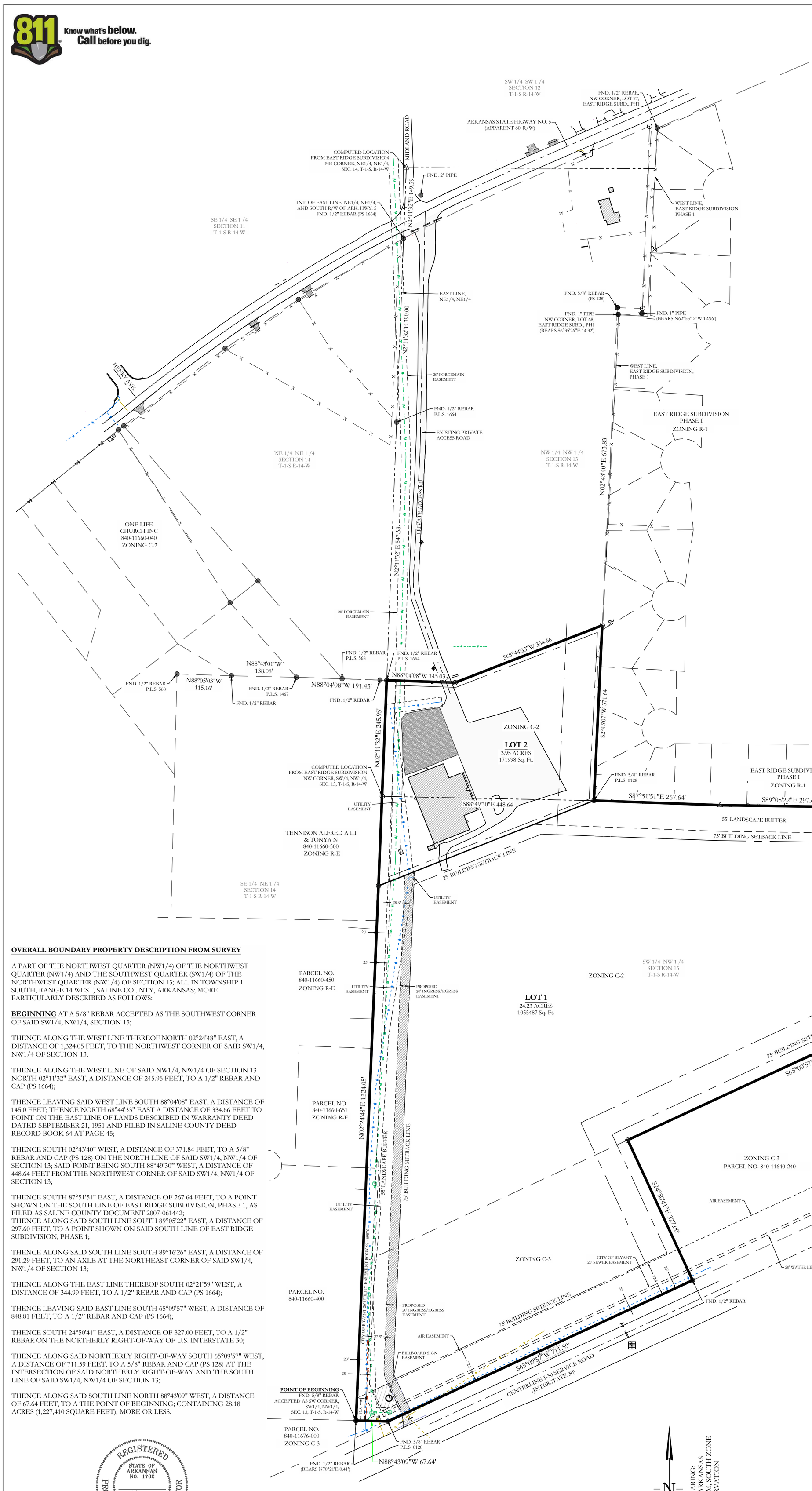
48 in
Practical Wellness
CLINIC
86 in

42 feet
Practical Wellness
CLINIC
6144
Ste 700

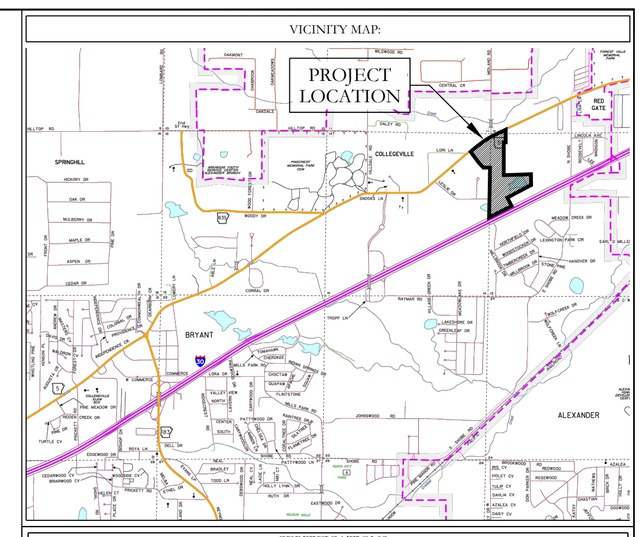
Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height**	
					To Top	To Bottom
A	Wall mount contour cabinet	86 in x 48 in	28	42 feet	16′	12′
B						
C						
D						
E						
F						

Know what's below. Call before you dig.



VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

DEVELOPER:

Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
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.

Source of Title: 2023-015797
2023-015796
2023-010005
2023-017298

Date of Execution _____ Name: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Benton Subdivision Regulation Ordinance.

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

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Benton 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 of Execution Benton Planning Commission Chairman

OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;

THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID WEST LINE SOUTH 88°04'08" EAST, A DISTANCE OF 145.0 FEET; THENCE NORTH 68°44'33" EAST A DISTANCE OF 334.66 FEET TO POINT ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45;

THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 371.84 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE NORTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13; SAID POINT BEING SOUTH 88°49'30" WEST, A DISTANCE OF 448.64 FEET FROM THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE SOUTH 87°51'51" EAST, A DISTANCE OF 267.64 FEET, TO A POINT SHOWN ON THE SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1, AS FILED AS SALINE COUNTY DOCUMENT 2007-061442;
THENCE ALONG SAID SOUTH LINE SOUTH 89°05'22" EAST, A DISTANCE OF 297.60 FEET, TO A POINT SHOWN ON SAID SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1;

THENCE ALONG SAID SOUTH LINE SOUTH 89°16'26" EAST, A DISTANCE OF 291.29 FEET, TO AN AXLE AT THE NORTHEAST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID EAST LINE SOUTH 65°09'57" WEST, A DISTANCE OF 848.81 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE SOUTH 24°50'41" EAST, A DISTANCE OF 327.00 FEET, TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 30;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°09'57" WEST, A DISTANCE OF 711.59 FEET, TO A 5/8" REBAR AND CAP (PS 128) AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG SAID SOUTH LINE NORTH 88°43'09" WEST, A DISTANCE OF 67.64 FEET, TO A THE POINT OF BEGINNING; CONTAINING 28.18 ACRES (1,227,410 SQUARE FEET), MORE OR LESS.

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

By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my 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 Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020 .

LEGEND
- Computed point
- Found monument
- Set Iron Pipe
(M) - Measured
(R) - Record
(D) - Deed

PROPERTY SPECIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC
PO BOX 10
BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER ARKANSAS STORAGE XIV, LLC
PO BOX 10
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
129 N. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: FINLEY BUSINESS PARK

ZONING CLASSIFICATION: C-2 AND C3

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
2023-015797
2023-015796
2023-010005
2023-017298

NUMBER OF LOTS: 2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: SUMMIT UTILITIES

BUILDING SETBACKS:
FRONT - AS SHOWN
REAR - OR AS SHOWN
SIDE - OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - AS SHOWN
REAR - AS SHOWN
SIDE - AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

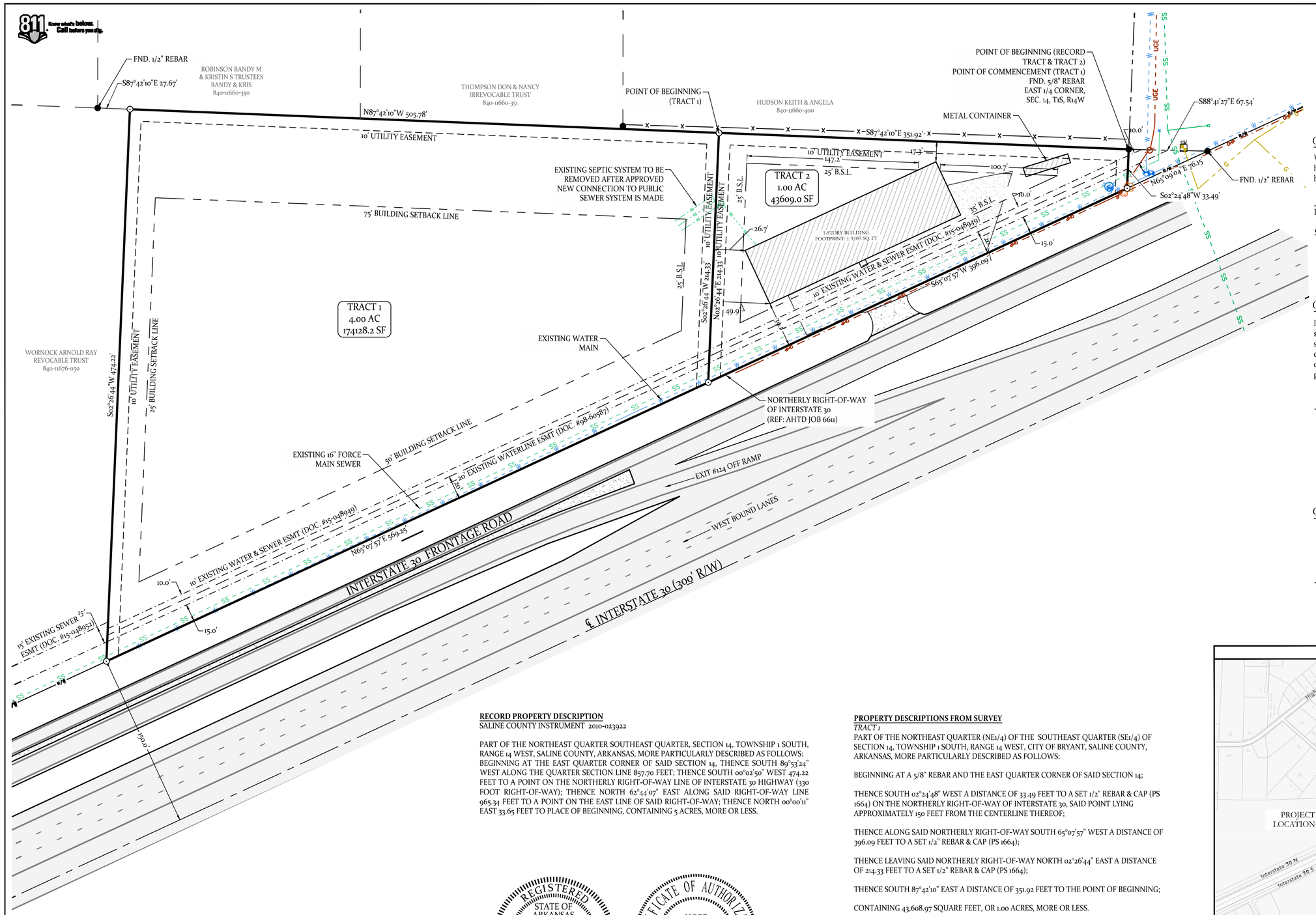
ARKANSAS STORAGE XIV, LLC

FINAL PLAT
FINLEY BUSINESS PARK
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 01/19/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED: 09/24/2025	CHECKED BY:	22-0800	
SHEET:	SCALE: 1" = 100'		

500	01S	14W	0	14	110	62	1762
500	01S	14W	0	13	400	62	1762

K:\Land Projects 2004\Commercial\2022-22-0800 Stuart Tribe\Final Plat 09-16-2025 | 36X8 6.93\acdwt\8.dwt



CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: DEED 2010-23922

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I,William Corbitt R. Shoffner, 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 interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides.

Date of Execution _____

William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

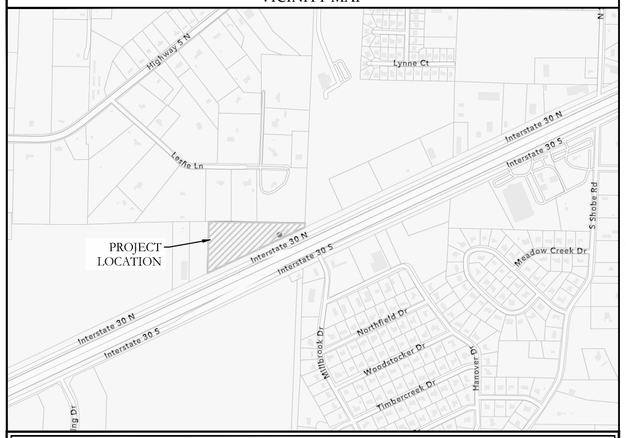
CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20_____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____

Lance Penfield
Bryant Planning Commission Chairman

VICINITY MAP



RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2010-023922

PART OF THE NORTHEAST QUARTER SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14, THENCE SOUTH 89°53'24" WEST ALONG THE QUARTER SECTION LINE 857.70 FEET; THENCE SOUTH 00°02'50" WEST 474.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 30 HIGHWAY (330 FOOT RIGHT-OF-WAY); THENCE NORTH 62°44'07" EAST ALONG SAID RIGHT-OF-WAY LINE 965.34 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 00°00'11" EAST 33.65 FEET TO PLACE OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — No. 1664 — SIGNATURE — WILLIAM CORBITT R. SHOFFNER

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

PROPERTY DESCRIPTIONS FROM SURVEY

TRACT 1
PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AND THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 02°24'48" WEST A DISTANCE OF 33.49 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 30, SAID POINT LYING APPROXIMATELY 150 FEET FROM THE CENTERLINE THEREOF;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°07'57" WEST A DISTANCE OF 396.09 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°26'44" EAST A DISTANCE OF 214.33 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 87°42'10" EAST A DISTANCE OF 351.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 43,608.97 SQUARE FEET, OR 1.00 ACRES, MORE OR LESS.

TRACT 2
PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AND THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 87°42'10" WEST A DISTANCE OF 351.92 FEET TO A 1/2" REBAR & CAP (PS 1664) THE POINT OF BEGINNING;

THENCE SOUTH 02°26'44" WEST A DISTANCE OF 214.33 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 30, SAID POINT LYING APPROXIMATELY 150 FEET FROM THE CENTERLINE THEREOF;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°07'57" WEST A DISTANCE OF 569.25 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°26'44" EAST A DISTANCE OF 474.22 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 87°42'10" EAST A DISTANCE OF 505.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 174,128.16 SQUARE FEET, OR 4.00 ACRES, MORE OR LESS.

SURVEY DETAILS AND NOTES
OWNER OF RECORD: OWNER
PHYSICAL ADDRESS: PROPERTY ADDRESS
COUNTY PARCEL TAX ID: PARCEL #

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0240E___, DATED: 06/05/2020____ .

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
- (M)- As Measured
- (P)- Per Deed or Plat Records
- ESMT - Easement
- B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

TRACT SPLIT

PART OF THE NORTHEAST QUARTER SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
FLIP FLOP FLEA MARKET LLC.
REALTY TITLE & FIDELITY NATIONAL TITLE INSURANCE CO.
25190 I-30 NORTH, BRYANT, ARKANSAS, 72022

DATE: 09/04/2025	CAD BY: OV	PROJECT NUMBER:
REVISED: #2 10/7/2025	CHECKED BY:	25-1025
SHEET: 1 OF 1	SCALE: 1" = 60'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 14 - 210 - 62 - 1664

K:\Land Projects-2025\Surveys\2025-035 MBP T1S-R14W-14 250 I-30 N, Bryant\SURVEYDWG\25-035 MB 06-15W-14 (250 I30, Bryant) - Tract Split.dwg | Plotted: 10/7/2025 4:29 PM | ©2025 Hope Consulting, Inc.

HOPE CONSULTING
129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

September 5, 2025

Colton Leonard
City of Bryant
Planning and Development
210 SW 3rd.Street
Bryant, AR 72022

Subject: Replat Review Request – 25190 I-30 North, Bryant, AR

Dear Colton,

Hope Consulting is formally requesting staff review and approve the Replat Request of Parcel #840-11676-000. This parcel is currently a 5-acre parcel with an existing building hosting a flea market. The owner is seeking to cut off a 1-acre parcel for the sale of the flea market and wishes to sell the remaining 4-acre parcel at a later date. They want to abandon the existing septic system and tie onto City sewer.We would like to be included at the September 18th DRC Meeting.

Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope

(8)

2017-007502
I certify this instrument
was filed on:
04/25/2017 3:12:23 PM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 17
ER

When recorded return to:
J. Cliff McKinney, Esq.
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
501-379-1700

DECLARATION OF RESTRICTIONS AND CROSS-ACCESS AGREEMENT ("AGREEMENT")

THIS AGREEMENT is made as of the 21 day of April, 2017, between **ANCHOR REALTY INVESTMENTS, LLC**, an Arkansas limited liability company ("Anchor"), and **HUDDIE HOLDINGS, LLC**, an Arkansas limited liability company ("Huddie").

WHEREAS, Anchor is the owner of Lot 1 and Lot 2, being the "Anchor Tract" as shown on the diagram attached hereto as Exhibit A hereof, said tract being more particularly described in Exhibit B hereof; and

WHEREAS, Huddie is the lessee with the option to purchase Lot 3, being the "Huddie Tract" shown on the diagram attached hereto as Exhibit A hereof, said tract being more particularly described in Exhibit C hereof.

NOW, THEREFORE, for and in consideration of the premises, covenants, conditions, restrictions and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Anchor and Huddie do hereby agree as follows:

1. Use. The Huddie Tract shall be used exclusively for operation of a primary care medical clinic for the treatment only of ambulatory patients unless an alternate use is approved by Anchor in its sole and absolute discretion. Without limiting Anchor's discretion over the approval of alternate uses, in absolutely no event shall Huddie Tract be used for a restaurant.

2. Buildings. All buildings constructed on the Huddie Tract shall be designed so that the exterior elevation of each shall be architecturally and aesthetically compatible and so that building wall footings shall not encroach from one lot onto another lot. The design and construction shall be of high quality. No buildings or improvements shall be constructed, erected or expanded or altered on Huddie Tract until the plans for the same (including site layout, exterior building materials and colors and parking) have been approved in writing by Anchor. No building shall have a metal exterior; provided, however, that this restriction shall not be deemed to prohibit metal architectural elements on any building.

3. Access Easement. Each party hereby grants to the other party, its successors and assigns, for the use and benefit of Anchor and Huddie as an appurtenance to the Anchor Tract and the Huddie Tract, respectively, a non-exclusive, access easement over, on and

across such portions of the Anchor Tract and the Huddie Tract, respectively, as are used for driveways (the "Access Easement"). The Access Easement is for the sole purpose of permitting the flow of vehicular traffic through the designated area of the common boundary lines and shall be each party's only access to the other party's tract. Each party shall use commercially reasonable efforts to prevent any damage to the Access Easement directly or indirectly resulting from construction traffic or deliveries to its tract, and each party shall immediately repair any damage it causes to the Access Easement. Each party shall maintain, at its expense, the portion of the Access Easement located on its tract except for the portion labeled Primary Drive #1 and Primary Drive #2 on Exhibit A. No curb cuts or connections onto the Access Easement shall be permitted except where shown on Exhibit A. Nothing herein shall restrict Anchor's ability to close or relocate any driveway on the Anchor Tract other than Primary Drive #1 and Primary Drive #2, which Anchor may temporarily close for maintenance, repairs and to prohibit the establishment of prescriptive rights. Huddie will not change the configuration of the access drives shown on Exhibit A without the consent of Anchor, which consent may be withheld at Anchor's discretion; provided, in no event may the access drives shown on Exhibit A be modified on Lot 2 or Lot 3 in a manner that would inhibit the free flow of traffic from Lot 1 through Lot 2 and Lot 3, as well as Primary Drive #1 and Primary Drive #2 substantially in accordance with the layout shown on Exhibit A. Furthermore, nothing herein shall give any party authority or approval rights over any changes to the Lot 1 parking lot configuration or driveway configuration, so long as reasonably direct two-way paved access to the public streets is maintained to Primary Drive #1 and Primary Drive #2. The configuration of Primary Drive #1 and Primary Drive #2 will not be modified without the consent of the owners of Lots 1, 2 and 3.

The owner of Lot 1 shall maintain Primary Drive #1. The owner of Lot 2 shall maintain Primary Drive #2. The maintenance shall be in accordance with the standards established in Section 8. The owners of Lot 1, Lot 2 and Lot 3 shall each pay for one-third (1/3) of the maintenance costs of Primary Drive #1. The owners of Lot 2 and Lot 3 shall each pay for one-half (1/2) of the maintenance costs of Primary Drive #2. This reimbursement shall be paid within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event a party fails to timely pay such reimbursement, the party responsible for performing the maintenance shall have the right to seek any and all remedies afforded by either law or equity. Furthermore, the party performing the maintenance shall be entitled to a lien on the non-paying lots for past due amounts owed for the maintenance of Primary Drive #1 and/or Primary Drive #2, as the case may be. Notwithstanding the foregoing, Anchor has the right to elect to dedicate Primary Drive #1 and/or Primary Drive #2 to an appropriate governmental entity and, if such dedication is accepted by the governmental entity, thereafter the parties shall not be responsible for maintaining the dedicated Primary Drive.

4. Cross-Parking. Each party hereby grants for the benefit of the other party a non-exclusive cross-parking easement over and across the parking areas as may exist from time-to-time on the Anchor Tract and the Huddie Tract. Each party, at its expense, shall maintain the parking area on its Tract in good order and condition, including without limitation promptly repairing pot holes, keeping striping painted in a clearly visible manner and resurfacing the parking as reasonably necessary to maintain a level, high-quality parking field; provided, maintenance shall be done in a manner reasonably calculated to minimize disruption to the other tracts. Each party shall use reasonable efforts to require employees to park on the lot where the employee works.

5. "Parking Area" Ratio; No Storage. Each party shall maintain on its Tract the amount of parking required by applicable law. Nothing contained here shall be construed as an express or implied right for the overnight storage of vehicles.

6. Water Flow. Each party hereby establishes and grants a nonexclusive easement on its Tract for the benefit of the owner of each other Tract to use, maintain and repair any stormwater drainage system (the "Storm Drainage System") now or hereafter located on either Tract, together with the right to discharge surface water runoff across portions of either Tract in accordance with the design of the Storm Drainage System. Any alteration in the natural water flow which may occur as a natural consequence of normal construction activities and the existence of the party's improvements (including without limitation building and building expansion, curbs, drives and paving) shall be permitted.

The owner of Lot 1 shall maintain the underground stormwater detention pond, if any, located on the Anchor Tract (the "Pond"). Huddie, at its expense, shall maintain any and all stormwater drainage facilities located on Huddie Tract. Huddie shall reimburse the owner of Lot 1 for Huddie's pro rata share of the actual maintenance costs for the Pond as well as the costs of maintaining the Pond in compliance with all applicable laws. The pro rata share of the maintenance costs of the Pond shall be as follows: Lot 1's share is 33.34%; Lot 2's share is 33.33%; and Lot 3's share is 33.33%. This reimbursement shall be paid by Huddie within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event Huddie fails to timely pay such reimbursement, the owner of Lot 1 shall have the right to terminate all easements granted to Huddie as provided herein and/or to seek any and all remedies afforded by either law or equity. Furthermore, Anchor shall be entitled to a lien on the Huddie Tract for past due amounts owed by Huddie for the maintenance of the Pond.

Huddie shall use the Pond only for the intended purposes and shall not overburden the same. Huddie's use of the Pond shall comply with all applicable laws, rules and regulations at all times, and Huddie shall not permit any contamination or hazardous materials to flow from the Huddie Tract into the Pond. The Huddie Tract shall be developed in accordance with good engineering practices to utilize curbs, drains, filters and other structures necessary to minimize garbage, debris, pollutants and sediment from Huddie Tract to flow into the Pond. To the extent underground drainage improvements are installed as part of the Pond, the parties draining stormwater through the Pond shall utilize such underground improvements and shall not use the surface of such area for drainage.

