

ORDINANCE NO. 2016-_____

AN ORDINANCE TO ESTABLISH AND LAY OFF BRYANT MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 107 (DAWSON'S POINTE SUBDIVISION PHASE 1), AND DECLARING AN EMERGENCY

WHEREAS, a Petition to form Bryant Municipal Property Owners' Multipurpose Improvement District No. 107 (Dawson's Pointe Subdivision Phase 1) has been filed with the Bryant City Clerk; and

WHEREAS, the City Clerk has presented the petition to the Mayor; and

WHEREAS, the Mayor has set November 29, 2016, at 7:00 p.m. as the date and time for a hearing before the Bryant City Council for consideration of the petition; and

WHEREAS, the Bryant City Council has determined from an abstractor's certificate of property ownership that those signing the petition constitute all the owners of the real property to be located in said district; and

WHEREAS, the Arkansas Municipal Property Owners' Improvement District Law provides that if the governing body determines that all the owners of the real property to be located in the district have petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the district as defined in the petition and to appoint the commissioners named in the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS:

Section 1. That the real property described in Exhibit "A" attached hereto and made a part hereof is hereby established and laid off as Bryant Municipal Property Owners' Multipurpose Improvement District No. 107 (Dawson's Pointe Subdivision Phase 1) for the purpose of constructing and installing facilities for waterworks, recreation, drainage, gas pipelines, underground trenches and excavations necessary for the installation of electric and telephone distribution systems, sanitary sewers, streets, including curbs and gutters, sidewalks, together with facilities related to any of the foregoing within said district.

Section 2. The following three individuals are hereby appointed as commissioners of said improvement district: Paul Bull, Travis Bull and Gina Bull.

Section 3. The name of improvement district shall be Bryant Municipal Property Owners' Multipurpose Improvement District No. 107 (Dawson's Pointe Subdivision Phase 1).

Section 4. The Bryant City Council hereby determines that there is a need for additional infrastructure within the City and hereby determines that the passage of this ordinance will facilitate construction