7. Signs. No sign shall be located on the Huddie Tract except an individual sign advertising the business on the Huddie Tract. The Anchor Tract may install individual advertising signs and/or Multi-Party Signs (as defined below) on Lots 1 and 2, though the business on the Huddie Tract will not have the right to advertise on the Multi-Party Signs. No rooftop sign shall be erected on any building without Anchor's approval. No freestanding identification sign may be erected on Huddie Tract without the approval of Anchor.

a. *Multi-Party Signs.* Anchor hereby establishes and grants for the benefit of Lots 1 and 2 an easement for the installation and maintenance of two (2) pylon or monument signs, or digital signs in the locations indicated on Exhibit A, in accordance with the

terms of this Section (the "Sign Easement"). The Sign Easement includes the right to access the Multi-Party Signs for the purpose of installing, maintaining and repairing the Multi-Party Signs in accordance with this Agreement; provided, to the extent possible, any such access shall be over the paved areas. No party shall permit vegetation or trees to grow in front of a Multi-Party Sign in a manner that would obscure the visibility of the advertising panels on the Multi-Party Signs. In the event a Multi-Party Sign is ever prohibited by applicable governmental authorities or taken by an act of eminent domain, the Multi-Party Sign shall be removed from such area, and the parties shall leave such area paved or attractively landscaped in a manner that does not obstruct the visibility of traffic. Upon such occurrence, the affected portion of the Sign Easement granted hereby shall automatically terminate; provided, the parties shall work in good faith to obtain a new location for such Multi-Party Sign and establish a replacement Sign Easement for such replacement Multi-Party Sign; provided, Anchor shall have the absolute right to control (or refuse to allow) any substitute Multi-Party Sign on a lot owned, leased or otherwise controlled by Anchor.

b. *Sign Design.* Each advertising panel or digital sign on the Multi-Party Signs is hereafter referred to as a "Panel". For purposes of this Agreement, a Panel shall constitute both the front and back of the Panel if the applicable Multi-Party Sign has two faces. The same business shall advertise on both sides of the Panel if the Multi-Party Sign has two faces. All Panels shall at all times comply with all applicable laws, ordinances and regulations. All Panels shall be compatible with the structure and design of the Multi-Party Sign and shall not harm the Multi-Party Sign or obscure the view of another Panel. All Panels on the Multi-Party Sign shall only advertise businesses located on the Tract, or Lots. No Panels shall contain images or words that are offensive to the ordinary reasonable person (whether cloaked in images, words, or phrases carrying double meanings). For purposes of this Section, any word or commonly considered a vulgar, swear or curse word or of a sexual nature shall be deemed offensive to the ordinary reasonable person; provided, other images, words or phrases may be offensive to the ordinary reasonable person. In the event the business or trade name of any business violates this provision, such name shall not be permitted on the Sign (provided, in no event shall any corporate tradenames of David's Burgers or its affiliates be deemed in violation of this Section). Anchor shall have the right, but not the obligation, to remove and dispose of the Panel at the respective party's expense. Anchor shall have the right to make the Panel assignments on each Multi-Party Sign so long as Lot 1 and Lot 2 each have Panel assignments.

c. *Maintenance of the Multi-Party Signs.* Anchor, subject to reimbursement as provided in this Section, shall maintain in good working order and condition the Multi-Party Signs, including the necessary maintenance and replacement of landscaping located within the Sign Easement. Anchor may convey this responsibility for one or more of the Multi-Party Signs to the owner of Lot 1 or 2 at its discretion. Any work involving the Multi-Party Signs shall be performed in full compliance with all applicable laws, regulations and ordinances, including appropriate sign control ordinances of the City of Bryant, Saline County or the Arkansas Highway and Transportation Department. Any work involving the Multi-Party Signs shall be performed in a manner that minimizes interference with the business operations. Anchor shall limit its access to the Multi-Party Signs, to the extent possible, over the paved areas. After assignment of some or all of the maintenance obligations, in the event the party responsible for such maintenance fails to properly maintain the Multi-Party Signs, Anchor shall have the right, but not the obligation, after first sending the responsible party thirty (30) days prior written notice

specifying the failure to maintain, to cure such failure and in such event Anchor shall be entitled to reimbursement from the Panel Users for the actual and reasonable costs of such cure. For the purpose of this Section, each owner or tenant entitled to place Panels on the Multi-Party Signs shall be called "Panel Users."

d. *Prorations and Reimbursements.* Each Panel User is responsible for their pro rata share of the Multi-Party Signs. The pro rata share will be determined by sign area or amount of time on the digital sign, which Anchor may allocate. Each Panel User shall reimburse the party maintaining the Multi-Party Signs for the reasonable and documented costs associated with maintaining the Multi-Party Signs. Any reimbursements due under this Agreement shall be paid within 30 days after an invoice is sent by the party entitled to reimbursement along with adequate supporting documentation and paid invoices to document the reasonable expenses incurred. The reimbursable expenses shall not include any sort of administrative, management or overhead fee or charge. Any party causing maintenance to occur on a Multi-Party Sign shall prevent any liens from attaching (or immediately discharge such lien if one attaches) to the Multi-Party Sign, the Sign Easement or the where the Multi-Party Sign is located.

8. Maintenance. Huddie Tract and Anchor Tract shall be kept neat, orderly, planted in grass and trimmed until improved and constructed. Following the paving of the access easements, the owner of each Tract where any such access easement is located shall maintain the improved condition of the portion of the access easement on its property in good condition and repair at its own cost and expense. In addition, following the development of any Tract, the owner of each Tract shall maintain the building and site improvements on its property in good condition and repair at its own cost and expense. Each of the parties hereto agrees to pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes and assessments which are levied against that part of the access easements owned by it. The respective owners shall pay the maintenance expense of their Lots except as expressly provided otherwise in this Agreement. The required maintenance is to include, without limitation, the following:

a. Maintaining the surfaces of driveways and parking areas in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability;

b. Removing all papers, ice and snow, mud and sand, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;

c. Placing, keeping in repair and replacing any necessary appropriate directional signs, markers and lines;

d. Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;

e. Maintaining all perimeter and exterior building walls including but not limited to all retaining walls in a good condition and state of repair; and

f. Maintaining, mowing, weeding, trimming and watering all landscaped areas and making such replacements of shrubs and other landscaping as is necessary.

Subject to the mutual agreement of Anchor and Huddie, a third party (the "Management Firm") may be appointed as an agent of the parties to maintain the access easement areas, sewer, storm drainage, or other common areas on their respective Lots in the manner as above outlined. The Management Firm may receive for such agency a fee that is mutually acceptable to all parties to cover supervision, management, accounting and similar fees, which sums are to be included in the general maintenance expense paid by the respective owners of the access easements. The Management Firm shall bill each owner of fee simple title to any portion of the Tract for its share of such costs, based upon the respective acreages of those Tracts or subdivided portions thereof.

No party shall be deemed in default under this Agreement for failure to perform maintenance obligations, whether required pursuant to this Section 8 or other Sections of this Agreement, nor shall a party be held liable for damages as a result of a failure to perform maintenance, until the party alleging a failure to comply with maintenance obligations provides the party failing to perform the maintenance obligations with thirty (30) days written notice specifying the alleged default with particularity during which time the maintenance obligation may be cured.

9. Dumpster Corral. Dumpster corral on Lot 3 will be shared with Lot 2. The cost for construction and maintenance of the dumpster corral will be paid by the owner of Lot 2. The cost for trash pickup from the dumpster shall be allocated according the pro rata share of each lot's area. Huddie will not use the dumpster to dispose of any hazardous substances or biological waste.

10. No Covenant of Continued Operation. Nothing contained in this Agreement shall be construed to contain a covenant, either express or implied, to either commence the operation of a business or thereafter continuously operate a business by either Anchor or Huddie on their respective tracts. Anchor and Huddie each agree that either Anchor or Huddie may in its sole discretion and at any time during the term of this Agreement, cease the operation of its business on its respective Tract covered hereby; and each of Anchor and Huddie hereby waive any legal action for damages or for equitable relief which might be available to them because of such cessation of business activity by the other party.

11. Indemnification. Each party hereby indemnifies and saves the other party harmless from any and all liability, damage, expense, causes of action, suits, claims, or judgments arising from personal injury, death or property damage and occurring on or from its own tract, except if caused by the act or neglect of the other party hereto.

12. Insurance. Upon the commencement of development of each of the Anchor Tract and the Huddie Tract, each party shall procure and maintain in full force and effect throughout the term of this Agreement commercial general liability insurance and property damage insurance against claims for personal injury, death or property damage occurring upon, in or about its property, each party's insurance to afford protection to the limit of not less than $2,000,000.00 for injury or death of a single person, and to the limit of not less than $2,000,000.00 for any one occurrence, and to the limit of not less than $2,000,000.00 for property damage.

13. Compliance. Huddie agrees that all activities on the Huddie Tract shall be conducted in compliance with all applicable laws, ordinances and regulations of any applicable governmental authority.

14. Breach. In the event of breach or threatened breach of this Agreement, only all record owners of the Anchor Tract as a group, or all record owners of the Huddie Tract as a group, or Anchor so long as it or any affiliate has an interest as owner or lessee of Lot 1 or Lot 2, shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. The unsuccessful party in any action shall pay to the prevailing party a reasonable sum for attorneys' fees, which shall be deemed to have accrued on the date such action was filed.

15. Rights of Successors. The restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. References to Anchor shall mean any successor owner of Lot 1. References to Huddie shall mean any successor owner of the Huddie Tract. Anchor may sell Lot 2 to a third party, in which event the maintenance obligations of Anchor under this Agreement pertaining to the portion of the Anchor Tract known as Lot 2 shall become the maintenance obligations of the owner of Lot 2.

16. Modification and Cancellation. This Agreement (including exhibits) may be modified or canceled only by Anchor, as long as it or its affiliate has any interest as either owner or lessee of the Anchor Tract, or its successors in interest, and together with the written consent of Huddie, so long as it has an interest as an owner in the Huddie Tract, or its successors in interest. Such consents shall not be unreasonably withheld.

17. Duration. Unless otherwise canceled or terminated, this Agreement and all the easements, rights and obligations hereof shall automatically terminate and be of no further force and effect after ninety-nine (99) years from the date hereof.

18. Release from Liability. Any person acquiring fee or leasehold title to any portion of the Anchor Tract or the Huddie Tract shall be bound by this Agreement only as to such portion of such tract acquired by such person. In addition, such person shall be bound by this Agreement only during the period such person is the fee or leasehold owner of such tract (or portion of a tract) except as to obligations, liabilities or responsibilities that accrue during said period. Although persons may be released under this Section, the easements, covenants and restrictions in this Agreement shall continue to be benefits to and servitudes upon said tracts running with the land.

19. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation

not herein expressed, and this Agreement once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

21. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid, or by Federal Express, Airborne Express, or similar overnight delivery service, addressed as follows:

Anchor: Anchor Realty Investments, LLC
102 Country Club Parkway
Maumelle, AR 72113
Attention: D. Alan Bubbus

With a copy to:
J. Cliff McKinney, Esq.
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, AR 72201

Huddie: Huddie Holdings, LLC
3515 Richmond Road
Texarkana, TX 75503
Attention: Rebecca Miller

Notices shall be effective upon receipt or refusal.

22. Counterparts/Facsimiles. This Agreement may be executed in one or more counterparts which may be disassembled and aggregated into a single instrument. A telecopied facsimile of a duly executed counterpart to this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein. However, the parties each agree to promptly return an original, duly executed counterpart of this Agreement following the delivery of a telecopied facsimile hereof.

23. Severability. In any provision of this Agreement shall be held to be invalid, inoperative or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

24. Choice of Law. This Agreement is governed by the laws of the State of Arkansas.

25. No Merger. This Agreement shall not be subject to the doctrine of merger. The parties acknowledge that Anchor presently owns both tracts, but the parties anticipate that Huddie will own the Huddie Tract upon exercise of the option to purchase currently held by Huddie, and the parties intend for this Agreement to survive Huddie's acquisition of the Huddie Tract and remain binding as provided herein on both tracts.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

ANCHOR:

ANCHOR REALTY INVESTMENTS, LLC,
an Arkansas limited liability company

By: _____
D. Alan Bubbus, Member

STATE OF ARKANSAS)
)ss. ACKNOWLEDGMENT
COUNTY OF PULASKI)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named **D. Alan Bubbus**, to me well known, who stated he was the Member of **Anchor Realty Investments, LLC**, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 21st day of April, 2017.

_____
Notary Public

My commission expires:

_____

BRAD SIMS
NOTARY
PUBLIC
COMMISSION NO. 12369116
EXPIRES JAN. 8, 2019
PULASKI COUNTY, ARKANSAS
(SEAL)

HUDDIE:

HUDDIE HOLDINGS, LLC,
an Arkansas limited liability company

By: _____
Rebecca Miller, Managing Member

STATE OF TEXAS)
)ss. ACKNOWLEDGMENT
COUNTY OF BOWIE)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named **Rebecca Miller,** to me well known, who stated she was the Managing Member of **Huddie Holdings, LLC,** an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged she had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of April, 2017.

LeAnn Watlington
Notary Public

My commission expires:

02-19-2020
(SEAL)

LEANN WATLINGTON NOTARY PUBLIC STATE OF TEXAS ID# 12641695-7 EXPIRES 2-19-2020

EXHIBIT A

(Diagram showing Anchor Tract and Huddie Tract)

(Close-Ups Follow)

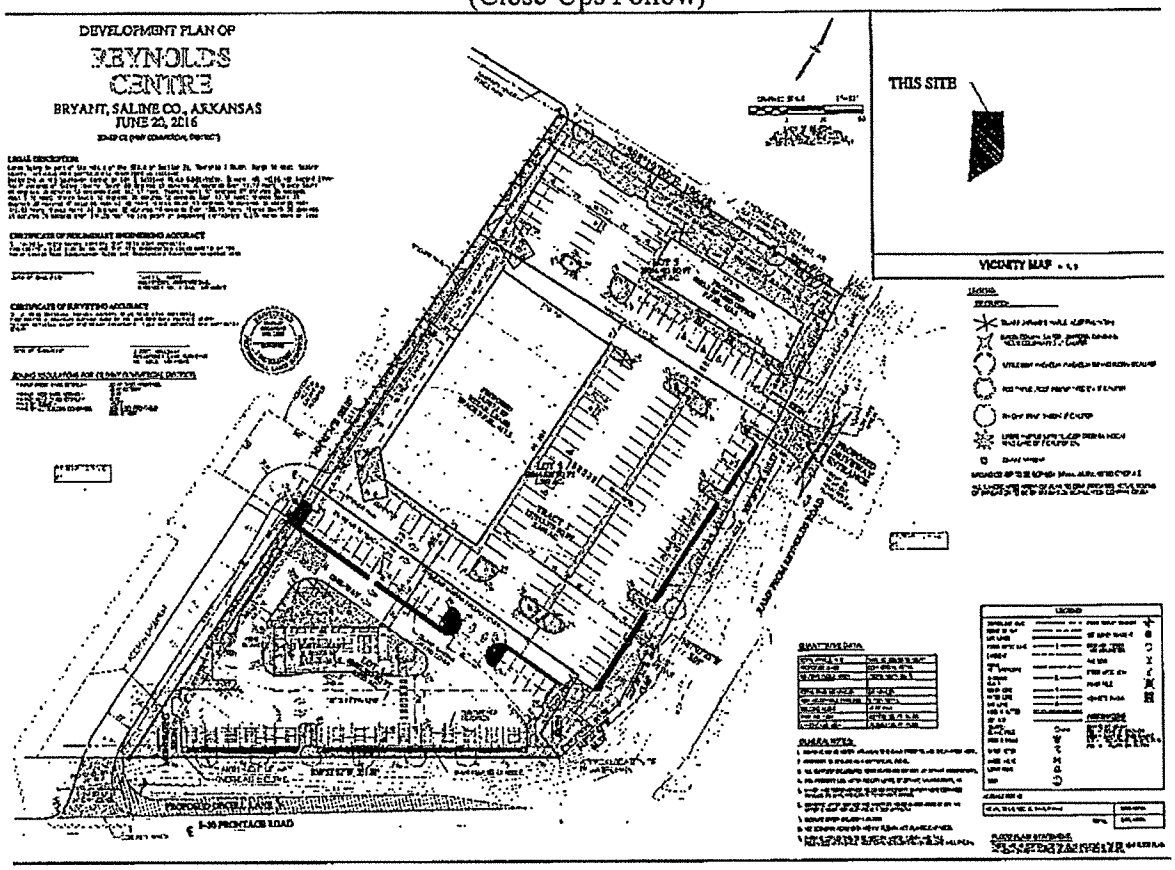
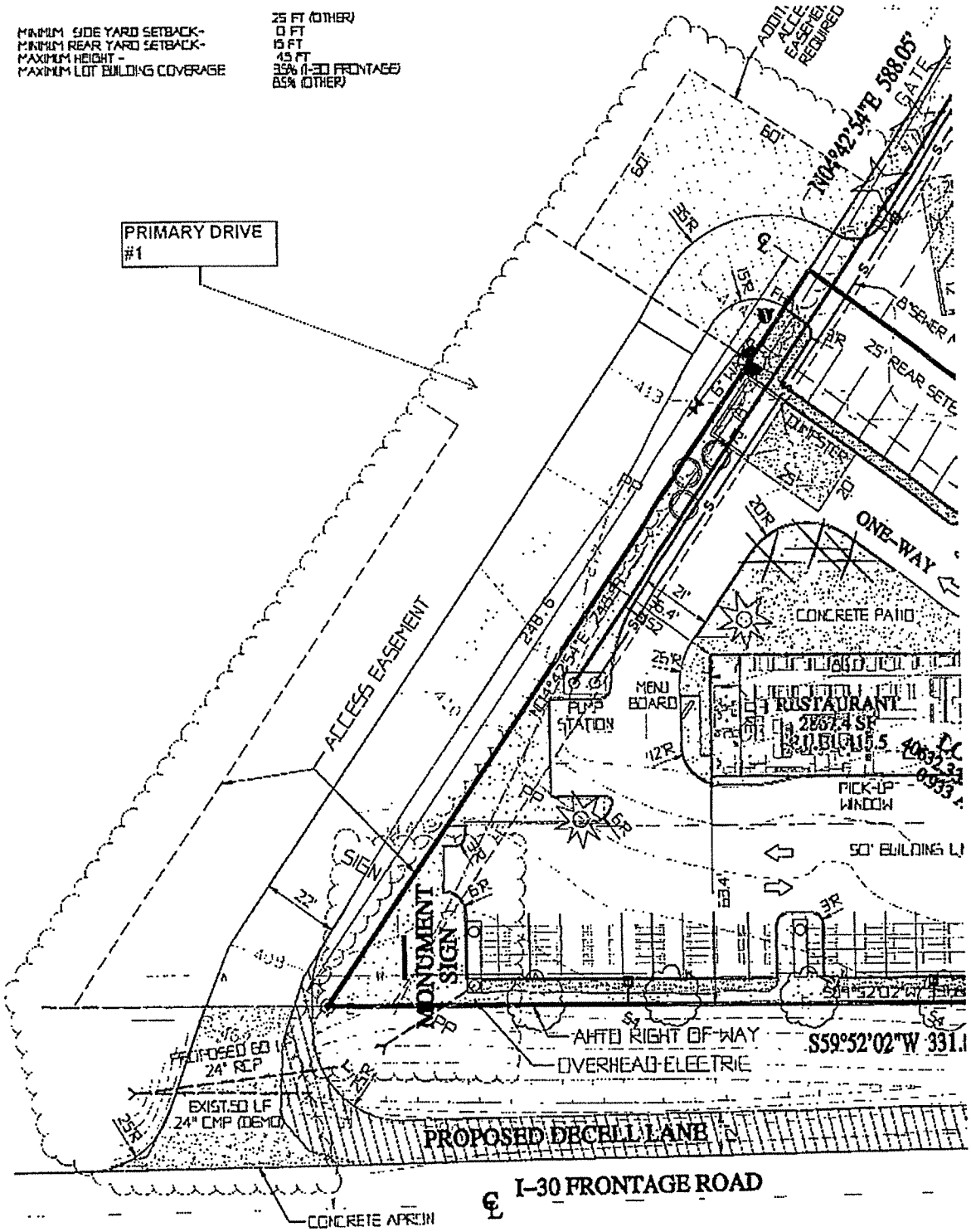
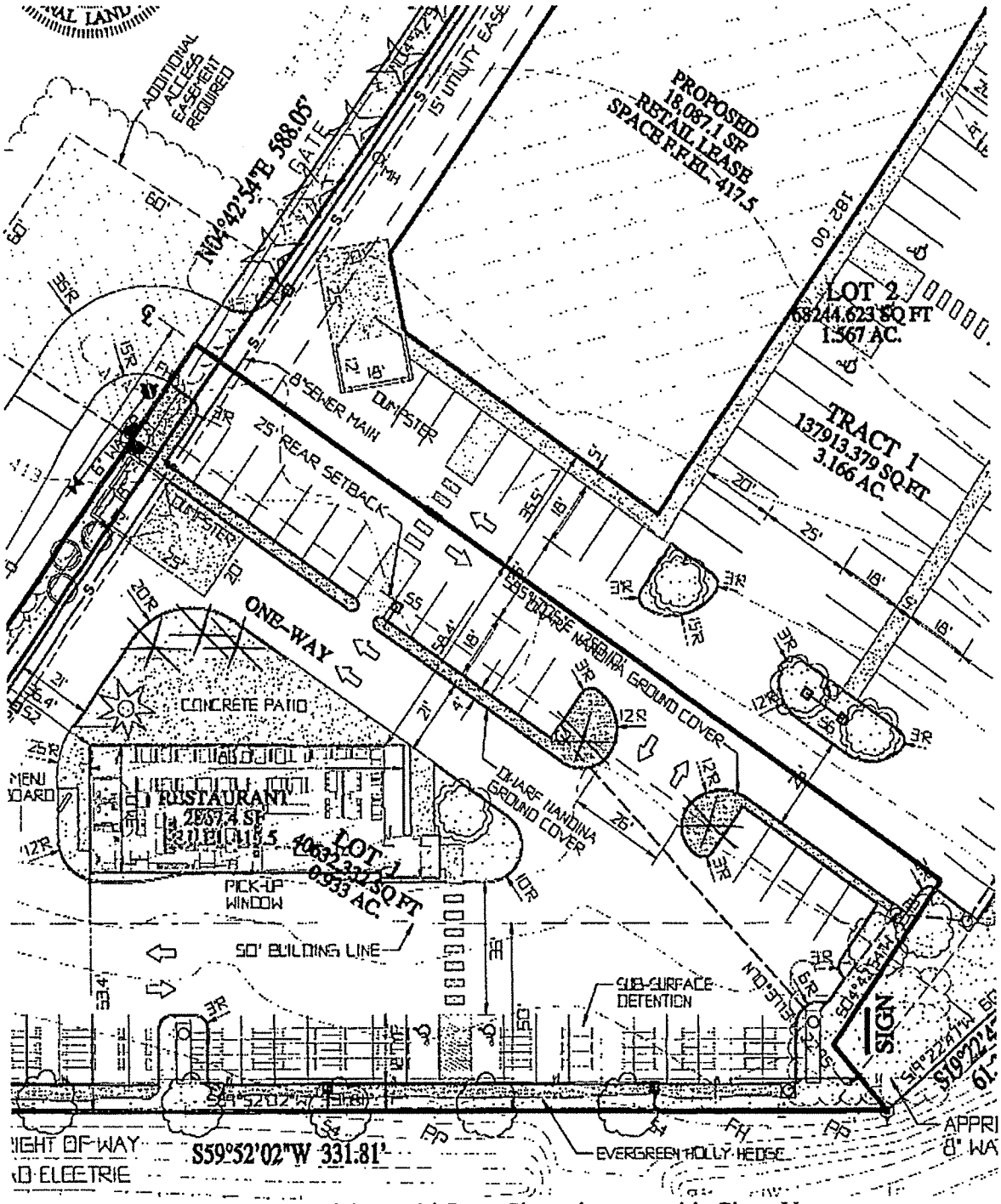


EXHIBIT A



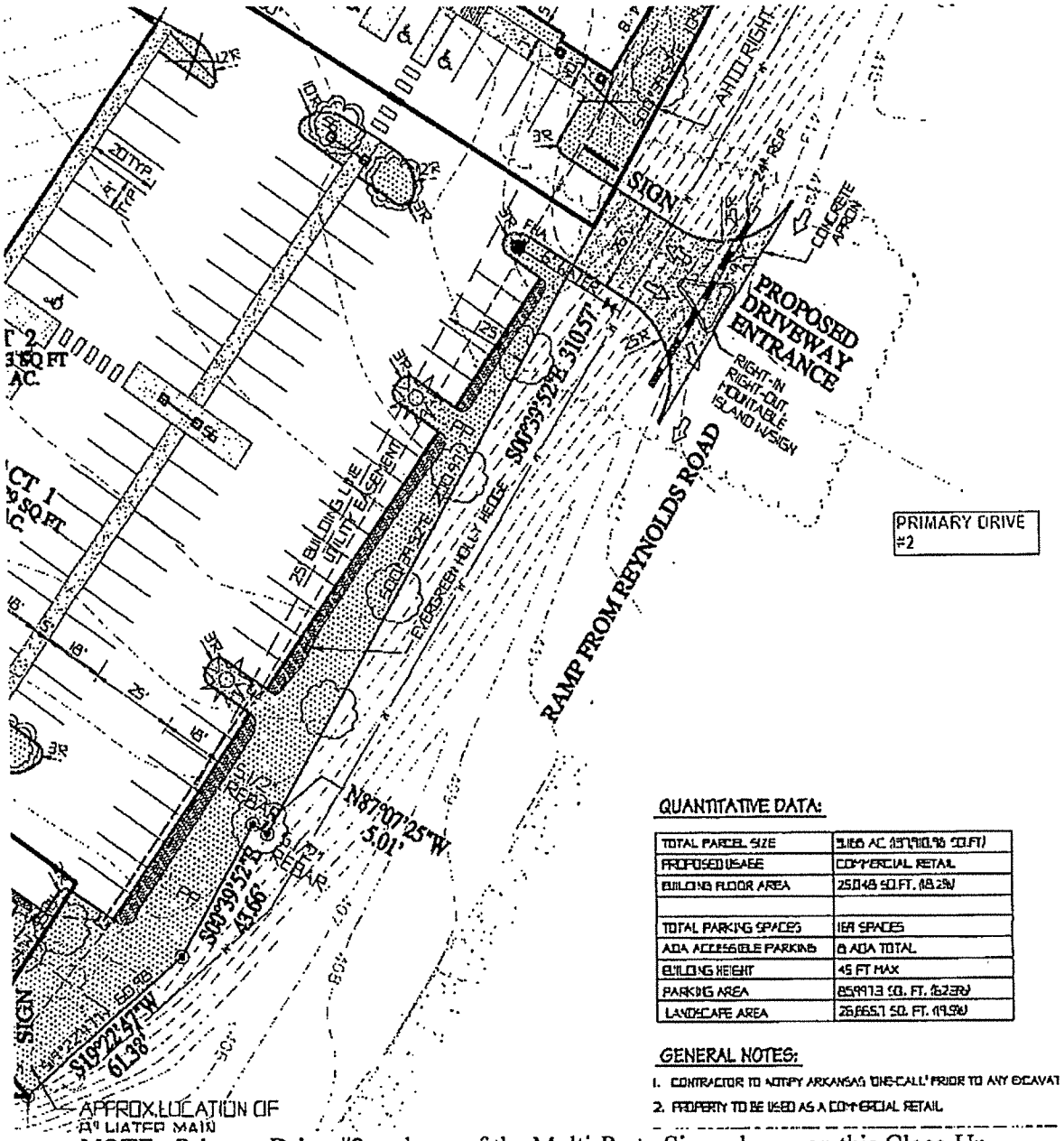
Note: Primary Drive #1 and one of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A



Note: One of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A



NOTE: Primary Drive #2 and one of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A

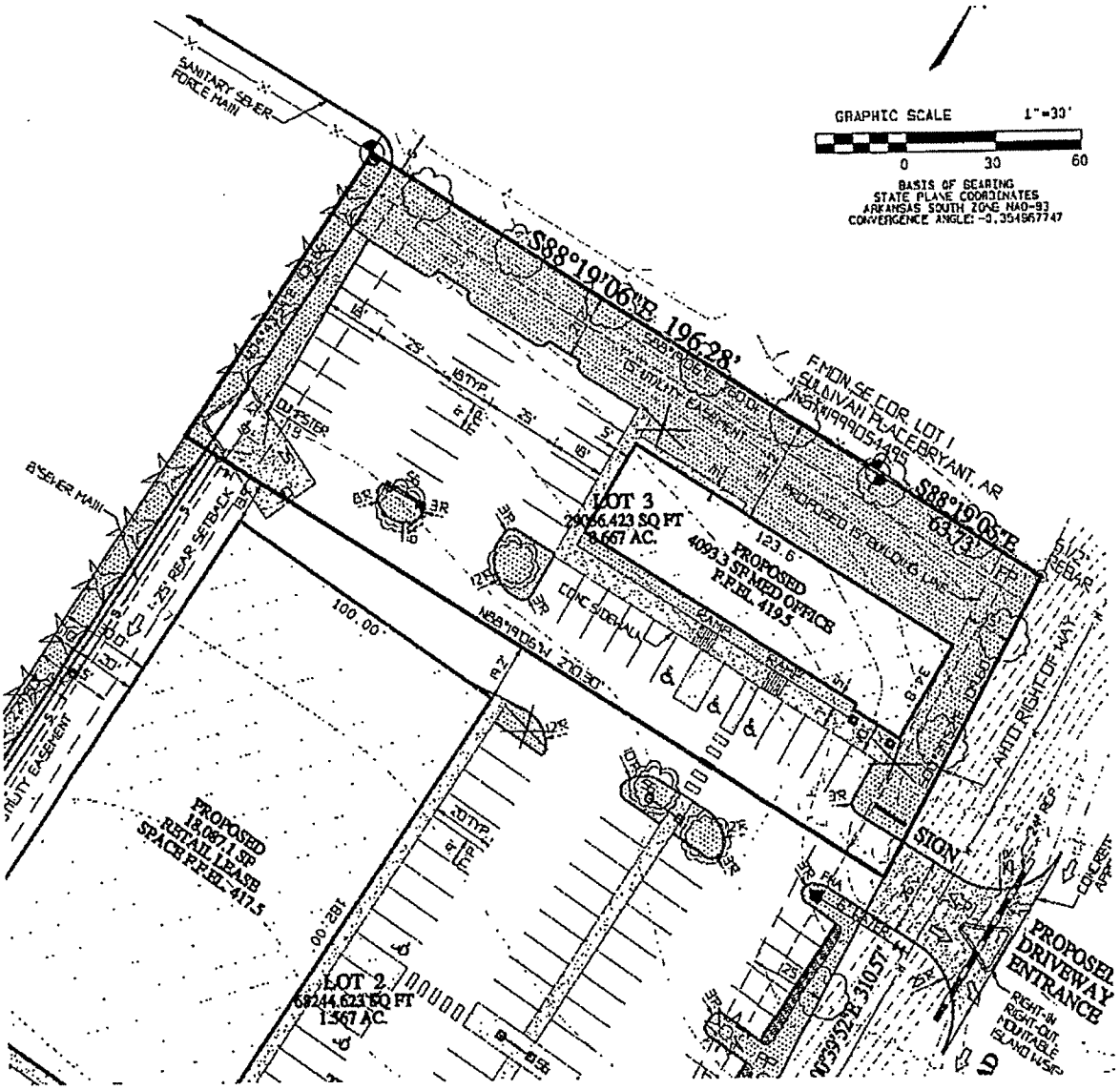

GRAPHIC SCALE 1"=30'
0 30 60
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83
CONVERGENCE ANGLE: -0.354967747
SANITARY SEWER FORCE MAIN
S88°19'06"E 196.28'
S88°19'06"E 63.73'
LOT 3
PROPOSED OFFICE
LOT 2
PROPOSED RETAIL LEASE SPACE
PROPOSED DRIVEWAY ENTRANCE
SIGN
100.00'
182.00'
123.6'

EXHIBIT A

EXHIBIT B

(Anchor Tract legal description)

Lot 1

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:
Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 310.57 feet; thence North 87 degrees 07 minutes 25 seconds West 5.01 feet; thence South 00 degrees 39 minutes 52 seconds East 43.66 feet; thence South 19 degrees 22 minutes 47 seconds West 61.38 feet which is also the point of beginning;
thence South 59 degrees 52 minutes 02 seconds West 331.81 feet; thence North 04 degrees 42 minutes 54 seconds East 248.59 feet; thence South 85 degrees 17 minutes 06 seconds East 250.10 feet; thence South 04 degrees 42 minutes 54 seconds West 53.18 feet; thence South 70 degrees 37 minutes 13 seconds East 22.95 feet to the point of beginning containing 0.933 acres more or less.

Lot 2

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:
Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet which is also the point of beginning;
thence continue South 00 degrees 39 minutes 52 seconds East 200.97 feet; thence North 87 degrees 07 minutes 25 seconds West 5.01 feet; thence South 00 degrees 39 minutes 52 seconds East 43.66 feet; thence South 19 degrees 22 minutes 47 seconds West 61.38 feet; thence North 70 degrees 37 minutes 13 seconds West 22.95 feet; thence North 04 degrees 42 minutes 54 seconds East 53.18 feet; thence North 85 degrees 17 minutes 06 seconds West 250.10 feet; thence North 04 degrees 42 minutes 54 seconds East 229.80 feet; thence South 88 degrees 19 minutes 06 seconds East 270.30 feet to the point of beginning containing 1.567 acres more or less.

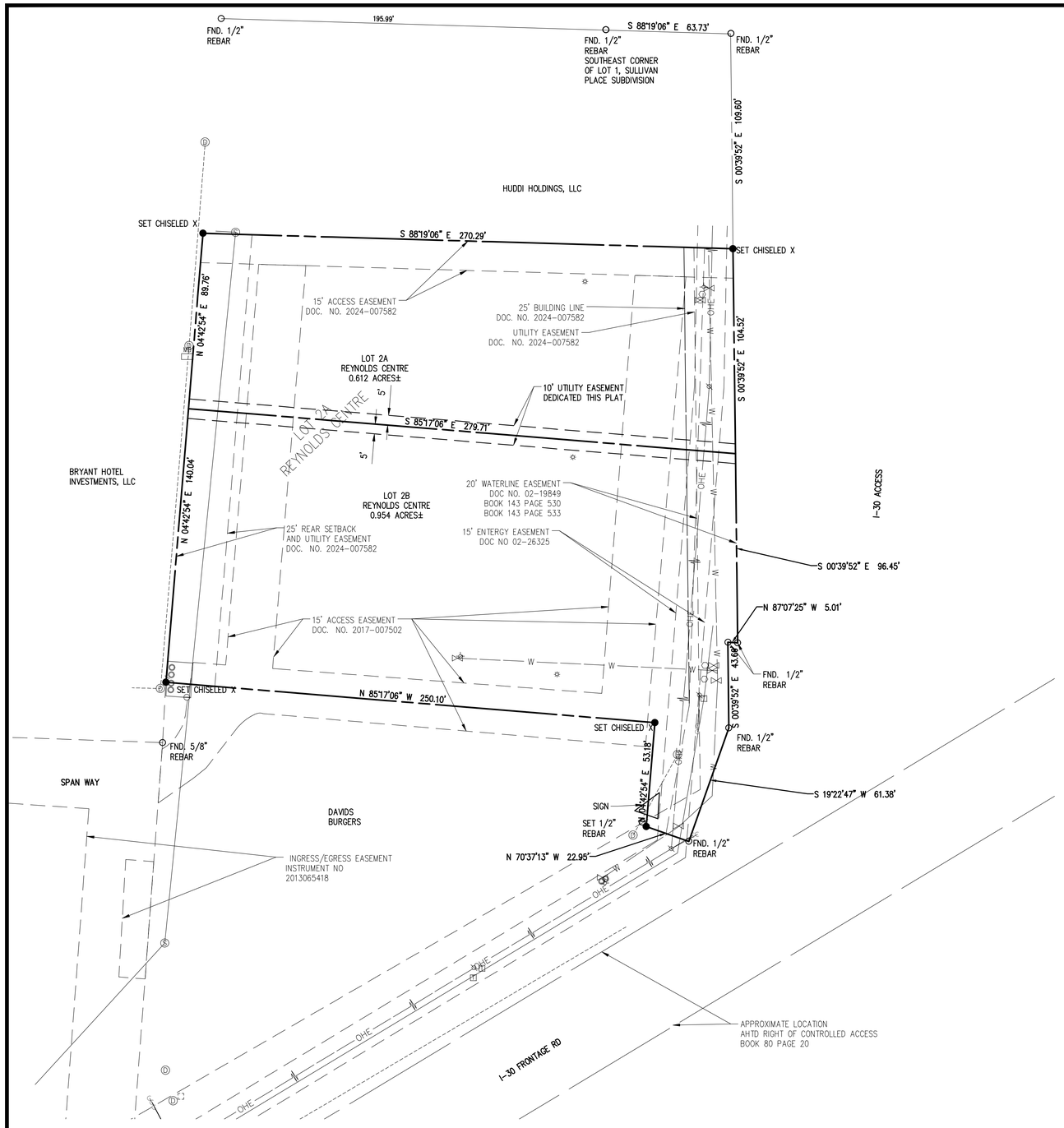
EXHIBIT C

(Huddie Tract legal description)

Lot 3

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:
Beginning at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet; thence North 88 degrees 19 minutes 06 seconds West 270.30 feet; thence North 04 degrees 42 minutes 54 seconds East 109.66 feet; thence South 88 degrees 19 minutes 06 seconds East 196.28 feet to the point of beginning containing 0.667 acres more or less.

EXHIBIT C



GENERAL NOTES:
1. 1/2" REBARS WITH CAP SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. ERROR OF CLOSURE EXCEEDS 1:30,000.
3. ALL UTILITY LOCATIONS ARE APPROXIMATE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AIR CONDITIONER
- ARV AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- GUARD POST
- LP LIGHT POLE
- PP POWER POLE
- SANITARY MANHOLE
- CO SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM WATER METER
- WV WATER VALVE
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SPECIFY SIZE & TYPE) — SS
- GAS LINE — G
- WATER LINE (SPECIFY SIZE & TYPE) — W
- UNDERGROUND TELEPHONE — UGT
- UNDERGROUND ELECTRIC — UGE
- OVERHEAD ELECTRIC — OHE
- UNDERGROUND TELEVISION — UGTV
- OVERHEAD TELEVISION — OHTV
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE — X
- FIBER OPTIC — FO
- RIGHT OF WAY
- ROAD CENTERLINE

LOT 2A DESCRIPTION:

A PART OF LOT 2, REYNOLDS CENTRE, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 00°39'52" E A DISTANCE OF 104.52 FEET; THENCE N 85°17'06" W A DISTANCE OF 279.71 FEET; THENCE N 04°42'54" E A DISTANCE OF 89.76 FEET; THENCE S 88°19'06" E A DISTANCE OF 270.29 FEET TO THE POINT OF BEGINNING, CONTAINING 0.612 ACRES OR 26,667.31 SQ. FT. MORE OR LESS.

LOT 2B DESCRIPTION:

A PART OF LOT 2, REYNOLDS CENTRE, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 00°39'52" E A DISTANCE OF 104.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°39'52" E A DISTANCE OF 96.45 FEET; THENCE N 87°07'25" W A DISTANCE OF 5.01 FEET; THENCE S 00°39'52" E A DISTANCE OF 43.66 FEET; THENCE S 19°22'47" W A DISTANCE OF 61.38 FEET; THENCE N 70°37'13" W A DISTANCE OF 22.95 FEET; THENCE N 04°42'54" E A DISTANCE OF 53.18 FEET; THENCE N 85°17'06" W A DISTANCE OF 250.10 FEET; THENCE N 04°42'54" E A DISTANCE OF 140.04 FEET; THENCE S 85°17'06" E A DISTANCE OF 279.71 FEET TO THE POINT OF BEGINNING, CONTAINING 0.954 ACRES OR 41,574.78 SQ. FT. MORE OR LESS.

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 or do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

_____ _____
DATE OF EXECUTION — Terra Reynolds, LLC.

Source of Title 2025-005094

Current Zoning C3

CERTIFICATE OF RECORDING

This document, number_____, filed for record_____,

2015, in Plat Book_____, Page_____.

_____
Name(Clerk)

For Bill of Assurance see Deed Record Book_____, Page_____.

CERTIFICATE OF ENGINEERING ACCURACY

I, TRAVIS TOLLEY, 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 CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

_____ _____
DATE OF EXECUTION — TRAVIS TOLLEY, REGISTERED PROFESSIONAL ENGINEER NO. 14054, ARKANSAS

OWNER/ DEVELOPER
TERRA REYNOLDS, LLC.

ENGINEER/ SURVEYOR
CRAFTON, TULL & ASSOCIATES, INC.
10825 FINANCIAL CENTRE PKWY, SUITE 300
LITTLE ROCK, AR 72211
(501) 664-3245
(501) 664-6704 (FAX)

DATE OF SURVEY
AUGUST 7, 2025

ZONING
C3

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 14054 TRAVIS A. TOLLEY

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1667 — SIGNATURE — JASON H. GRAYHAM

CERTIFICATE OF SURVEYING ACCURACY

I, JASON H. GRAYHAM, 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 A COPY OF SAID BOUNDARY SURVEY HAS BEEN DULY FILED FOR RECORD AS REQUIRED.

_____ _____
DATE OF EXECUTION — JASON H. GRAYHAM, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1667, 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 AT A MEETING HELD ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____ _____
DATE OF EXECUTION — NAME, BRYANT PLANNING COMMISSION

GRAPHIC SCALE IN FEET
30' 0 30'

FLOOD PLAIN STATEMENT
NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 05125C0380E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JUNE 5, 2020.

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS , -00° 16'47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

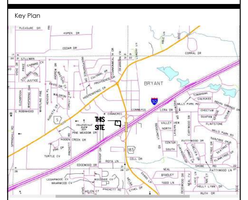
10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
501.664.3245 t 501.664.6704 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

LOT SPLIT OF LOT 2, REYNOLDS CENTRE ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

23140 I-30 NORTH
BRYANT, ARKANSAS

Key Plan



VICINITY MAP N.T.S.

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 24303100
ISSUE DATE: 8/13/2025
CONTACT: J GRAYHAM
QC by: L SULLIVAN
QC Date: 8/13/2025

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION — REVIEW SET

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

© 2025 Crafton, Tull & Associates, Inc.

DRAWING: C:\CAD\24303100 ZANDER\BRYA\WORK\CTUBS\SURVEY\DWG\24303100_SUB.DWG
LAYOUT: 24X36 PLAT PLOTTED BY: JASON GRAYHAM, 10/15/2025 10:06:40 AM

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

August 25, 2025

City of Bryant
Attn: Planning & Development
210 SW 3rd Street
Bryant, AR 72022

Re: Replat-Lot Split of Lot 2, Reynolds Centre
Terra Reynolds, LLC
CT Job #: 24304000

Planning Commission,

On behalf of my client, Terra Reynolds, LLC, we are submitting the above referenced replat for your consideration.

This replat will split Lot 2 of Reynold Centre into 2 lots. Lot 2A (.612 acres) and Lot 2B (.954 acres). This will help to facilitate the future sale of the two commercial lots on site. The property is currently zoned C3.

Water, sewer, electric, phone and cable are all located on the property.

We appreciate your consideration in this matter.

Respectfully,

Caroline Gardner

Caroline Gardner, P.E.
Project Manager

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

January 2, 2025

Colton Leonard
City of Bryant
Planning Department
210 SW 3rd St.
Bryant, AR 72022

RE: Waiver from Master Transportation Plan: Dell Drive Commercial (Hope Job #24-1351)

Dear Colton,

Dell Drive is shown as a proposed Collector on Master Transportation Plan. The development to the south received a waiver for this construction recently. We are requesting this waiver as well.

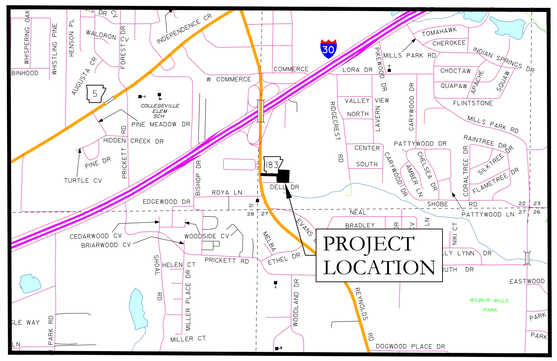
We thank you for your review and look forward to addressing any comments.

Sincerely,

Jonathan Hope

CONSTRUCTION PLANS
MEDICAL PLAZA

DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS



VICINITY MAP

N

PREPARED BY:

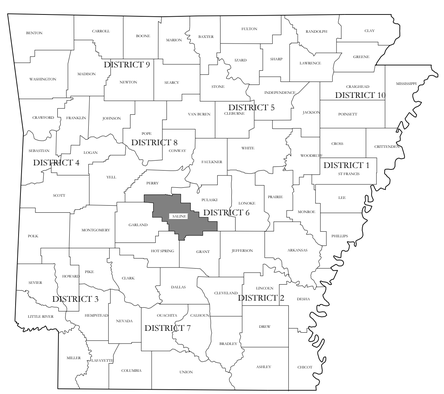
HOPE CONSULTING
ENGINEERS - SURVEYORS

129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

DRAWING INDEX

SHEET NO.	TITLE
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN & SEWER PROFILE
C-3.0-3.1	SEWER UTILITIES DETAILS
C-4.0-4.1	WATER UTILITIES DETAILS
C-5.0	STORM DRAINAGE PLAN & PROFILE
C-6.0	GRADING PLAN
C-7.0	EROSION CONTROL PLAN

OWNER:	DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC	Name: R & M DUNLAP PROPERTIES, LLC
Address:	Address:
Phone:	Phone:
Email:	Email:



HOPE CONSULTING
ENGINEERS - SURVEYORS

129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

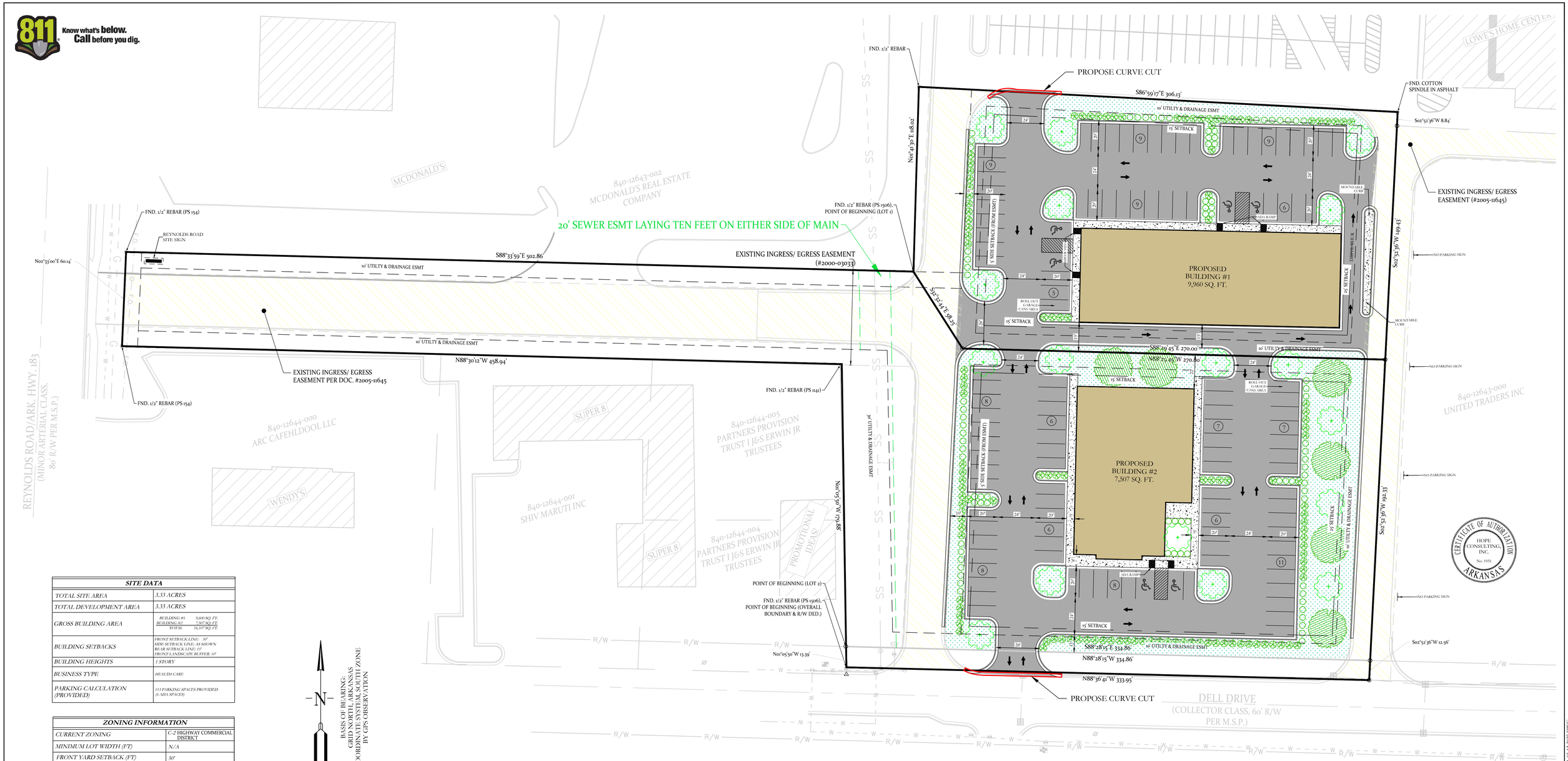
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
COVER SHEET
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/19/2025		C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	24-1351
SHEET:		SCALE:	

A:\HOPE CONSULTING\WORKSPACE\24-1351\DRAWINGS\24-1351-PHILLIP DUNLAP - MEDICAL PLAZA.DWG

811 Know what's below. Call before you dig.



SITE DATA	
TOTAL SITE AREA	3.33 ACRES
TOTAL DEVELOPMENT AREA	3.33 ACRES
GROSS BUILDING AREA	BUILDING #1 9,600 SQ. FT. BUILDING #2 7,507 SQ. FT. TOTAL 16,107 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 50' SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 15' FRONT LANDSCAPE BUFFER: 10'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	HEALTH CARE
PARKING CALCULATION (PROVIDED)	113 PARKING SPACES PROVIDED (6 ADA SPACES)

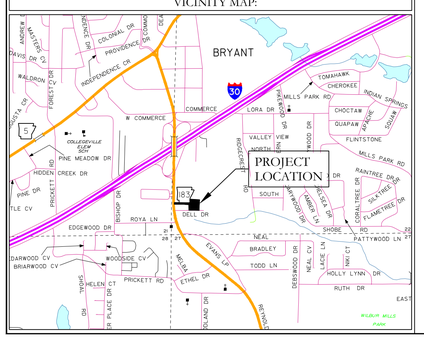
ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
REAR YARD SETBACK (FT)	15'
SIDE YARD SETBACK (FT)	AS SHOWN
MAXIMUM BUILDING COVERAGE (SF)	17,707

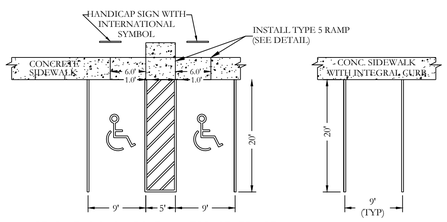
N

BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, NAD83 ZONE. BASED ON GPS OBSERVATION

30' 15' 0 30'

VICINITY MAP:

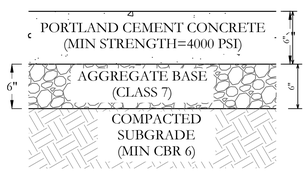




USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

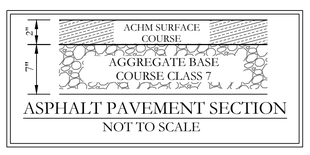
PARKING STALL & SIDEWALK DETAIL

NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE



ASPHALT PAVEMENT SECTION

NOT TO SCALE

OWNER:
Name: R & M DUNLAP PROPERTIES, LLC
Address:
Phone:
Email:

DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC
Address:
Phone:
Email:

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
(M)- As Measured
(P)- Per Deed or Plat Records
ESMT - Easement
B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication

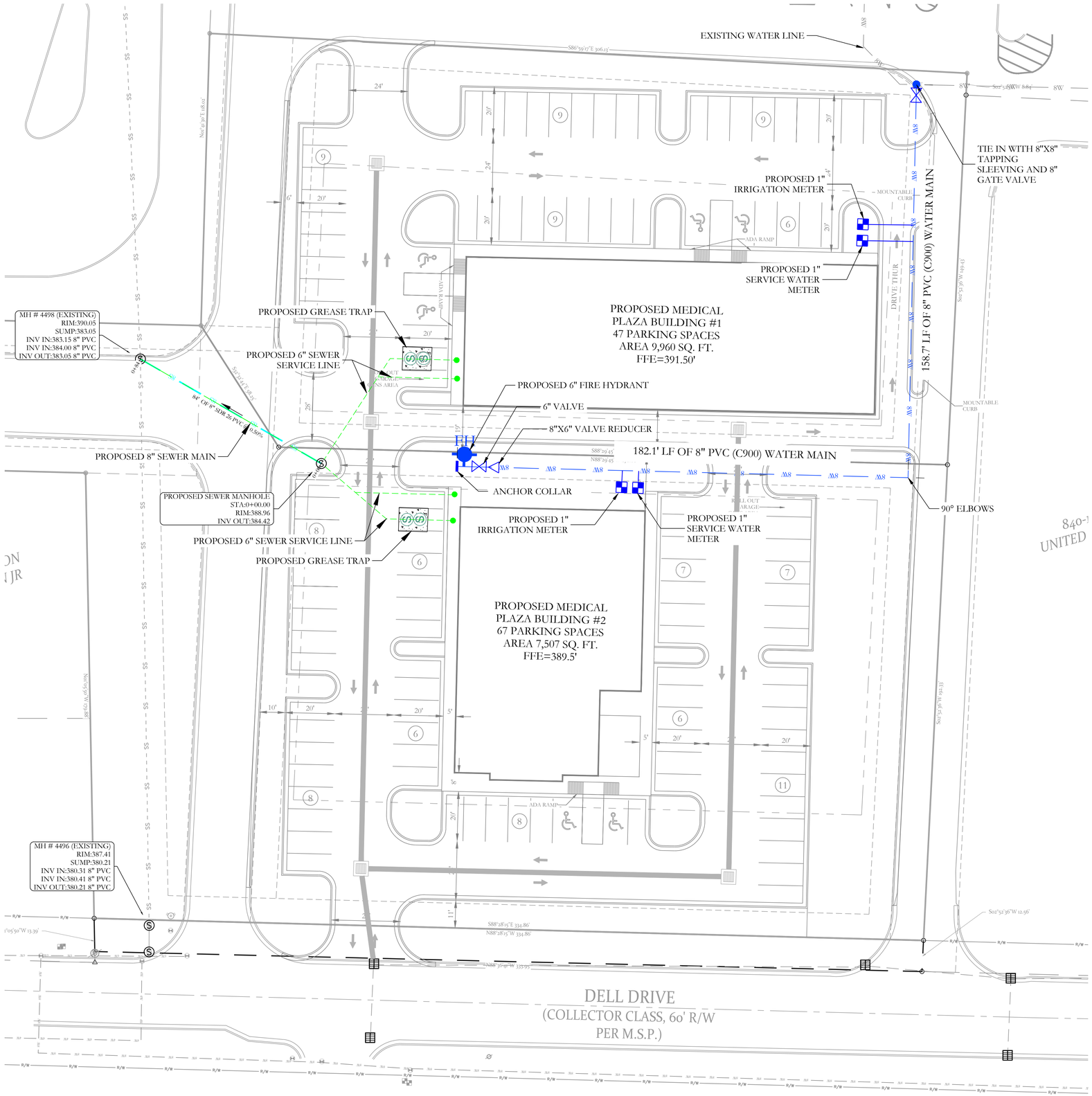
HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

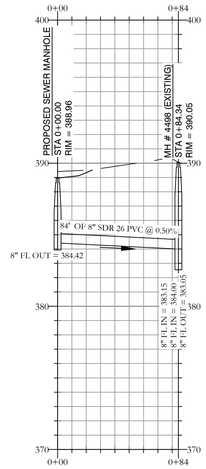
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
SITE PLAN
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03-19-2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	24-1351
SHEET:	C-1.0	SCALE:	

A:\HOPE CONSULTING\9. PROJECTS\11. 24-1351 DELL DRIVE - PH III @ BRYN\CIVIL\DWG\24-1351-03-12-2025.DWG

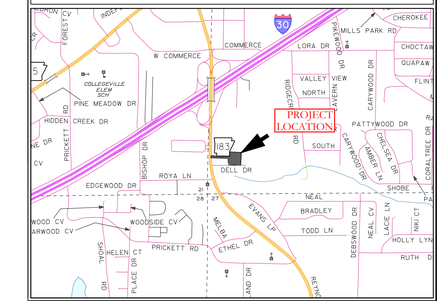




PROPOSED SEWER PROFILE

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

VICINITY MAP:

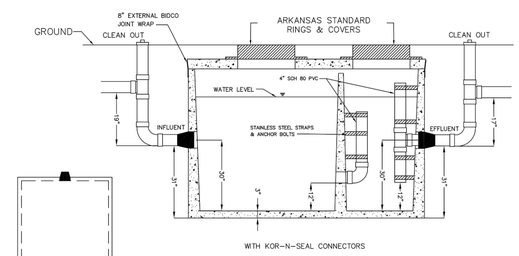


WATER UTILITY NOTES:

1. ALL WATER INSTALLATION SHALL BE DONE IN ACCORDANCE WITH CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.

SEWER CONSTRUCTION NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.



SPECIFICATIONS	
CONCRETE	4500 PSI @ 28 DAYS
REINFORCEMENT	TOP, BOTTOM, & SIDES-#3 BAR ON 10" CENTERS
LOADING	H-20 LOADING UPON REQUEST

1,000 GALLON GREASE TRAP

99 1/2" LONG X 65 1/2" WIDE X 67" TALL
(73" TALL WITH TRAFFIC LID)

OWNER:	DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC	Name: R & M DUNLAP PROPERTIES, LLC
Address:	Address:
Phone:	Phone:
Email:	Email:

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (166.4)
- Computed Point
- (M)- As Measured
- (P)- Per Deed or Plat Records
- ESMT - Easement
- B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BASED ON OBSERVATION

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
UTILITY PLAN & SEWER PROFILE

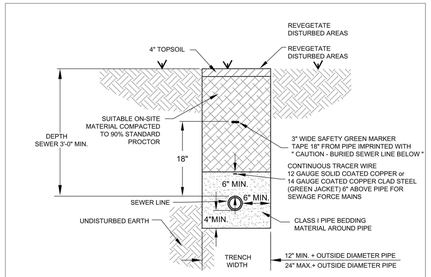
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/19/2025	C.A.D. BY:		DRAWING NUMBER:
REVISED:	--	CHECKED BY:		24-1351
SHEET:	C-2.0	SCALE:	1" = 20"	

500	XX	XX	0	XX	XX	XX	XX

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

D:\MOSES\24-1351\DWG\24-1351 UTILITY PLAN & SEWER PROFILE.DWG



NOTES:

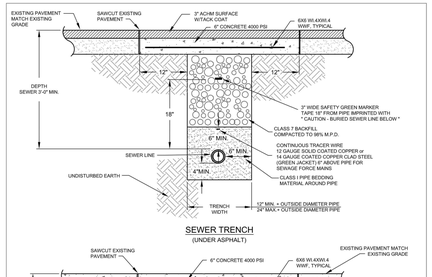
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

SEWER TRENCH

(NON-PAVED AREA)

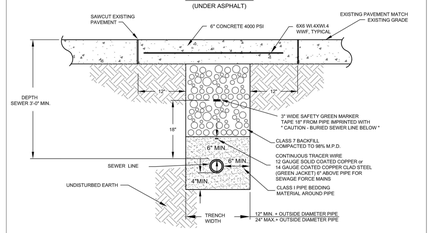
CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: SEWER TRENCH (NON-PAVED AREA)	REVISED: ----	S1
DRAWN BY:	CHECKED BY:	FILE: S1-Sewer Trench (Non-Paved Area).dwg



SEWER TRENCH

(UNDER ASPHALT)



SEWER TRENCH

(UNDER CONCRETE)

NOTES:

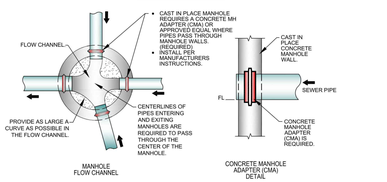
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

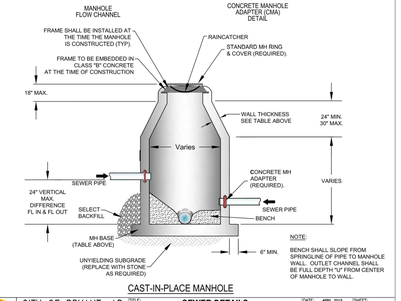
TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: SEWER TRENCH (UNDER PAVEMENT)	REVISED: ----	S2
DRAWN BY:	CHECKED BY:	FILE: S2-Sewer Trench (Under Pavement).dwg

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA.	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	30" (> 24" Pipes)
6' DIA	8"	12"	

MANHOLE INFORMATION TABLE



- CAST IN PLACE MANHOLE REQUIRED A CONCRETE MH ADAPTER (CMA) OR APPROVED EQUAL WHERE PIPES PASS THROUGH MANHOLE WALLS. (TYP.)
- INSTALL PER MANUFACTURERS INSTRUCTIONS.



NOTE:

BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

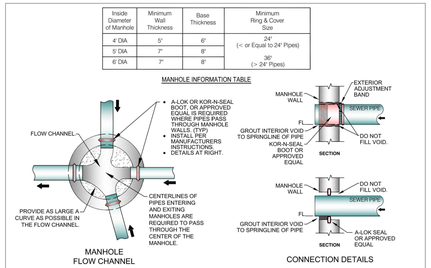
CAST-IN-PLACE MANHOLE

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

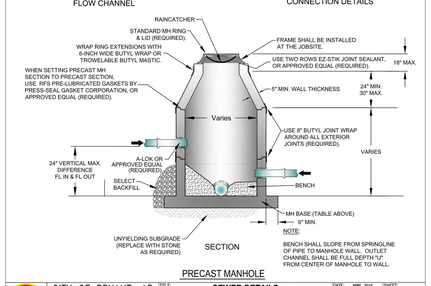
TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: CAST-IN-PLACE MANHOLE	REVISED: ----	S4
DRAWN BY:	CHECKED BY:	FILE: S4-Cast In Place Manhole.dwg

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA.	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	7"	8"	30" (> 24" Pipes)
6' DIA	7"	8"	

MANHOLE INFORMATION TABLE



- A-LOK OR KOR-N-SEAL BOOT, OR APPROVED EQUAL IS REQUIRED WHERE PIPES PASS THROUGH MANHOLE WALLS. (TYP.)
- INSTALL PER MANUFACTURERS INSTRUCTIONS.
- DETAILS AT RIGHT.



NOTE:

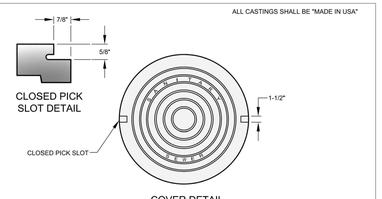
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

PRECAST MANHOLE

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

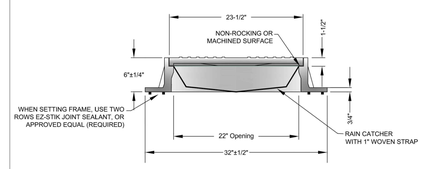
TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: PRECAST MANHOLE	REVISED: ----	S5
DRAWN BY:	CHECKED BY:	FILE: S5-Precast Manhole.dwg

ALL CASTINGS SHALL BE "MADE IN USA"



1. MINIMUM WEIGHT OF RING: 100 POUNDS
2. MINIMUM WEIGHT OF COVER: 110 POUNDS
3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.
4. CASTINGS SHALL BE "MADE IN USA"

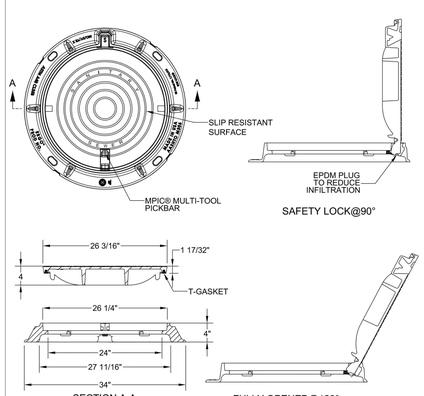
* DIMENSIONAL TOLERANCES SHALL NOT EXCEED 1/16 INCH PER FOOT



FRAME AND COVER DETAIL

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

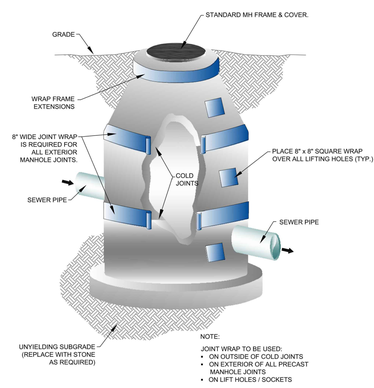
TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: MANHOLE FRAME AND COVER	REVISED: ----	S6
DRAWN BY:	CHECKED BY:	FILE: S6-Manhole Frame and Cover.dwg



HINGED FRAME AND COVER DETAIL

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

TITLE:	DATE: APRIL 2015	SHEET:
DESCRIPTION: HINGED MANHOLE FRAME AND COVER	REVISED: ----	S7
DRAWN BY:	CHECKED BY:	FILE: S7-Hinged Manhole Frame and Cover-OLD.dwg



NOTE:

JOINT WRAP TO BE USED:

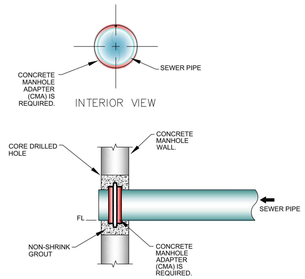
- ON OUTSIDE OF COLD JOINTS
- ON EXTERIOR OF ALL PRECAST MANHOLE JOINTS
- ON LIFT HOLES / SOCKETS

MANHOLE JOINT WRAP

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: MANHOLE JOINT WRAP	REVISED: ----	S9
DRAWN BY:	CHECKED BY:	FILE: S9-Manhole Joint Wrap.dwg

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.



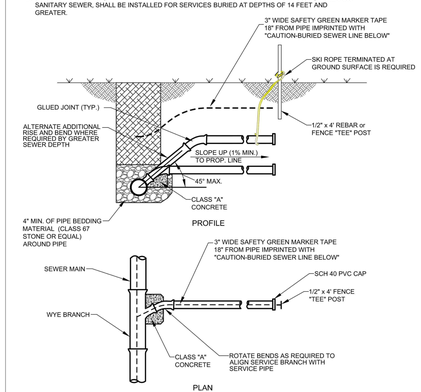
MANHOLE CORING DETAILS

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: MANHOLE CORING	REVISED: ----	S11
DRAWN BY:	CHECKED BY:	FILE: S11-Manhole Coring.dwg

NOTES:

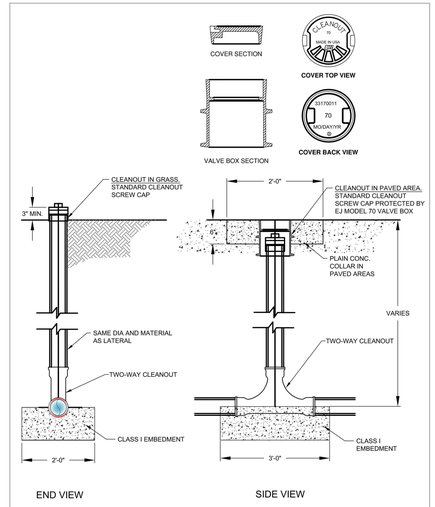
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0"
2. PLACE CLASS "A" CONCRETE UNDER EACH WYE BRANCH TO PREVENT CRACKING OR TWISTING UNDER EARTH LOADS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 1/2" x 4' STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACKFILL TO FINISHED GRADE OF PROPERTY.
5. 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON M.J. FITTINGS, LINED FOR SANITARY SEWER, SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 14 FEET AND GREATER.



SEWER SERVICE LATERAL

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: SEWER SERVICE LATERAL	REVISED: ----	S15
DRAWN BY:	CHECKED BY:	FILE: S15-Sewer Service Lateral.dwg

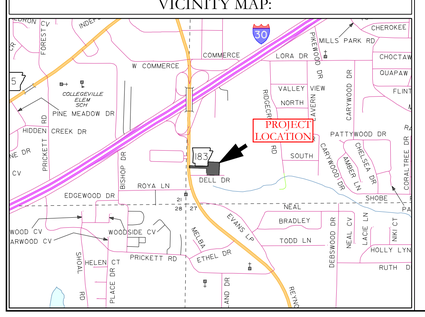


TYPICAL CLEANOUT

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0488

TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: SEWER SERVICE CLEANOUT	REVISED: ----	S16
DRAWN BY:	CHECKED BY:	FILE: S16-Sewer Service Cleanout.dwg

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

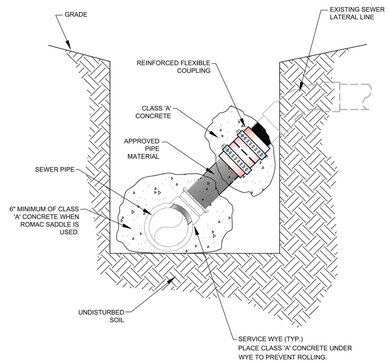
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
SEWER UTILITIES DETAILS
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	--	CHECKED BY:	24-1351
SHEET:	C-3.0	SCALE:	

500	XX	XX	0	XX	XX	XX	XX

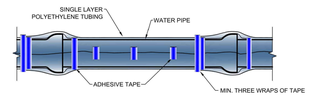
A:\HOPE\CONSULTING\9. PROJECTS\11. 24-1351 DELL DRIVE - PHI\11-PRY\CIVIL\DWG\24-1351_DELL_DRIVE_SP_03.18.25CD.DWG



CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

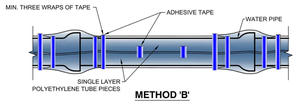
TITLE: **SEWER DETAILS**
DESCRIPTION: **CONNECT TO EXISTING SEWER SERVICE**
DATE: APRIL 2015 | REVISED: ----- | SHEET: **S19**
DRAWN BY: CHECKED BY: FILE: S19-Connect to Existing Sewer Service.dwg

4/15/2015 3:30:36 AM



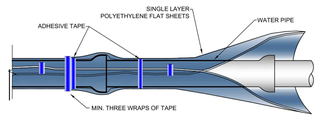
METHOD 'A'

METHOD 'A' USES ONE LENGTH OF POLYETHYLENE TUBE, OVERLAPPED AT THE JOINTS A MINIMUM OF 2 FEET.



METHOD 'B'

METHOD 'B' USES SEPARATE PIECES OF POLYETHYLENE TUBE FOR THE BARREL OF THE PIPE AND THE JOINTS. SHORT PIECES SHALL BE APPROXIMATELY 6' LONG AND OVERLAP BARREL SECTION BY A MINIMUM OF 2 FEET.



METHOD 'C'

METHOD 'C' - USED FOR PIPE-SHAPED AND ODD- SHAPED APPURTENANCES SUCH AS BENDS, REDUCERS, OFFSETS, VALVES, TEES, ETC.

ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY WRAPPED.

THE ANSI/AWWA C105/A21.5 STANDARD OUTLINES THREE METHODS OF INSTALLING POLYETHYLENE ENCASEMENT/ SLEEVING.

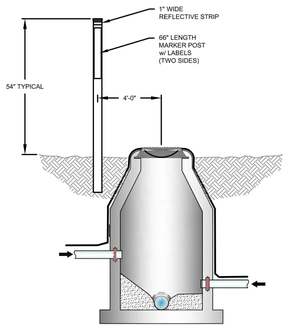
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: **SEWER DETAILS**
DESCRIPTION: **POLYETHYLENE PROTECTION MATERIAL**
DATE: APRIL 2015 | REVISED: ----- | SHEET: **S20**
DRAWN BY: CHECKED BY: FILE: S20-Poly Wrap.dwg

4/15/2015 3:30:64 AM

NOTES:

1. SEWER LINE MARKERS SHALL BE TRI-VIEW MARKING SYSTEM BY RHINO MARKING AND PROTECTION SYSTEMS OR CARSONITE INTERNATIONAL DUAL-SIDED UTILITY MARKER (CdB-380).
2. THE UPPERMOST PORTION OF THE CARSONITE MARKER SHALL BE MADE OF VISIBILITY ENHANCER (CVE-360).
3. TRI-VIEW MARKERS DO NOT REQUIRE VISIBILITY ENHANCERS.
4. AN ADDITIONAL WHITE 1" WIDE REFLECTIVE TAPE (3M OR EQUAL) SHALL BE PLACED AROUND THE FULL CIRCUMFERENCE OF THE TOP OF THE MARKER.

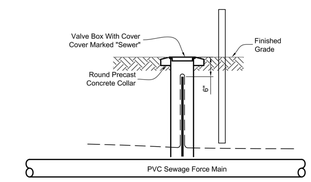


SEWER MARKER

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: **SEWER DETAILS**
DESCRIPTION: **SEWER MARKER**
DATE: APRIL 2015 | REVISED: ----- | SHEET: **S24**
DRAWN BY: CHECKED BY: FILE: S24-Sewer Marker.dwg

4/15/2015 3:30:53 AM



Notes:

1. Tracer Wire Test Station Shall Be Installed Every 1,000 Ft. Minimum And At Every Fiberglass Post Utility Marker.
2. Do Not Install Test Stations At Posts Located At Valves, Clean-out Stations Or Air Release Valves That Have Ground Rod Inside Access Vault

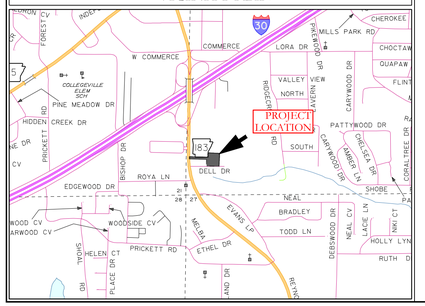
TRACER WIRE TEST STATION

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: **SEWER DETAILS**
DESCRIPTION: **TRACER WIRE TEST STATION**
DATE: APRIL 2015 | REVISED: ----- | SHEET: **S33**
DRAWN BY: CHECKED BY: FILE: S33-Tracer Wire Test Station.dwg

4/15/2015 3:30:00 AM

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

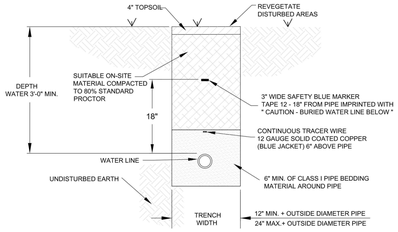
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
SEWER UTILITIES DETAILS
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	--	CHECKED BY:	24-1351
SHEET:	C-3.1	SCALE:	

500	XX	XX	0	XX	XX	XX	XX

A:\HOPE CONSULTING\0_PROJECTS\11-24-1351 DELL DRIVE - PHILLIP AYEA\CIVIL\DWG\24-1351-LOT-DELL DRIVE_07-31-2025.DWG



NOTES:

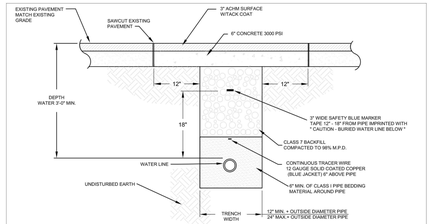
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

WATER MAIN TRENCH

(NON-PAVED AREA)

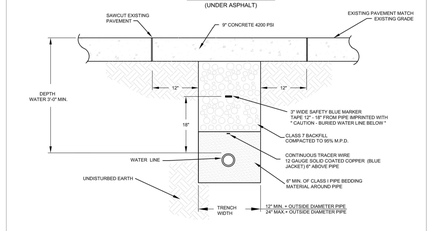
CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: WATER MAIN TRENCH (NON-PAVED AREA)	REVISED: ----	W1
DRAWN BY: CHECKED BY: FILE: W1-Water Trench (Non-Paved Area).dwg	----	



WATER MAIN TRENCH

(UNDER ASPHALT)



WATER MAIN TRENCH

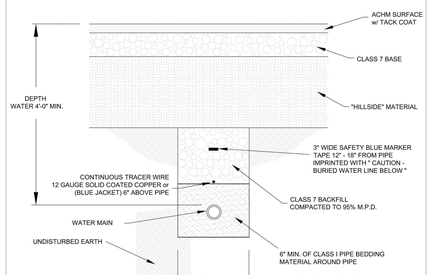
(UNDER CONCRETE)

NOTES:

1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: WATER MAIN TRENCH (UNDER PAVEMENT)	REVISED: ----	W2
DRAWN BY: CHECKED BY: FILE: W2-Water Trench (Under Pavement).dwg	----	



WATER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

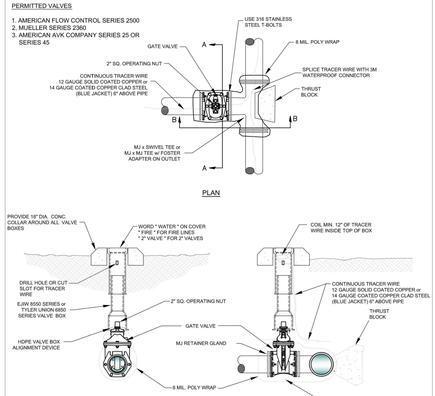
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: WATER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	REVISED: ----	W3
DRAWN BY: CHECKED BY: FILE: W3-Water Main Installation Prior to Roadway Const.dwg	----	

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL

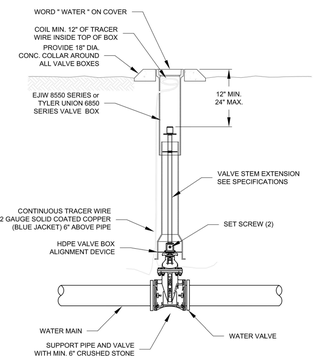
2" - 12"

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: GATE VALVE	REVISED: ----	W4
DRAWN BY: CHECKED BY: FILE: W4-Gate Valve.dwg	----	

NOTES:

1. OPERATING NUT EXTENSIONS SHALL BE USED WHEN THE TOP OF THE OPERATING NUT IS GREATER THAN 4 FEET FROM THE TOP OF FINISHED SURFACE.
2. THE STEM EXTENSION SHALL BE OF ADEQUATE LENGTH TO REACH FROM THE VALVE OPERATING NUT TO A POINT WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.



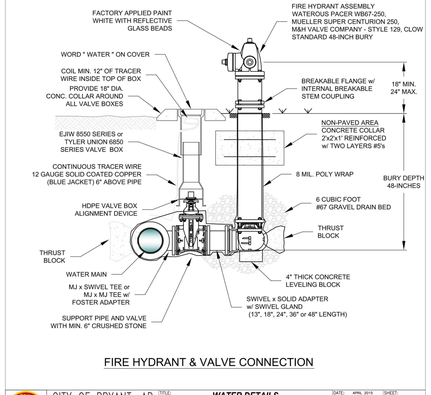
VALVE WITH STEM EXTENSION

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: VALVE STEM EXTENSION	REVISED: ----	W7
DRAWN BY: CHECKED BY: FILE: W7-Valve Stem Extension.dwg	----	

NOTES:

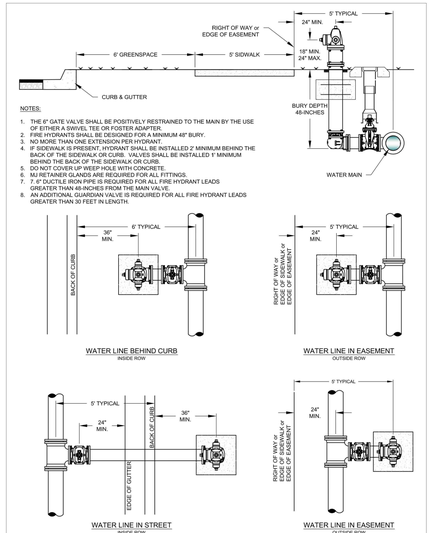
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
4. NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
8. 7. 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
9. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.



FIRE HYDRANT & VALVE CONNECTION

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: FIRE HYDRANT AND VALVE CONNECTION	REVISED: ----	W8
DRAWN BY: CHECKED BY: FILE: W8-Fire Hydrant and Valve.dwg	----	

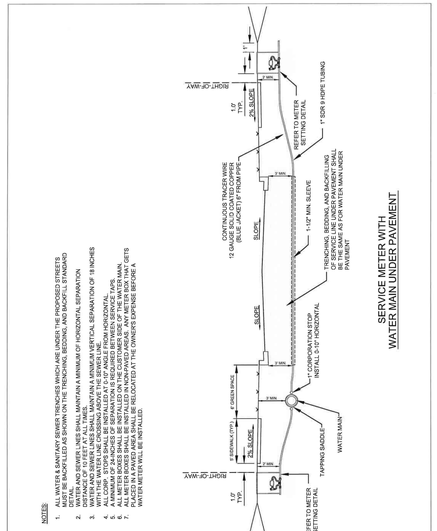


NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. NO MORE THAN ONE EXTENSION PER HYDRANT.
4. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
5. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. 7. 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
8. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: FIRE HYDRANT PLACEMENT	REVISED: ----	W9
DRAWN BY: CHECKED BY: FILE: W9-Fire Hydrant Placement.dwg	----	



NOTES:

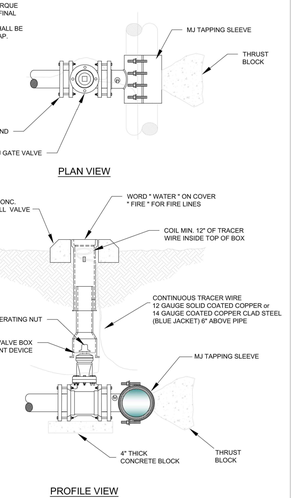
1. ALL WATER & SANITARY SEWER TRENCHES WHICH ARE UNDER THE PROPOSED STREETS SHALL BE BACKFILLED WITH CLASS 7 BACKFILL MATERIAL PER ARKANSAS STANDARD DETAIL.
2. WATER LINE AND SEWER LINES SHALL MAINTAIN A MINIMUM OF HORIZONTAL SEPARATION DISTANCE OF 10 FEET AT ALL TIMES.
3. WATER LINE AND SEWER LINES SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18 INCHES WITH THE WATER LINE CROSSING ABOVE THE SEWER LINE.
4. ALL SERVICE LINES SHALL BE INSTALLED AT A MINIMUM 5' HORIZONTAL.
5. A MINIMUM OF 24-INCHES OF SEPARATION IS REQUIRED BETWEEN SERVICE LINES.
6. ALL METER BOXES SHALL BE INSTALLED IN NON-PAVED AREAS. ANY METER BOX THAT GETS PLACED IN PAVED AREAS SHALL BE REPLACED BY THE OWNER'S EXPENSE BEFORE ALL WATER METER WILL BE INSTALLED.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: METER SERVICE LINE UNDER PAVEMENT	REVISED: ----	W11
DRAWN BY: CHECKED BY: FILE: W11-Meter Service Line Under Pavement.dwg	----	

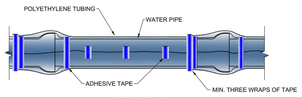
NOTES:

1. TAPPING SLEEVE SHALL BE SMITH-BLAIR 662 OR FORD FAST.
2. AFTER THE TAP IS MADE, RE-TORQUE BOLTS ON SLEEVE TO SEAL TO FINAL SHAPE OF PIPE.
3. TAPPING SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL POLY WRAP.



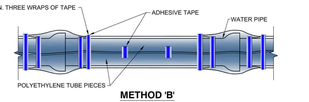
CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: TAPPING SLEEVE AND VALVE	REVISED: ----	W13
DRAWN BY: CHECKED BY: FILE: W13-Tapping Sleeve and Valve.dwg	----	



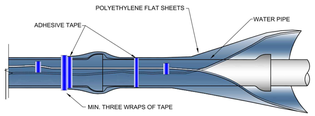
METHOD 'A'

METHOD 'A' USES ONE LENGTH OF POLYETHYLENE TUBE, OVERLAPPED AT THE JOINTS A MINIMUM OF 2 FEET.



METHOD 'B'

METHOD 'B' USES SEPARATE PIECES OF POLYETHYLENE TUBE FOR THE BARREL OF THE PIPE AND THE JOINTS. SHORT PIECES SHALL BE APPROXIMATELY 6' LONG AND OVERLAP BARREL SECTION BY A MINIMUM OF 2 FEET.



METHOD 'C'

METHOD 'C' - USED FOR PIPE-SHAPED AND COD- SHAPED APPURTENANCES SUCH AS BENDS, REDUCERS, OFFSETS, VALVES, TEES, ETC.

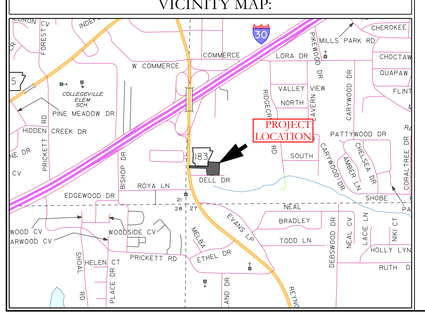
ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY WRAPPED.

THE ANSI/AWWA C105/A21.5 STANDARD OUTLINES THREE METHODS OF INSTALLING POLYETHYLENE ENCASEMENT/ SLEEVING.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION: POLYETHYLENE PROTECTION MATERIAL	REVISED: ----	W14
DRAWN BY: CHECKED BY: FILE: W14-Poly Wrap.dwg	----	

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS

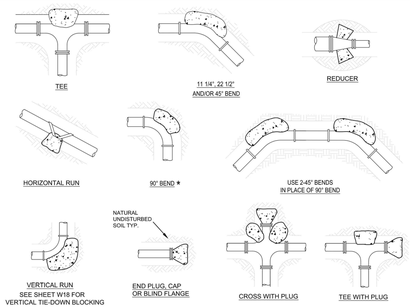
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
WATER UTILITIES DETAILS
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/19/2025	C.A.D. BY:					DRAWING NUMBER:
REVISED:	--	CHECKED BY:					24-1351
SHEET:	C-4.0	SCALE:					
500	XX	XX	0	XX	XX	XX	XX

A:\HOPE\CONSULTING\9. PROJECTS\11. 24-1351\DELL DRIVE - PH III\DWG\24-1351_DELL DRIVE - PH III.DWG



THRUST BLOCK SCHEDULE

(2000 PSF SOIL, 200 PSI WATER PRESSURE, 100 PSI WATER HAMMER)

FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQ FT (HORIZONTAL BENDS)					VOLUME OF THRUST BLOCK IN CU FEET (VERTICAL BENDS)						
	PLUG	BEND DISCS				FITTING SIZE	BEND DISCS				ROD DIAM.	EMBED-MENT
	TEE OR CAP	90°	45°	22 1/2°	11 1/4°		90°	45°	22 1/2°	11 1/4°		
2, 3, & 4	1.9	2.7	1.4	0.7	0.4	2, 3, & 4	35.5	19.2	9.8	4.9	3/4"	30"
6	5.8	7.8	4.3	2.2	1.1	6	105.8	57.2	29.2	14.7	7/8"	30"
8	9.9	13.0	7.4	3.8	1.9	8	181.6	98.1	50.2	25.2	1 1/8"	30"
12	20.5	29.5	15.7	8.0	4.0	12	387.1	209.3	106.8	53.7	1 1/4"	30"
14	28.4	40.8	21.8	11.1	5.6	14	536.1	289.7	148.0	74.4	1 3/8"	30"
16	34.5	53.4	28.5	14.5	16.6	16	844.7	457.2	233.1	117.1	1 1/2"	36"
24	76.4	110.9	60.0	30.6	15.4	24	1476.7	800.3	408.0	205.0	1 3/4"	36" *

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

THRUST BLOCK NOTES:

1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL "POLYETHYLENE" BEFORE PLACING CONCRETE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 psi. PLUS 100 psi. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED. SHOULD FIELD CONDITIONS VARY.
5. USE FULL CIRCLE BEARING PLATE ON THRUST BLOCKS.
6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

THRUST BLOCKING

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: WATER DETAILS
DESCRIPTION: THRUST BLOCKING
DATE: APRIL 2015 | REVISED: ----- | SHEET: W16
DRAWN BY: | CHECKED BY: | FILE: W16-Thrust Blocking.dwg

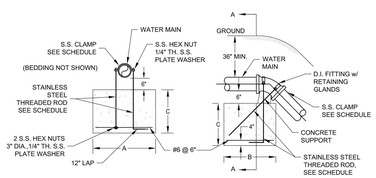
4/29/2015 3:34:17 AM

BLOCKING SCHEDULE

PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.
	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.
	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH RETAINING GLANDS. BEDDING NOT SHOWN



VERTICAL TIE-DOWN BLOCKING

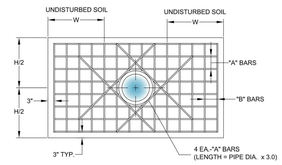
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: WATER DETAILS
DESCRIPTION: VERTICAL TIE-DOWN BLOCKING
DATE: APRIL 2015 | REVISED: ----- | SHEET: W17
DRAWN BY: | CHECKED BY: | FILE: W17-Vertical Tie-Down Blocking.dwg

4/29/2015 3:34:17 AM

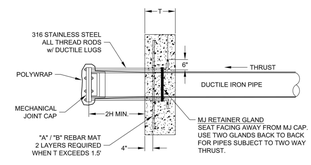
ANCHOR COLLAR SCHEDULE

PIPE SIZE	* MINIMUM DIMENSIONS W	H	T	REINFORCING BARS "A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	#6 @ 6"	#6 @ 6"
8"	2.0'	2.5'	1.0'	#6 @ 6"	#6 @ 6"
12"	2.5'	4.0'	1.5'	#6 @ 6"	#6 @ 6"
16"	3.5'	5.0'	1.5'	#6 @ 6"	#6 @ 6"
20"	5.0'	5.5'	2.0'	#6 @ 6"	#6 @ 6"
24"	6.5'	6.0'	2.0'	#7 @ 6"	#7 @ 10"



NOTES:

1. DESIGN PRESSURE IS 200 PSI PLUS 100 PSI SURGE AND 2,000 PSI SOIL BEARING.
2. ALL DIMENSIONS ARE MINIMUM REQUIREMENTS. ACTUAL FIELD CONDITIONS MAY REQUIRE LARGER DIMENSIONS.
3. ALL RETAINER GLANDS SHALL BE MEGA-LUG BY EBAA IRON.



ANCHOR COLLAR

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: WATER DETAILS
DESCRIPTION: ANCHOR COLLAR
DATE: APRIL 2015 | REVISED: ----- | SHEET: W18
DRAWN BY: | CHECKED BY: | FILE: W18-Anchor Collar.dwg

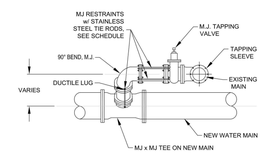
4/29/2015 3:34:17 AM

NOTES:

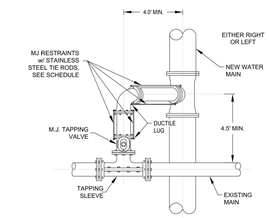
1. SWING CONNECTIONS USING 90° BENDS SHALL BE PERMITTED BY THE CITY ON A CASE BY CASE BASIS.
2. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
3. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS (OTHER DIMENSIONS MAY BE USED).
4. PROVIDE ALL THREAD STAINLESS STEEL TIE RODS WITH DUCTILE LUGS FOR ANCHORING ALL JOINTS.
5. ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
6. TRACER WIRE SHALL BE INSTALLED ON ALL NEW WATER LINES.
7. ALL FITTINGS, VALVES, AND DIP SHALL BE POLY WRAPPED.

SCHEDULE OF TIE RODS

SIZE	NUMBER OF ROD PER FITTING	DIAMETER OF S.S. RODS
8"	4	3/4"
12"	4	3/4"



SECTION VIEW



PLAN VIEW

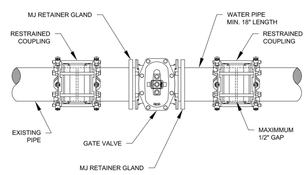
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: WATER DETAILS
DESCRIPTION: SWING CONNECTION - NEW MAIN TO EXISTING MAIN
DATE: APRIL 2015 | REVISED: ----- | SHEET: W20
DRAWN BY: | CHECKED BY: | FILE: W20-Swing Connection.dwg

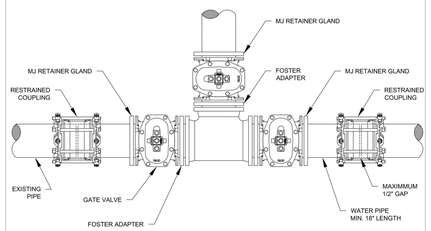
4/29/2015 3:34:17 AM

NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.



VALVE CUT-IN



TEE AND VALVES CUT-IN

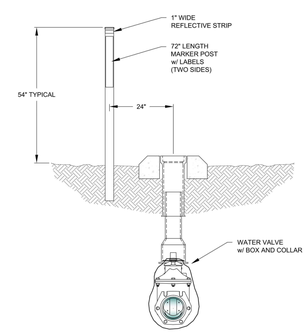
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: WATER DETAILS
DESCRIPTION: VALVE CUT-IN
DATE: APRIL 2015 | REVISED: ----- | SHEET: W21
DRAWN BY: | CHECKED BY: | FILE: W21-Valve Cut In.dwg

4/29/2015 3:34:17 AM

NOTES:

1. WATER LINE MARKERS SHALL BE TRI-VIEW MARKING SYSTEM BY RHINO MARKING AND PROTECTION SYSTEMS OR CARSONITE INTERNATIONAL DUAL-SIDED UTILITY MARKER (CIB-380).
2. THE UPPERMOST PORTION OF THE CARSONITE MARKER SHALL BE MADE OF VISIBILITY ENHANCER (CVE-360).
3. TRI-VIEW MARKERS DO NOT REQUIRE VISIBILITY ENHANCERS.
4. AN ADDITIONAL WHITE 1" WIDE REFLECTIVE TAPE (3M OR EQUAL) SHALL BE PLACED AROUND THE FULL CIRCUMFERENCE OF THE TOP OF THE MARKER.



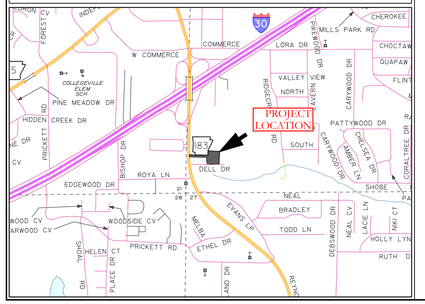
VALVE MARKER

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 847-3448

TITLE: WATER DETAILS
DESCRIPTION: VALVE MARKER
DATE: APRIL 2015 | REVISED: ----- | SHEET: W22
DRAWN BY: | CHECKED BY: | FILE: W22-Valve Marker.dwg

4/29/2015 3:34:17 AM

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

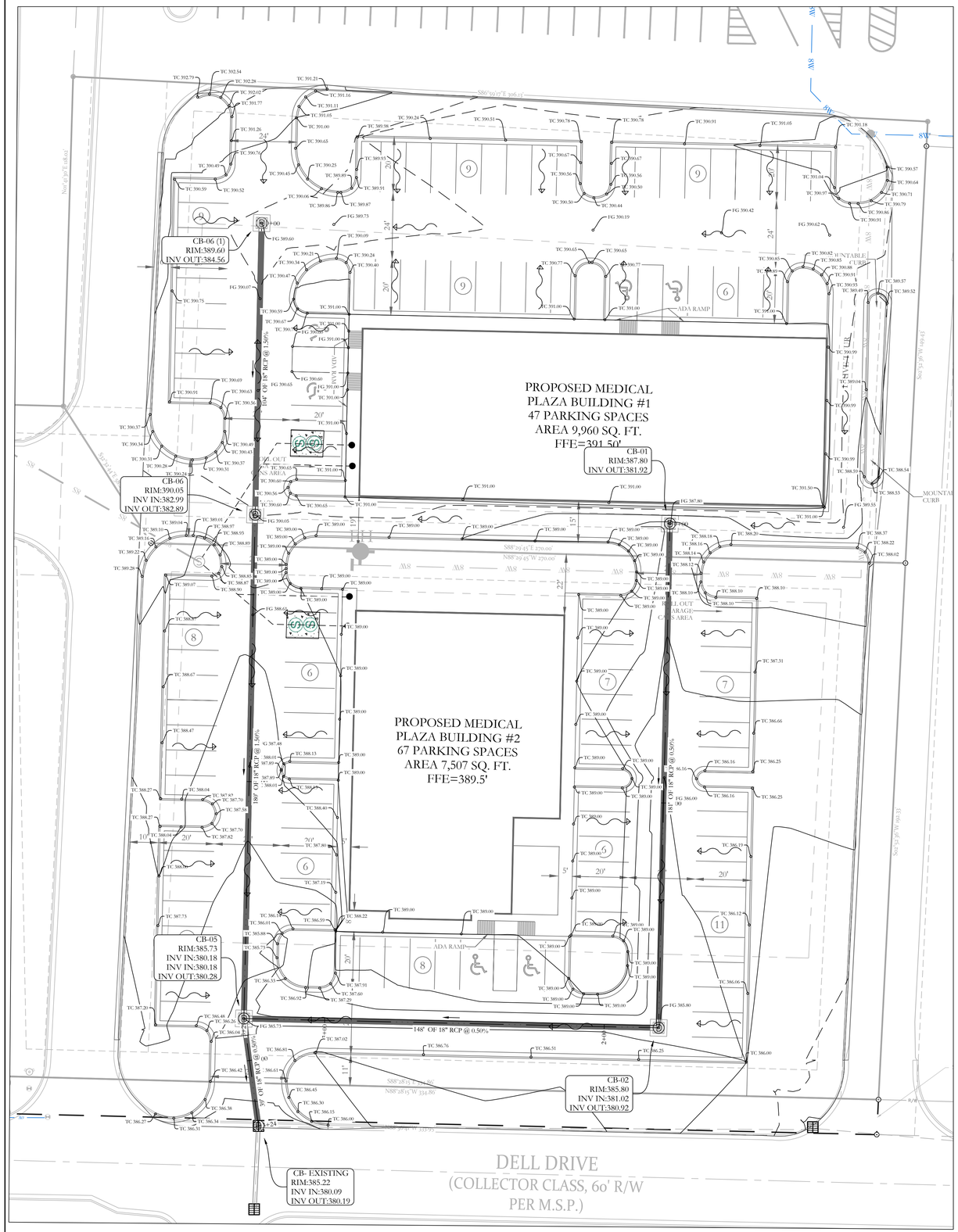
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
WATER UTILITIES DETAILS
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

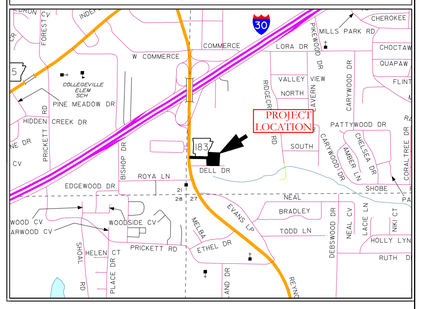
DATE:	03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	--	CHECKED BY:	24-1351
SHEET:	C-4.1	SCALE:	

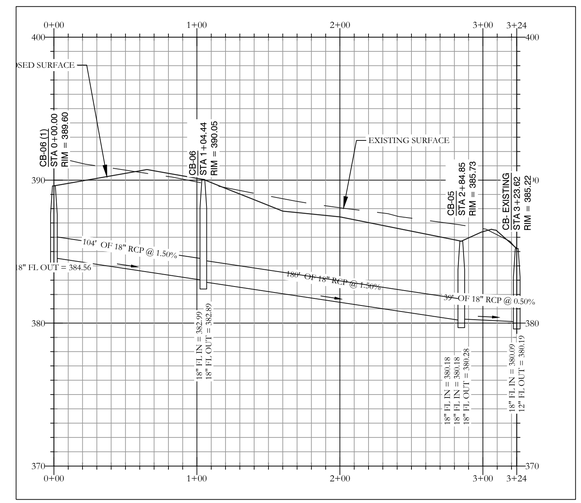
500	XX	XX	0	XX	XX	XX	XX

A:\HOPE CONSULTING\0_PROJECTS\11-24-1351 DELL TI DRIVE - PH1 FLIP\ARCADVTIL\DWG\24-1351 DELL TI DRIVE - PH1 FLIP.DWG



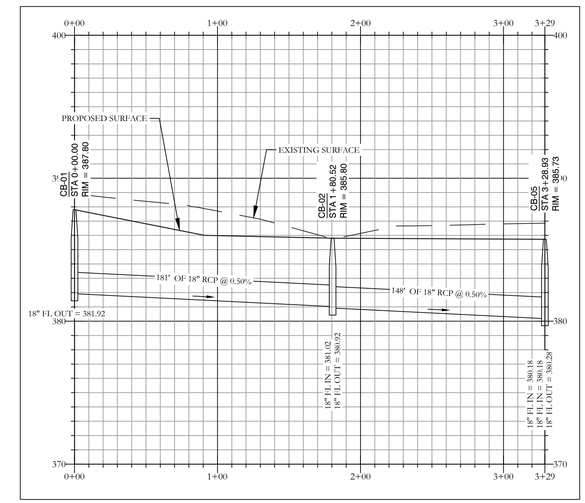
VICINITY MAP:





PROPOSED STORM DRAIN-A PROFILE

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



PROPOSED STORM DRAIN-B PROFILE

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

HDPE
RCP

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

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, NORTH ZONE
BY GPS OBSERVATION

N

50' 25' 0 50'

OWNER:
Name: R & M DUNLAP PROPERTIES, LLC
Address:
Phone:
Email:

DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC
Address:
Phone:
Email:

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
(M)- As Measured
(P) - Per Deed or Plat Records
ESMT - Easement
B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication
- Water Flow Path

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

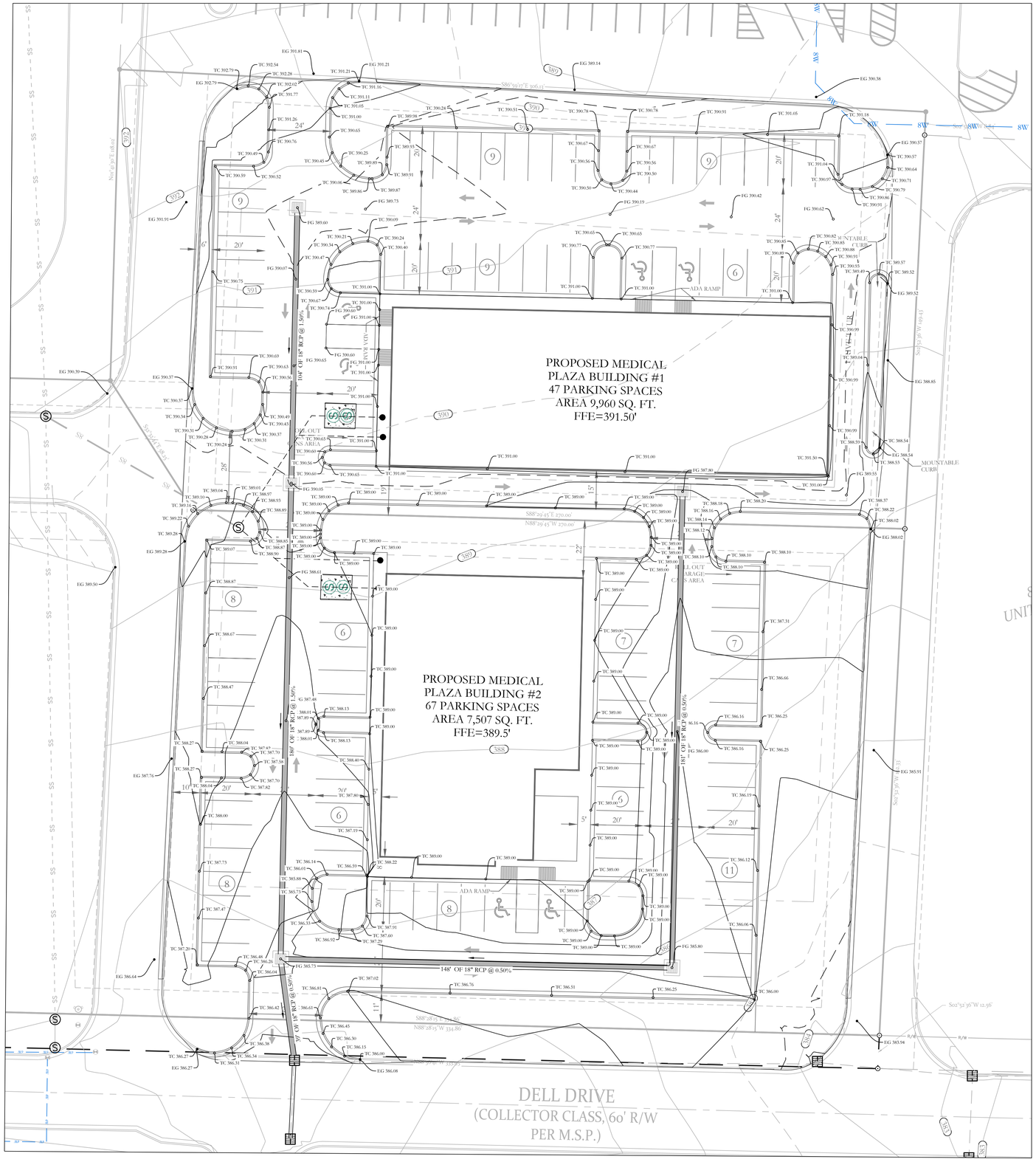
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
STORM DRAINAGE PLAN & PROFILE
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	--	CHECKED BY:	24-1351
SHEET:	C-5.0	SCALE: 1' = 20"	

500	XX	XX	0	XX	XX	XX	XX

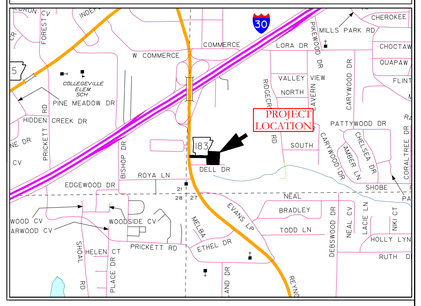
A:\HOPE CONSULTING\0. PROJECTS\11-24-1351 DELL DRIVE - PH III\BLDG\CIVIL\DWG\24-1351\24-1351-DELL_DR_SITE_03-18-2025.DWG



GRADING PLAN NOTES

1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. FILL SHALL BE COMPACTED AT LEAST 98% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
5. THE MOISTURE CONTENT OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
6. SUB-GRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
7. ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
8. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

VICINITY MAP:

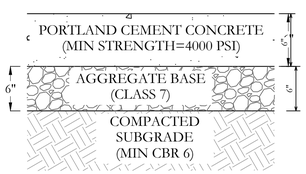


OWNER:
Name: R & M DUNLAP PROPERTIES, LLC
Address: _____
Phone: _____
Email: _____

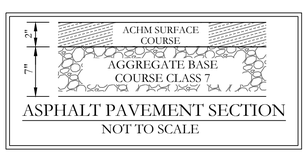
DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC
Address: _____
Phone: _____
Email: _____

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (16614)
- Computed Point
- (M)- As Measured
- (P)- Per Deed or Plat Records
- ESMT - Easement
- B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication

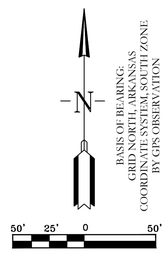


HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



ASPHALT PAVEMENT SECTION
NOT TO SCALE

HDPE
RCP



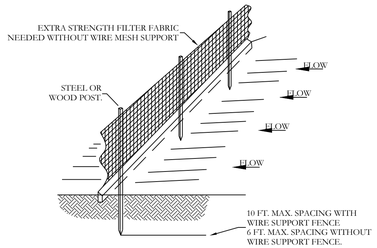
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

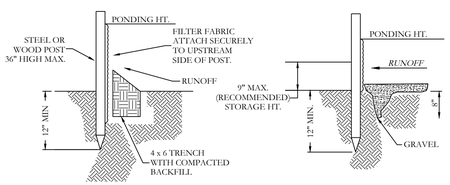
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
GRADING PLAN
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/19/2025	C.A.D. BY:				DRAWING NUMBER:	
REVISED:	--	CHECKED BY:				24-1351	
SHEET:	C-6.0	SCALE:	1' = 20"				
500	XX	XX	0	XX	XX	XX	XX

A:\HOPE CONSULTING\0 PROJECTS\24-1351\DELL DR\DWG\24-1351 DELL DR.DWG 03/18/2025 DMCG





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL.

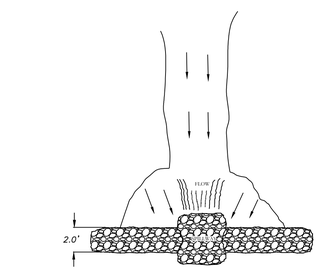
ALTERNATE DETAIL
TRENCH WITH GRAVEL.

NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

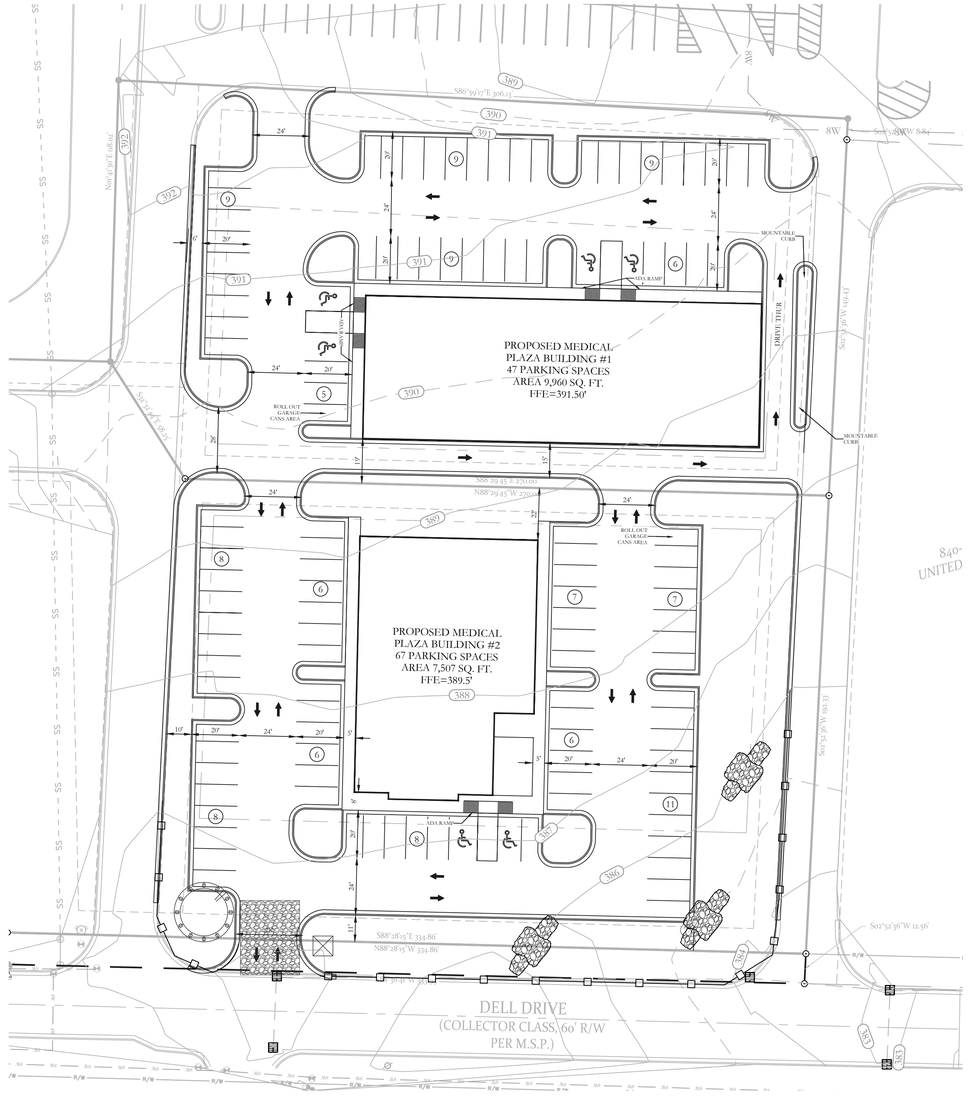
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE



NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
2.) PLACE ROCKS ON UPSTREAM SIDE OF DAM TO SLOW THE FLOW WITH TIGHT GROUPING.
3.) USE STONE, ROCKS, OR FILTER FABRIC TO FILL TO TOP OF POST.
BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18" x 24".
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM



ERC LEGEND

SITE POSTING

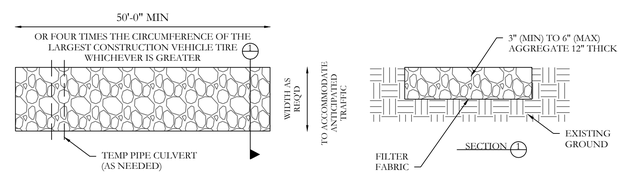
CONC. WASHOUT DETENTION AREA

SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

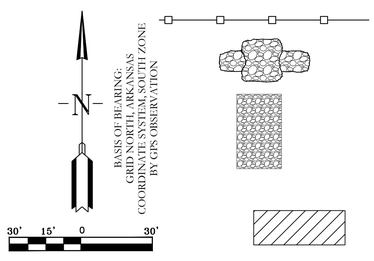
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

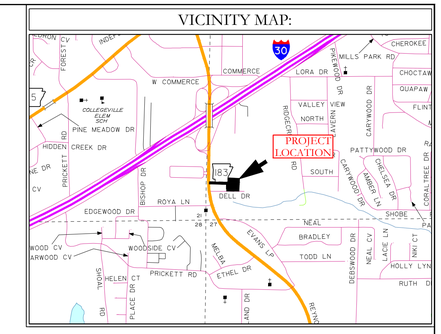
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.



VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

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

FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
EROSION CONTROL PLAN
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

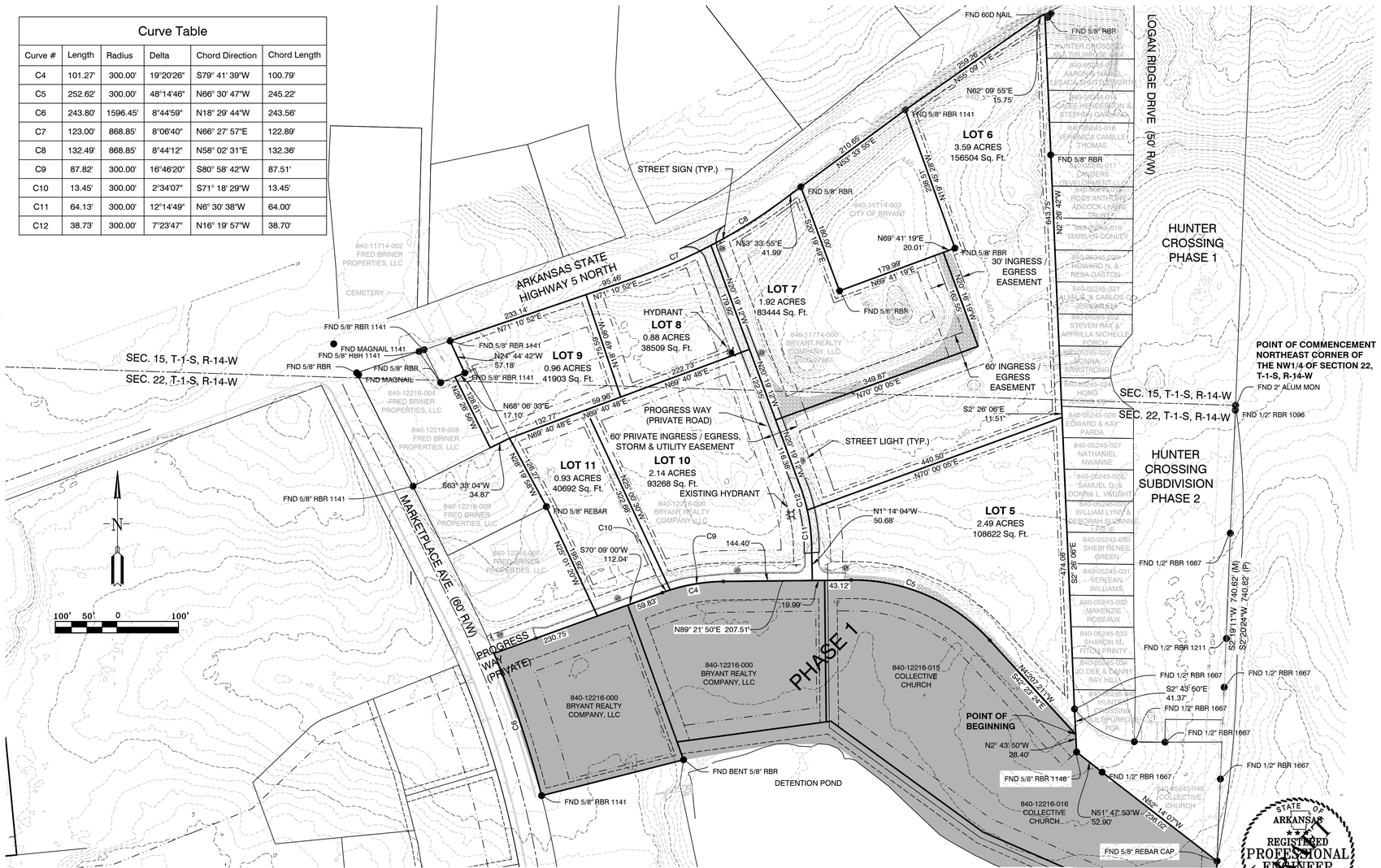
DATE:	03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	--	CHECKED BY:	24-1351
SHEET:	C-7.0	SCALE: 1" = 30"	

500	XX	XX	0	XX	XX	XX	XX

A:\HOPE CONSULTING\0 PROJECTS\24-1351\DELL DRIVE\DWG\24-1351-DELL DRIVE-EROSION CONTROL PLAN.DWG

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	101.27'	300.00'	19°20'26"	S79° 41' 39"W	100.79'
C5	252.62'	300.00'	48°14'46"	N66° 30' 47"W	245.22'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	123.00'	868.85'	8°06'40"	N66° 27' 57"E	122.89'
C8	132.49'	868.85'	8°44'12"	N58° 02' 31"E	132.36'
C9	87.82'	300.00'	16°46'20"	S80° 58' 42"W	87.51'
C10	13.45'	300.00'	2°34'07"	S71° 18' 29"W	13.45'
C11	64.13'	300.00'	12°14'49"	N6° 30' 38"W	64.00'
C12	38.73'	300.00'	7°23'47"	N16° 19' 57"W	38.70'


ARKANSAS STATE HIGHWAY 5 NORTH
MARKETPLACE AVE. (60 R/W)
PROGRESS WAY (PRIVATE)
SEC. 15, T-1-S, R-14-W
SEC. 22, T-1-S, R-14-W
LOGAN RIDGE DRIVE (50' R/W)
HUNTER CROSSING PHASE 1
HUNTER CROSSING SUBDIVISION PHASE 2
LOT 5 2.49 ACRES 108622 Sq. Ft.
LOT 6 3.59 ACRES 156504 Sq. Ft.
LOT 7 1.92 ACRES 83444 Sq. Ft.
LOT 8 0.88 ACRES 38509 Sq. Ft.
LOT 9 0.96 ACRES 41903 Sq. Ft.
LOT 10 2.14 ACRES 93268 Sq. Ft.
LOT 11 0.93 ACRES 40692 Sq. Ft.
PHASE 1
POINT OF BEGINNING
POINT OF COMMENCEMENT NORTHEAST CORNER OF THE NW1/4 OF SECTION 22, T-1-S, R-14-W
30' INGRESS / EGRESS EASEMENT
60' INGRESS / EGRESS EASEMENT
60' PRIVATE INGRESS / EGRESS, STORM & UTILITY EASEMENT
PROGRESS WAY (PRIVATE ROAD)
EXISTING HYDRANT
HYDRANT
STREET SIGN (TYP.)
STREET LIGHT (TYP.)
DETENTION POND
840-11714-002 FRED BRINER PROPERTIES, LLC
840-12216-004 FRED BRINER PROPERTIES, LLC
840-12216-008 FRED BRINER PROPERTIES, LLC
840-12216-009 FRED BRINER PROPERTIES, LLC
840-12216-007 FRED BRINER PROPERTIES, LLC
840-12216-000 BRYANT REALTY COMPANY, LLC
840-11714-000 BRYANT REALTY COMPANY, LLC
840-11714-003 CITY OF BRYANT
840-12216-015 COLLECTIVE CHURCH
840-12216-016 COLLECTIVE CHURCH
CEMETERY
FND 5/8" RBR 1141
FND 5/8" RBR
FND MAGNAIL
FND MAGNAIL 1141
FND 60D NAIL
FND BENT 5/8" RBR
FND 5/8" REBAR
FND 5/8" RBR 1148
FND 5/8" REBAR CAP
FND 2" ALUM MON
FND 1/2" RBR 1096
FND 1/2" RBR 1667
FND 1/2" RBR 1211
N69° 41' 19"E 20.01'
N62° 09' 55"E 15.75'
N53° 33' 55"E 41.99'
N2° 43' 50"W 28.40'
N51° 47' 53"W 52.90'
S2° 43' 50"E 41.37'
S2°20'24"W 740.82' (P)
S2°19'11"W 740.62' (M)
N89° 21' 50"E 207.51'
N69° 40' 48"E 222.73'
N70° 00' 05"E 349.87'
N1° 14' 04"W 50.68'
S70° 09' 00"W 112.04'
S63° 39' 04"W 34.87'
N68° 06' 33"E 17.10'
N24° 44' 42"W 57.18'
N71° 10' 52"E 233.14'
N71° 10' 52"E 95.46'
N2° 26' 42"W 643.75'
N2° 26' 06"E 474.06'
N2° 26' 06"E 643.75'
N20° 19' 12"W 179.99'
N20° 19' 12"W 173.92'
N20° 19' 12"W 122.78'
N20° 19' 12"W 173.38'
N20° 19' 12"W 179.99'
N20° 16' 19"W 162.95'
N20° 19' 49"E 180.00'
N19° 45' 28"W 238.51'
N62° 14' 07"W 236.02'
N62° 24' 41"W 207.21'
N62° 24' 41"W 243.75'
N26° 29' 38"W 128.61'
N26° 19' 58"W 126.27'
N26° 01' 20"W 126.92'
N25° 07' 30"W 322.88'
N26° 26' 56"W 128.61'
N26° 26' 56"E 128.61'
N26° 26' 56"E 128.61'
N26° 26' 56"E

vi. Proposed versus existing contours are difficult to distinguish
vii. Label index contours
viii. Label street names

4. **25190 I-30 – 2 Lot Commercial Plat**
   a. Utilities
      i. Sewer can be tied into existing Gravity sewer.
      ii. Easement from neighboring property owner must be provided.

   b. Streets & Stormwater
      i. No comment

   c. Engineering
      i. Utility easements? (must meet Bryant planning regulations)
      ii. Show county tax ID
      iii. Show any other supporting record documents (if any)

5. **Creekside Addition Phase 2B – Final Plat**
   a. Utilities
      i. Review Final Plat Checklist

   b. Streets & Stormwater
      i. Review Final Plat Checklist

   c. Engineering
      i. Need full set of as-builts
      ii. Remove engineer's seal (Arkansas PE rules, Article 12 Section B.1.c.) from utility as-built drawings
      iii. Add a caveat or disclaimer per Arkansas PE rules (Article 12 Section B.1.c.) on the as-built drawings
      iv. Have sidewalks been constructed?
      v. Street lights or the required documents in place?
      vi. Street signs not in place!
      vii. curb inlets have concrete debris inside!
      viii. Verification that all bonds are in place!

50k or 50% Sewer 2-years or In spec book

6. **Marketplace East Phase 2 – Preliminary Plat**
   a. Utilities

   b. Streets & Stormwater

i. See Engineering Comments No response

c. Engineering
   1. Label easements which are non-standard Will comply
   ii. Show existing road to tank site Will comply
   iii. Show existing property lines Will comply
   iv. Are there any other private roads planned? All private roads are shown on plat
   v. Are there any storm drainage system improvements planned (i.e. storm drains, inlets, etc.)? We are submitting plat only at this time.
   vi. Submit storm drainage calculations See response v.
   vii.

7. Reynolds Centre – Lot 2 – Replat into Lots 2A and 2B

a. Utilities
   i. No comment

b. Streets & Stormwater
   i. No comment

c. Engineering
   i. Utility easements on new side property lines for the new lots? (must meet Bryant planning regulations)
   ii. Show any supporting record documents (if any)
   iii. Is there an ingress/egress easement for the new Lot 2B?

8. Cornerstone Montessori – 4910 Springhill Road – Half-Street Improvements

a. Utilities
   i.

b. Streets & Stormwater
   i. Multi-use trail needs to be shown on plans
   ii. Discuss ditching where 18" ADS outflow end
   iii. Geotechnical report we will be require for Springhill Rd

c. Engineering
   i. Drawing 2 of 6
      1. Add a General Erosion Control note which indicates that the erosion control plan shown is to be modified as needed during construction to accommodate changes in site conditions.
      2. Add a SWPPP note which indicates that the erosion control devices and materials shown on this drawing are not

CREEKSIDE ADDITION
PHASE 2B
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

Prepared by:

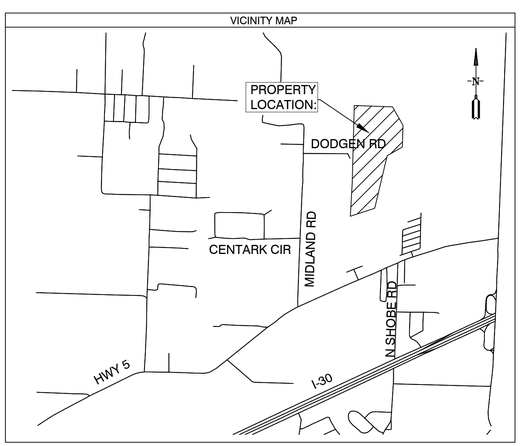
GarNat Engineering, LLC

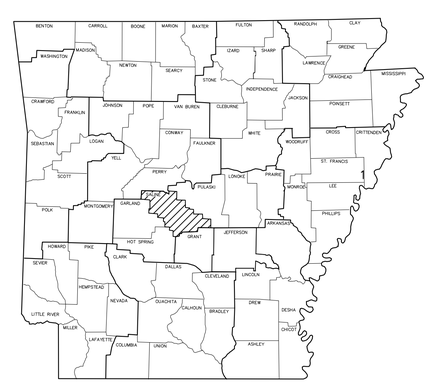
Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068





ARKANSAS

2 FINAL PLAT

4 DRAINAGE PLAN

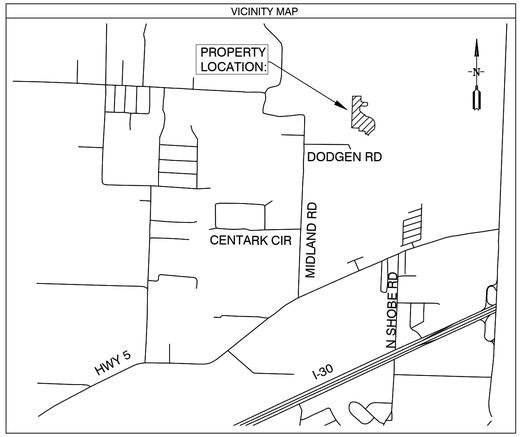
6 DRAINAGE PROFILES

7 WATER AND SEWER UTILITY PLAN

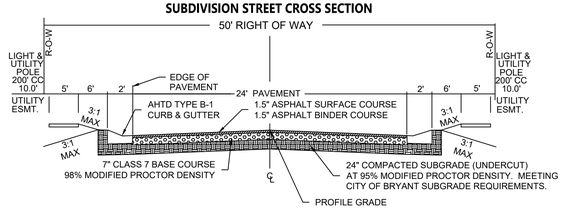
N

RECORD DRAWING

VICINITY MAP



SUBDIVISION STREET CROSS SECTION



PLAT CERTIFICATES:

OWNER:
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive
Little Rock, AR 72210

DEVELOPER:
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive
Little Rock, AR 72210

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: _____
Jim Hastings
1599 Lawson Oaks Drive, Little Rock, AR 72210

Date: _____ Signed: _____
Michael A. Lake
1599 Lawson Oaks Drive, Little Rock, AR 72210

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

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 correctly 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 RECORDING:

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; 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: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, 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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C35	31.03	70.00	S55° 21' 59"E	30.78
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C30	12.81	60.00	N68° 51' 30"E	12.79
C31	31.81	25.00	N38° 31' 41"E	29.70
C33	39.27	25.00	N42° 55' 11"W	35.36
C34	39.27	25.00	N47° 04' 49"E	35.36

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEKSIDE ADDITION, PHASE 1, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE N1°46'27"E, ALONG THE EAST LINE OF CREEKWATER DRIVE, FOR A DISTANCE OF 115.23 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S89°52'05"E FOR A DISTANCE OF 10.01 FEET TO A POINT; THENCE N2°01'49"E FOR A DISTANCE OF 761.91 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY LINE OF LOT 56 AND ALSO THE EASTERLY LINE OF THE CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT; THENCE N34°41'56"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 114.30 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE N0°00'17"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 28.95 FEET TO A POINT; THENCE N21°27'38"W, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 84.29 FEET TO A POINT; THENCE N6°12'28"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 37.28 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 54; THENCE N22°07'30"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 100.82 FEET TO A POINT; THENCE N38°51'03"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 22.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EASTERLY LINE OF LOT 52, FOR THE **POINT OF BEGINNING**; THENCE N2°11'56"E, LEAVING SAID EASTERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE SAID CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, FOR A DISTANCE OF 37.95 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 52; THENCE N87°55'11"W, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 74.85 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHEAST CORNER OF LOT 51; THENCE N2°04'49"E, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 75.00 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 51; THENCE N87°55'11"W, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 164.75 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF COLD CREEK DRIVE AND AT THE NORTHWEST CORNER OF LOT 51; THENCE N2°04'49"E, CONTINUING ALONG SAID EAST RIGHT OF WAY AND SAID NORTHERLY LINE, FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE N87°55'11"W, LEAVING SAID EAST RIGHT OF WAY AND CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 195.73 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF THE SAID E1/2 NW1/4 AND AT THE NORTHWEST CORNER OF LOT 28; THENCE N1°37'31"E, LEAVING SAID NORTHERLY LINE OF CREEKSIDE ADDITION, PHASE 2, AND CONTINUING ALONG THE WEST LINE OF THE SAID E1/2 NW1/4, FOR A DISTANCE OF 834.79 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 IN A ROCK PILE LOCATED AT THE NORTHWEST CORNER OF THE SAID E1/2 NW1/4; THENCE N89°32'39"E, ALONG THE NORTH LINE OF THE SAID E1/2 NW1/4, FOR A DISTANCE OF 223.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°45'29"W, LEAVING SAID NORTH LINE, FOR A DISTANCE OF 138.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 70 FEET AND AN ARC LENGTH OF 31.03 FEET, WHOSE CHORD BEARS S55°21'59"E - 30.78 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S84°18'55"E FOR A DISTANCE OF 153.41 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S5°41'05"W FOR A DISTANCE OF 71.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S61°02'07"W FOR A DISTANCE OF 45.43 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N86°35'33"W FOR A DISTANCE OF 130.03 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF COLD CREEK DRIVE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY, AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 60 FEET AND AN ARC LENGTH OF 12.81 FEET, WHOSE CHORD BEARS S68°51'30"W - 12.79 FEET TO A POINT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 31.81 FEET, WHOSE CHORD BEARS S38°31'41"W - 29.70 FEET TO A POINT; THENCE S2°04'49"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 103.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S48°25'26"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE S57°22'48"E FOR A DISTANCE OF 74.02 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S2°04'49"W FOR A DISTANCE OF 20.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S78°58'48"E FOR A DISTANCE OF 75.92 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S70°19'12"E FOR A DISTANCE OF 68.17 FEET TO A POINT; THENCE S51°58'45"E FOR A DISTANCE OF 82.17 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S41°47'58"E FOR A DISTANCE OF 43.85 FEET TO A POINT; THENCE S16°41'28"E FOR A DISTANCE OF 44.83 FEET TO A POINT; THENCE S6°28'58"E FOR A DISTANCE OF 59.73 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°55'57"E FOR A DISTANCE OF 61.47 FEET TO A POINT; THENCE S19°41'07"W FOR A DISTANCE OF 67.51 FEET TO A POINT; THENCE S50°16'07"W FOR A DISTANCE OF 118.71 FEET TO A POINT; THENCE S38°51'03"W FOR A DISTANCE OF 115.03 FEET TO THE **POINT OF BEGINNING**, CONTAINING 8.29 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

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).

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 10952 S.F.
MAX. LOT SIZE: 18960 S.F.
NUMBER OF LOTS: 23
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

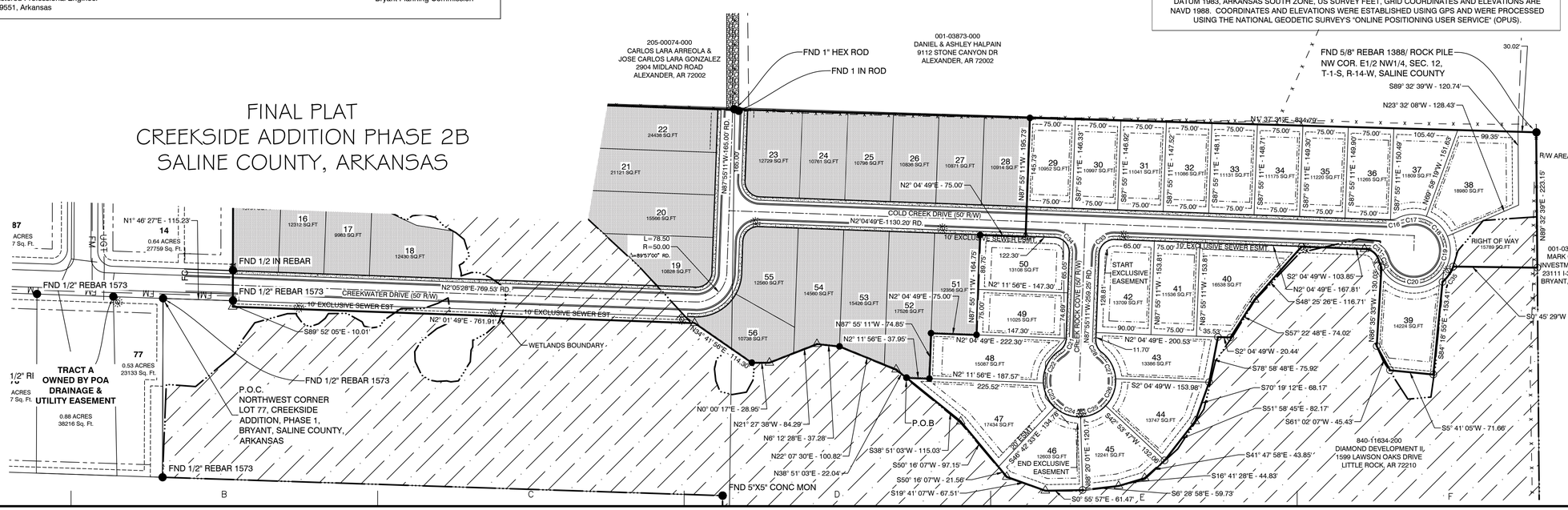
NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-400-62-1573

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

FINAL PLAT
CREEKSIDE ADDITION PHASE 2B
SALINE COUNTY, ARKANSAS



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

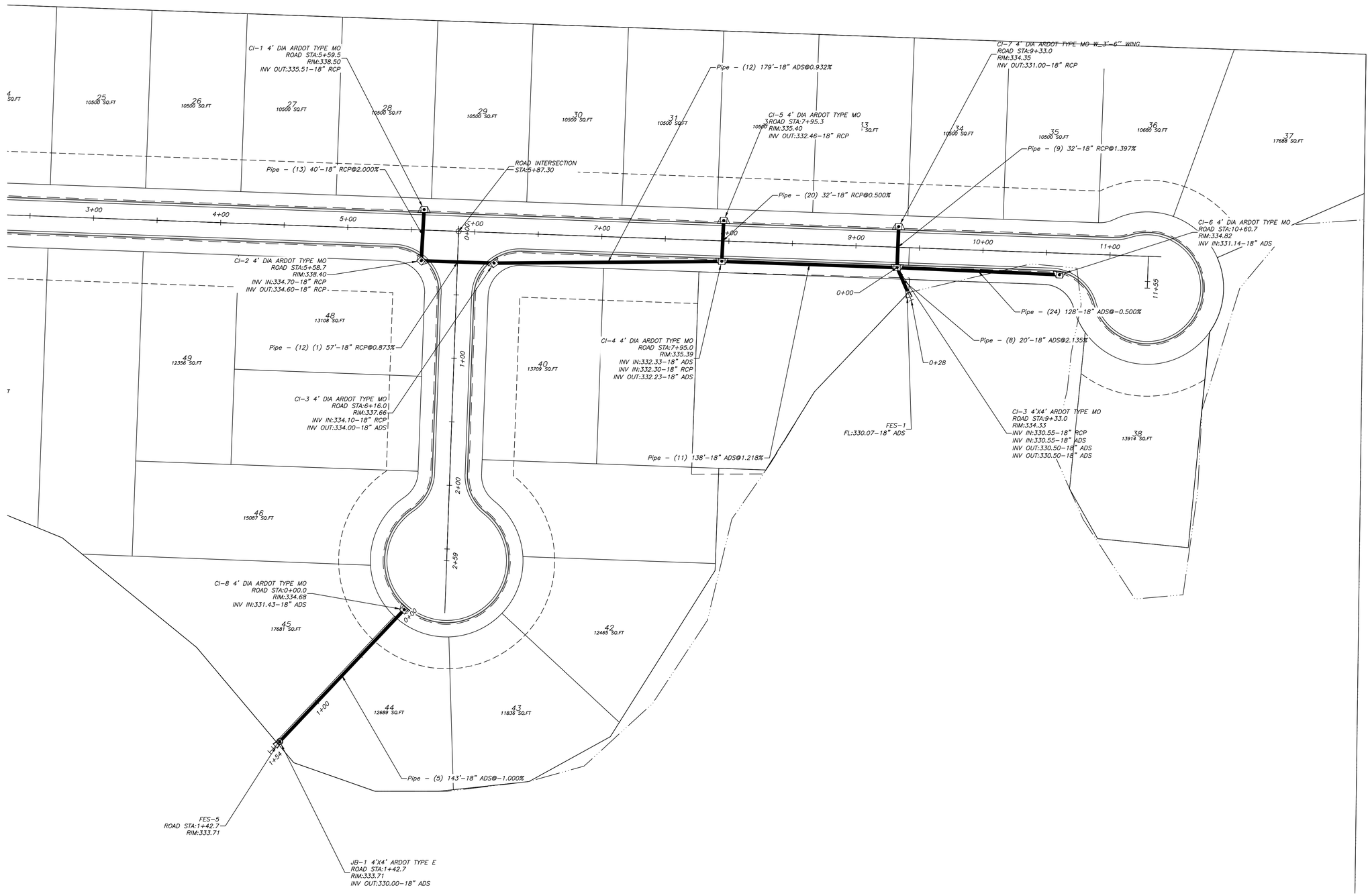
CREEKSIDE ADDITION PHASE 2B
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

CONTENTS:
FINAL PLAT

PROJECT NO: 18054
DATE: NOV. 2024
SHEET NO: 2

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\18054-DESIGN-Creekside Addition -Phase-2B-Final_PLAT.dwg



DATE	REVISION	BY

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116 (72018)
2909 Military Rd
Benton, AR 72015

Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2B

PART OF THE EAST HALF OF THE NORHTWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

DRAINAGE PLAN

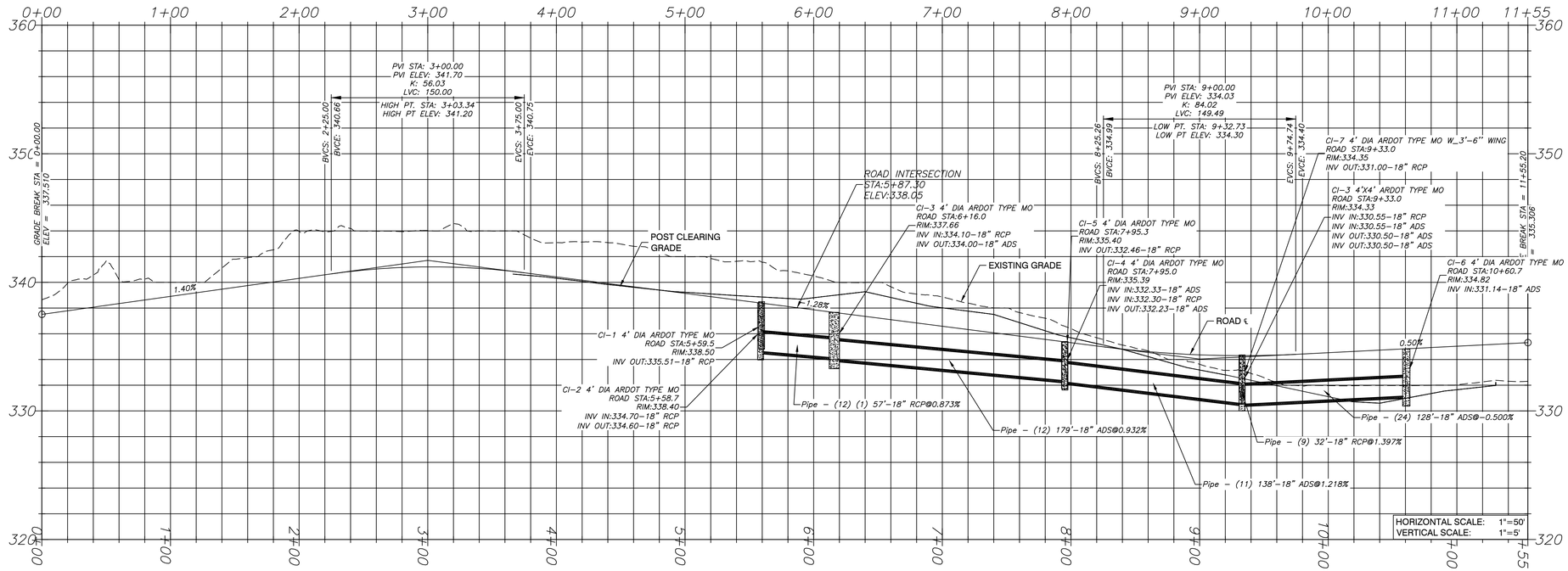
PROJECT NO: 18054

DATE: JULY 2022

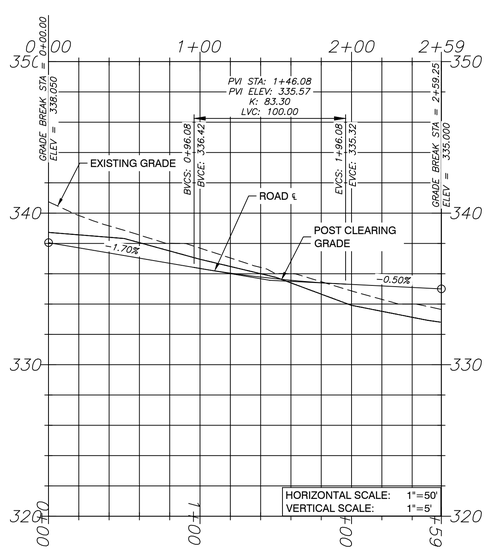
SHEET NO: 4

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-CESDH-Creekside-Addition-Phase-2-R4-01122-Drainage Basin-19-ADS.dwg

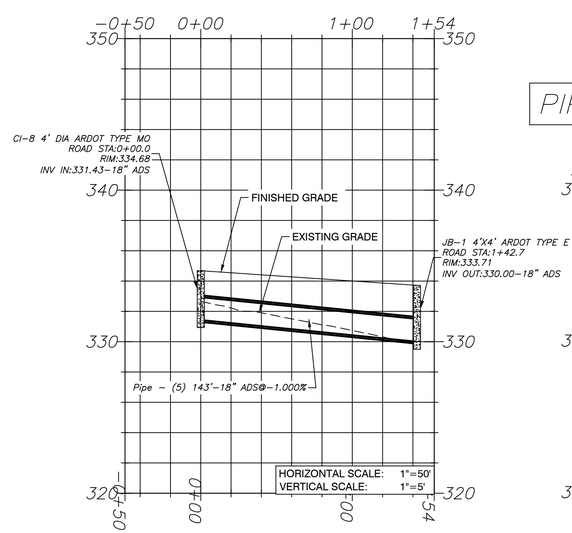
COLD CREEK DRIVE PROFILE



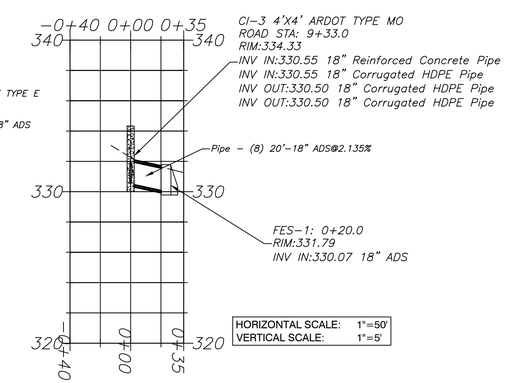
CREEK ROCK COVE PROFILE



PIPE 5 PROFILE



PIPE 2 PROFILE



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

50 25 0 50

DATE	REVISION	BY

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Rd
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2B

PART OF THE EAST HALF OF THE NORHTWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

DRAINAGE PROFILES

PROJECT NO: 18054

DATE: JULY 2022

SHEET NO: 6

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-DESIGN-Creekside-Addition-Phase-2-PH-03722-Drainage Basin-XS-ASB.dwg

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

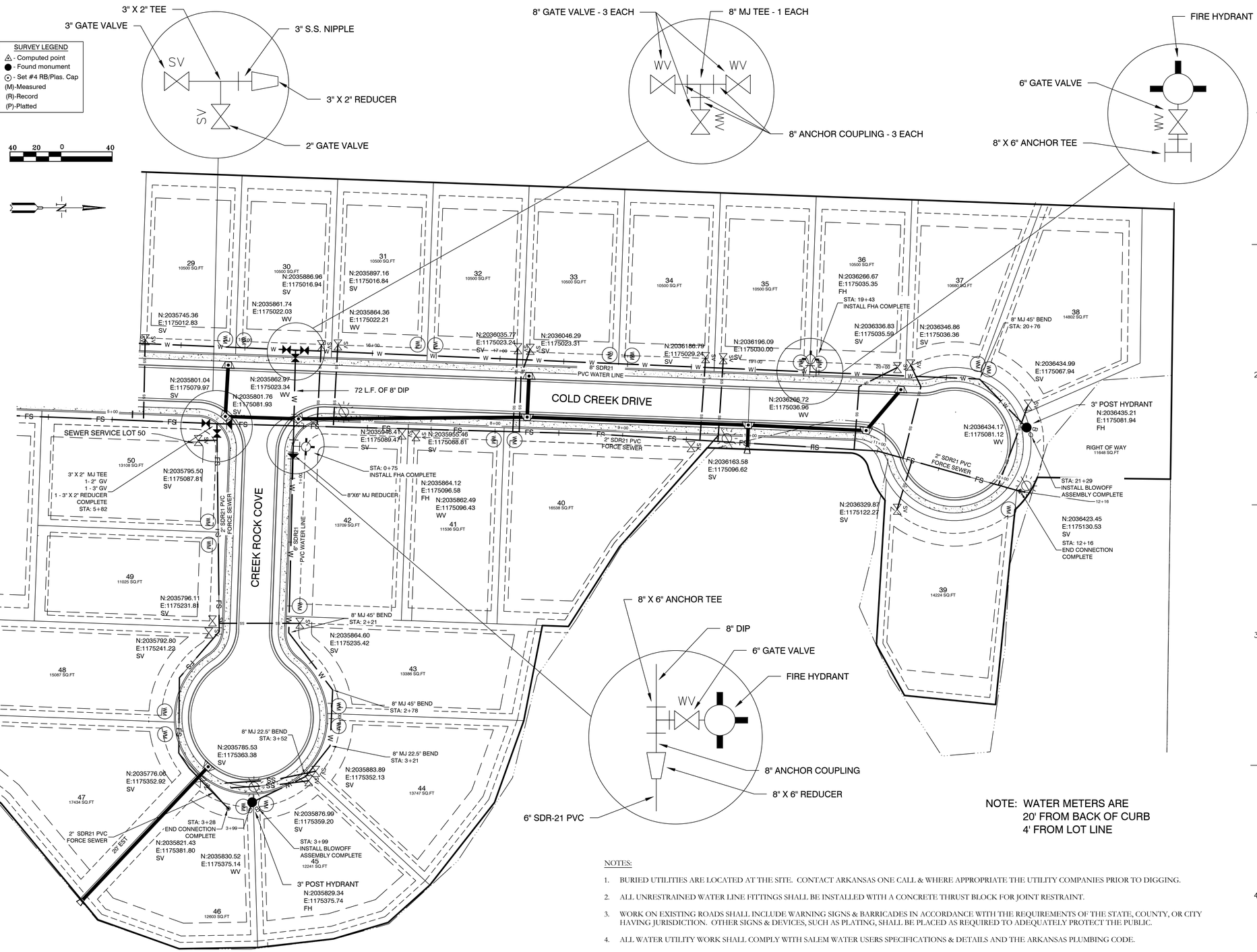
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

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

SITE LEGEND:
- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- FS — PROPOSED FORCE SEWER MAIN
- SS — SEWER SERVICE CONNECTION
- WS — WATER SERVICE CONNECTION

NOTE: SEWER SERVICES ARE
20' FROM BACK OF CURB
3' FROM LOT LINE



NOTE: WATER METERS ARE
20' FROM BACK OF CURB
4' FROM LOT LINE

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
4. ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
5. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=
6. ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.

DATE	REVISION	BY

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph: (501) 408-4650
Fx: (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2B

PART OF THE EAST HALF OF THE NORHTWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

RECORD DRAWING

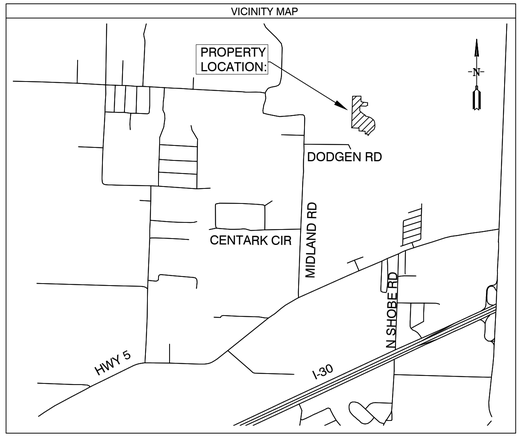
CONTENTS:
WATER & SEWER UTILITY PLAN

PROJECT NO: 18054

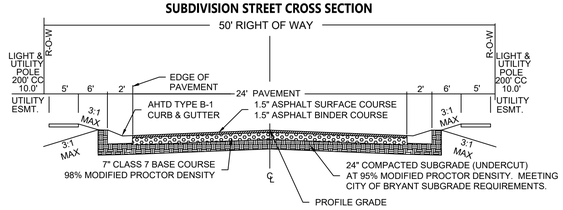
DATE: AUGUST 2022

SHEET NO: 7

VICINITY MAP



SUBDIVISION STREET CROSS SECTION



PLAT CERTIFICATES:

OWNER:
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive
Little Rock, AR 72210

DEVELOPER:
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive
Little Rock, AR 72210

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: _____
Jim Hastings
1599 Lawson Oaks Drive, Little Rock, AR 72210

Date: _____ Signed: _____
Michael A. Lake
1599 Lawson Oaks Drive, Little Rock, AR 72210

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

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 correctly 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 RECORDING:

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; 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: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, 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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C35	31.03	70.00	S55° 21' 59"E	30.78
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C30	12.81	60.00	N68° 51' 30"E	12.79
C31	31.81	25.00	N38° 31' 41"E	29.70
C33	39.27	25.00	N42° 55' 11"W	35.36
C34	39.27	25.00	N47° 04' 49"E	35.36

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEKSIDE ADDITION, PHASE 1, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE N1°46'27"E, ALONG THE EAST LINE OF CREEKWATER DRIVE, FOR A DISTANCE OF 115.23 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S89°52'05"E FOR A DISTANCE OF 10.01 FEET TO A POINT; THENCE N2°01'49"E FOR A DISTANCE OF 761.91 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY LINE OF LOT 56 AND ALSO THE EASTERLY LINE OF THE CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT; THENCE N34°41'56"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 114.30 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE N0°00'17"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 28.95 FEET TO A POINT; THENCE N21°27'38"W, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 84.29 FEET TO A POINT; THENCE N6°12'28"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 37.28 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 54; THENCE N22°07'30"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 100.82 FEET TO A POINT; THENCE N38°51'03"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 22.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EASTERLY LINE OF LOT 52, FOR THE **POINT OF BEGINNING**; THENCE N2°11'56"E, LEAVING SAID EASTERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE SAID CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, FOR A DISTANCE OF 37.95 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 52; THENCE N87°55'11"W, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 74.85 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHEAST CORNER OF LOT 51; THENCE N2°04'49"E, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 75.00 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 51; THENCE N87°55'11"W, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 164.75 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF COLD CREEK DRIVE AND AT THE NORTHWEST CORNER OF LOT 51; THENCE N2°04'49"E, CONTINUING ALONG SAID EAST RIGHT OF WAY AND SAID NORTHERLY LINE, FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE N87°55'11"W, LEAVING SAID EAST RIGHT OF WAY AND CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 195.73 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF THE SAID E1/2 NW1/4 AND AT THE NORTHWEST CORNER OF LOT 28; THENCE N1°37'31"E, LEAVING SAID NORTHERLY LINE OF CREEKSIDE ADDITION, PHASE 2, AND CONTINUING ALONG THE WEST LINE OF THE SAID E1/2 NW1/4, FOR A DISTANCE OF 834.79 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 IN A ROCK PILE LOCATED AT THE NORTHWEST CORNER OF THE SAID E1/2 NW1/4; THENCE N89°32'39"E, ALONG THE NORTH LINE OF THE SAID E1/2 NW1/4, FOR A DISTANCE OF 223.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°45'29"W, LEAVING SAID NORTH LINE, FOR A DISTANCE OF 138.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 70 FEET AND AN ARC LENGTH OF 31.03 FEET, WHOSE CHORD BEARS S55°21'59"E - 30.78 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S84°18'55"E FOR A DISTANCE OF 153.41 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S5°41'05"W FOR A DISTANCE OF 71.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S61°02'07"W FOR A DISTANCE OF 45.43 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N86°35'33"W FOR A DISTANCE OF 130.03 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF COLD CREEK DRIVE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY, AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 60 FEET AND AN ARC LENGTH OF 12.81 FEET, WHOSE CHORD BEARS S68°51'30"W - 12.79 FEET TO A POINT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 31.81 FEET, WHOSE CHORD BEARS S38°31'41"W - 29.70 FEET TO A POINT; THENCE S2°04'49"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 103.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S48°25'26"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE S57°22'48"E FOR A DISTANCE OF 74.02 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S2°04'49"W FOR A DISTANCE OF 20.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S78°58'48"E FOR A DISTANCE OF 75.92 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S70°19'12"E FOR A DISTANCE OF 68.17 FEET TO A POINT; THENCE S51°58'45"E FOR A DISTANCE OF 82.17 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S41°47'58"E FOR A DISTANCE OF 43.85 FEET TO A POINT; THENCE S16°41'28"E FOR A DISTANCE OF 44.83 FEET TO A POINT; THENCE S6°28'58"E FOR A DISTANCE OF 59.73 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°55'57"E FOR A DISTANCE OF 61.47 FEET TO A POINT; THENCE S19°41'07"W FOR A DISTANCE OF 67.51 FEET TO A POINT; THENCE S50°16'07"W FOR A DISTANCE OF 118.71 FEET TO A POINT; THENCE S38°51'03"W FOR A DISTANCE OF 115.03 FEET TO THE **POINT OF BEGINNING**, CONTAINING 8.29 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

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).

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 10952 S.F.
MAX. LOT SIZE: 18960 S.F.
NUMBER OF LOTS: 23
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

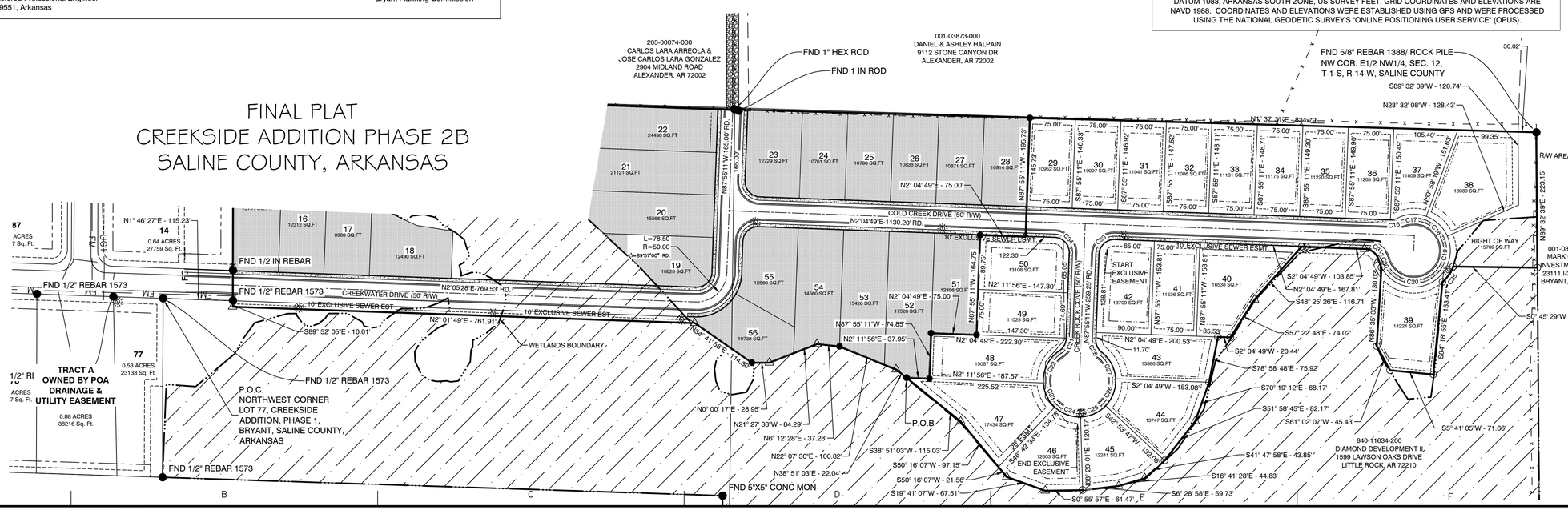
NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-400-62-1573

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

FINAL PLAT
CREEKSIDE ADDITION PHASE 2B
SALINE COUNTY, ARKANSAS



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

CREEKSIDE ADDITION PHASE 2B
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

CONTENTS:
FINAL PLAT

PROJECT NO: 18054
DATE: NOV. 2024
SHEET NO: 2

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\18054-DESIGN-Creekside Addition -Phase-2B-Final_PLAT.dwg

GNE

GarNat Engineering, LLC

Designing our client's success

P.O. Box 116
Benton, Arkansas 72018
3825 Mt Carmel Road
Bryant, Arkansas 72022
PH: (501) 408-4650
FX: (888) 900-3068
garnatengineering@gmail.com

September 4, 2025

Colton Leonard
City Planner
210 S.W. 3rd Street
Bryant, AR 72022

Re: Final Plat Certification
Creekside Addition-Phase 2B

Dear Mr. Leonard:

Please allow this letter to serve as the certification for the referenced project required by Paragraph 15.12.05.a of the City of Bryant Subdivision Regulations. To that end, we certify that all improvements and installation to the subdivision required for its approval under the terms of the City of Bryant Subdivision Rules and Regulations have been made, added, or installed. Furthermore, these improvements were constructed in accordance with the approved plans and specifications.

If you have questions or need any additional information, please do not hesitate to contact us.

Sincerely,

GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

Diamond Development II

Michael A. Lake

Michael Lake

Bryant Planning Commission

FINAL PLAT CREEKSIDE ADDITION

Subdivision Checklist PHASE 2B

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot **(whichever is greater)** - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name CREEKSIDE ADDITION PHASE 2B

Contact Person GEORGE WOODEN **Phone** (501)408-4650

Mailing Address 3825 MT CARMEL ROAD BRYANT, AR 72022

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-1
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 58. **Letter to Planning Commission** stating your request
- ▲ 59. Completed **Checklist**
- ▲ 60. **Completed agreement to provide performance assurance**
- ▲ 61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
- ▲ 64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of **Stormwater Detention approval**
- ▲ 67. 2 copies **Plan and profile** of all streets
- ▲ 68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
- ▲ 69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
- ▲ 70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 71. **Letter to Planning Commission** stating your request
- ▲ 72. Completed **Checklist**
- ▲ 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of **Water & Sewer Commission approval** or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- ▲ 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

CREEKSIDE ADDITION PHASE 2B
Name of Subdivision

George P. Worden
Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Mike A. Lake
Owner Signature

Vernon J. Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

September 4, 2025

Mr. Colton Leonard
City Planner
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Creekside Addition, Phase 2B

Dear Mr. Leonard:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your October 13, 2025 City of Bryant Planning Commission meeting. The developer for the project is Diamond Development II, 1599 Lawson Oaks Drive, Little Rock, Arkansas 72210, lisa-lake@sbcglobal.net, (501) 590-5549.

List of Enclosures

- Bryant Subdivision Checklist
- Certification letter signed by developer and professional engineer
- Final Plat review fees of $47.00

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

REPLAT OF LOT 17 AND 18 OF PIKEWOOD SUBDIVISION NO. 3 SALINE COUNTY ARKANSAS

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, MITCHELL D. LANE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY OR UNDER MY SUPERVISION; 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.

SIGNED_____

LICENSED PROFESSIONAL SURVEYOR
NO. 1775, ARKANSAS.

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE LAID OFF, PLATTED AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

SIGNED_____

GERBER BEZA
_____
NAME

2609 MILLS PARK RD MILLS PARK RD, BRYANT, AR 72022
_____
ADDRESS

SOURCE OF TITLE

2025/001805

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD _____,

2025, IN PLAT BOOK _____, PAGE _____.

SIGNED_____

CLERK

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 AT A MEETING HELD_____, 2025. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

SIGNED_____

CHAIRMAN
BRYANT PLANNING BOARD

DATE OF EXECUTION

LEGAL DESCRIPTION

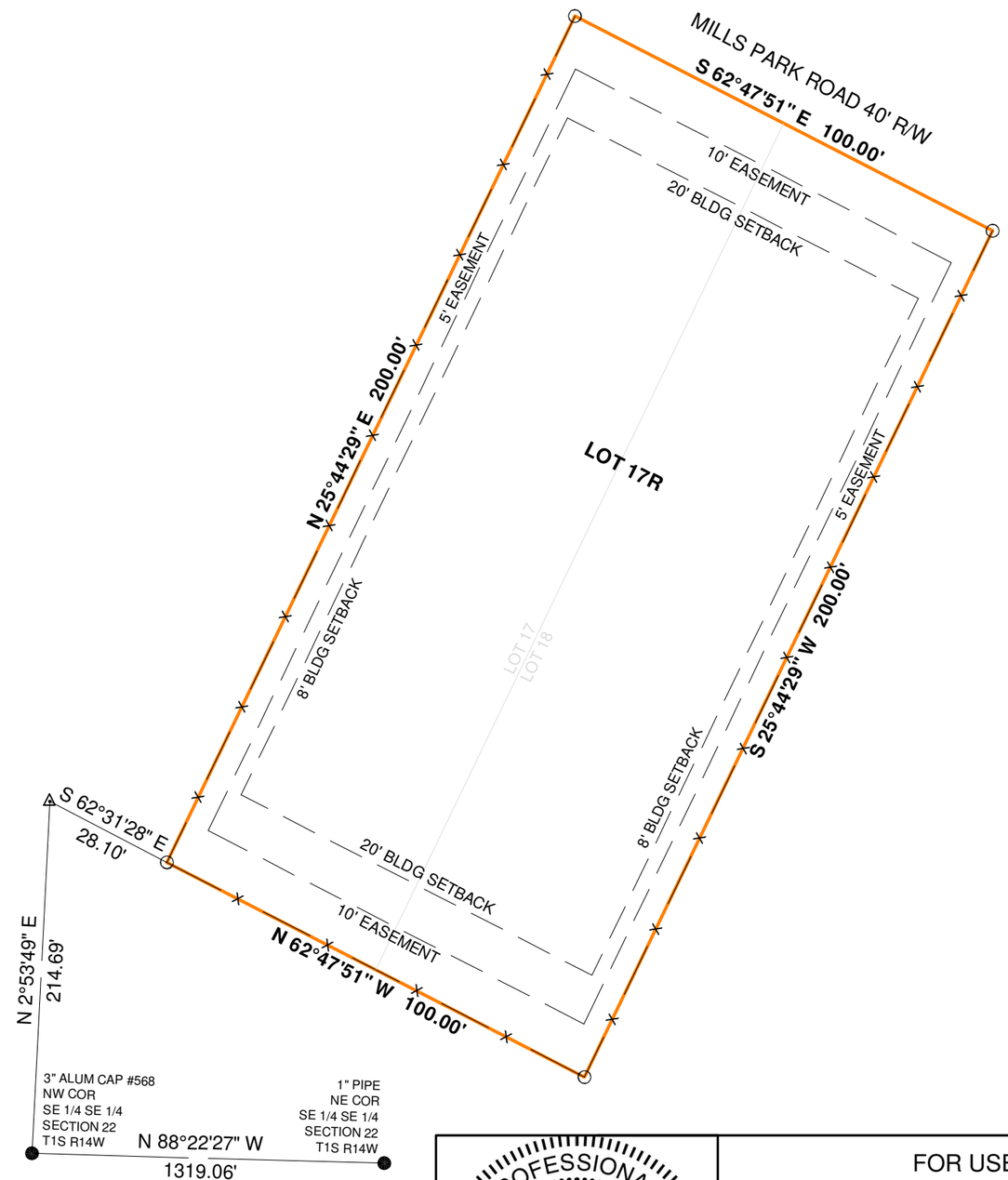
LOTS 17-18 PIKEWOOD SUBDIVISION NO. 3 TO SALINE COUNTY ARKANSAS

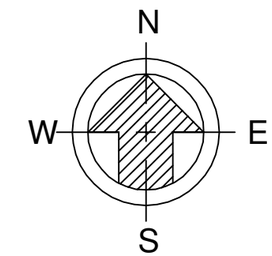
SURVEYOR'S CERTIFICATION

UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE: BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES, UNLESS SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE. I, MITCHELL D. LANE, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

CERTIFICATE OF FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, 05125C0380E, COMMUNITY PANEL NO. 050308 WHICH BEARS AN EFFECTIVE DATE OF 6-5-20 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.





BASIS OF BEARING
GRID NORTH BASED ON
GPS OBSERVATION
NAD 83(2011)ARKANSAS SOUTH ZONE

LEGEND

- ○ SET #5REBAR/CAP#1775
- ● FND MONUMENT
- △ COMPUTED POINT
- SURVEY BOUNDARY

0 30 60

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1775
SIGNATURE
8/28/25
MITCHELL D. LANE

FOR USE AND BENEFIT OF:

GERBER BEZA

DATE	AUG 28 2024
JOB #	25-021M
FIELD/CAD	MDL

MITCHELL LANE SURVEYING
4801 HIGHWAY 5, BENTON, AR 72015
mitchell.lane1775@gmail.com

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

0 60 120 Feet

TRACT 1 AS SURVEYED:
PART OF LOT 88, 89 AND LOT 90, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N89°57'12"W - 620.00 FEET ALONG THE NORTH LINE THEREOF TO A 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE S40°57'04"W - 452.30 FEET TO A SET 1/2" REBAR WITH CAP #1853; THENCE S88°53'10"W - 403.40 FEET TO A SET 1/2" REBAR WITH CAP #1853 LOCATED ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 350.30 FEET, ALONG SAID RIGHT OF WAY, TO A FOUND 5/8" REBAR ON THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE S89°57'12"E - 685.801 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 4.31 ACRES, MORE OR LESS.

LEGEND

- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- RIGHT-OF-WAY
- OVERHEAD UTILITIES
- FENCE
- ROADWAY CENTERLINE
- GUY WIRE
- POWER/LIGHT POLE
- (M) MEASURED
- (R) RECORDED DISTANCE
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- LIGHT POLE
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- STORM SEWER MANHOLE

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.

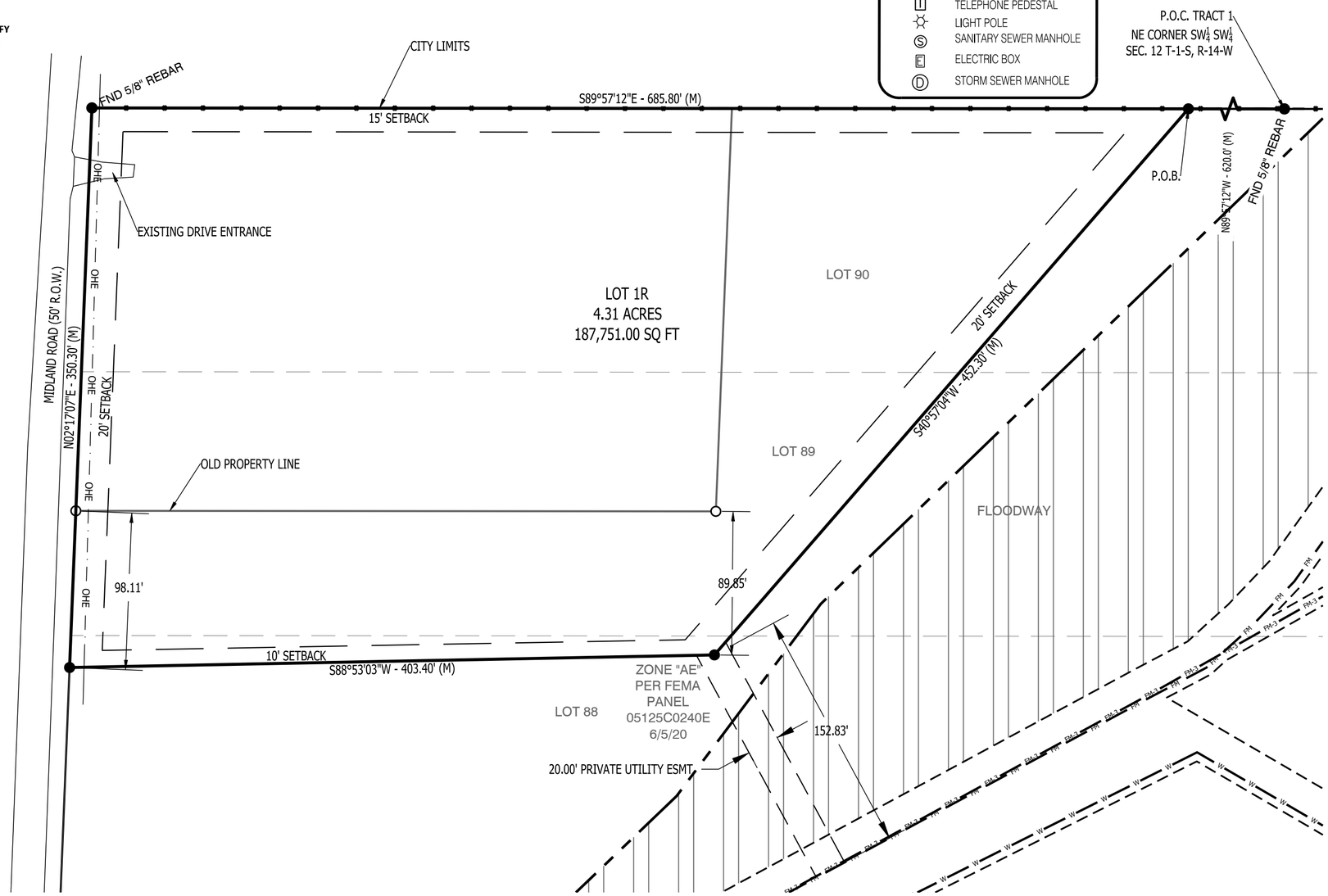
DATE OF EXECUTION _____ **SIGNED** _____

NAME ___ **TYLER D & AMANDA L TARVER** _

ADDRESS ___**PO BOX 41**

BAUXITE AR 72011_

SOURCE OF TITLE: 2022-002836



GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. SURVEY BY GARNAT ENGINEERING FOR MIKE LAKE AND JIM HASTINGS DATED DEC. 23, 2021
3. THIS PROPERTY IS ZONED R-1.
4. NO EXISTING UTILITY EASEMENTS WERE FOUND BY SURVEYOR.
5. ALL UTILITY STRUCTURES MUST BE 3 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

PROPERTY ADDRESS
MIDLAND ROAD
BRYANT, AR 72022

CURRENT OWNER OF RECORD
TYLER D & AMANDA L TARVER
PO BOX 41
BAUXITE AR 72011

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
10/07/2025
ZANE ROBBINS

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "AE"

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

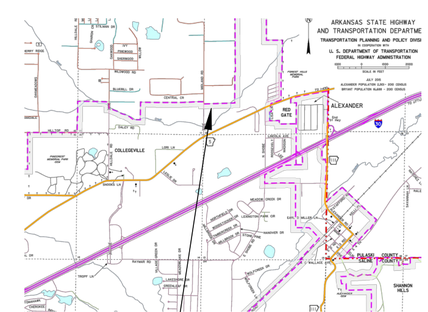
CERTIFICATE OF FINAL REPLAT APPROVAL

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

SIGNED,

_____
DATE OF EXECUTION

_____
BRYANT PLANNING COMMISSION



VICINITY MAP (NTS) **BRYANT, AR**

SITE LOCATION

PLAT CODE: 500-01S-14W-0-12-300-62-1853

DATE	REVISIONS

MIDLAND ROAD
SALINE COUNTY
BRYANT, ARKANSAS
LOT 1R, A REPLAT OF
LOTS 88, 89 & 90
MIDLAND FARMS SUBDIVISION

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6380 | EMAIL: ZANEROBBINS8@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	10/07/2025
SCALE	1"=60'
PROJECT No.	2025725
PAGE	1 of 1

Y:\2025\2025725 AMANDA TARVER MIDLAND\2025725.dwg | PLOTTED BY: Ray | PLOT DATE: 10/9/2025 6:46:02 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. SURVEY BY GARNAT ENGINEERING FOR MIKE LAKE AND JIM HASTINGS DATED DEC. 23, 2021
   B. THIS PROPERTY IS ZONED R-1.

0 25' 50' 100'

SCALE: 1" = 50'

TRACT 1 AS SURVEYED:

PART OF LOT 88, 89 AND LOT 90, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N89°57'12"W - 905.76 FEET ALONG THE NORTH LINE THEREOF TO A 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE S2°17'07"W - 359.78 FEET TO A SET 1/2" REBAR WITH CAP #1853; THENCE N88°43'14"W - 400.06 FEET TO A SET 1/2" REBAR WITH CAP #1853 LOCATED ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 351.16 FEET, ALONG SAID RIGHT OF WAY, TO A FOUND 5/8" REBAR ON THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE S89°57'12"E - 400.31 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 3.26 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF MIDLAND ROAD. SUBJECT TO A 10 FOOT EASEMENT ADJACENT TO THE EAST RIGHT OF WAY OF MIDLAND ROAD AND ALONG THE WEST PROPERTY LINE OF THIS DESCRIBED PROPERTY.

PROPERTY ADDRESS
MIDLAND ROAD
BRYANT, AR 72022

FOR THE USE & BENEFIT OF
TYLER AND AMANDA TARVER

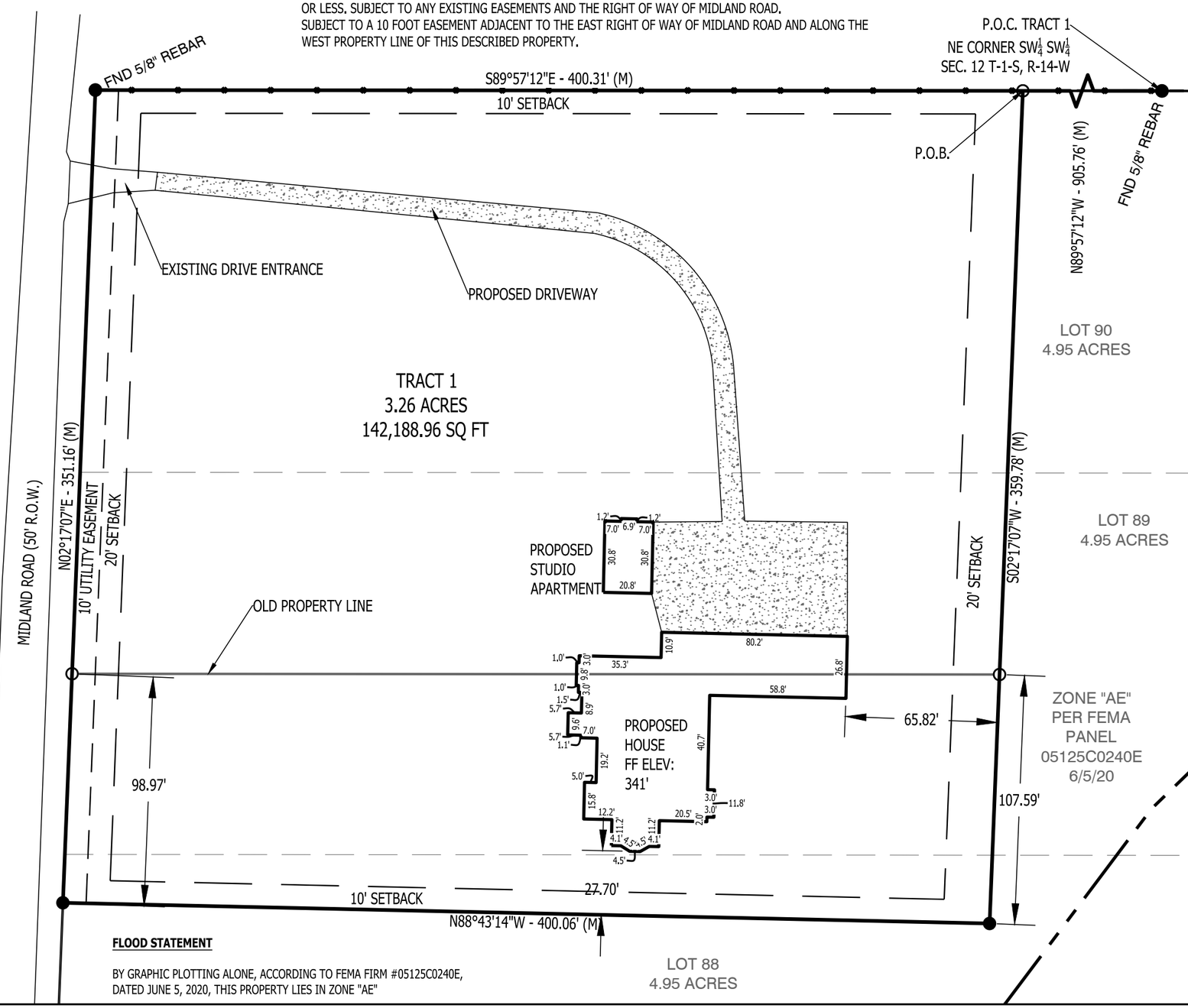
CURRENT OWNER OF RECORD
TYLER D & AMANDA L TARVER
PO BOX 41
BAUXITE AR 72011

LEGEND

- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- RIGHT-OF-WAY
- OVERHEAD UTILITIES
- FENCE
- ROADWAY CENTERLINE
- GUY WIRE
- POWER/LIGHT POLE
- (M) MEASURED
- (P) PER PLAT
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- LIGHT POLE

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
09/07/2025
ZANE ROBBINS



CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "AE"

DATE	REVISIONS

MIDLAND ROAD
SALINE COUNTY
BRYANT, ARKANSAS

BOUNDARY SURVEY/PRELIMINARY PLOT PLAN
PART OF LOTS 88, 89 & 90
MIDLAND FARMS SUBDIVISION

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6380 | EMAIL: ZANEROBBINS@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	09/07/2025
SCALE	1"=50'
PROJECT No.	2025725
PAGE	1 of 1

Y:\2025\2025725 AMANDA TARVER MIDLAND\2025725.dwg | PLOTTED BY: Ray | PLOT DATE: 9/9/2025 9:06:39 AM | ©2018 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED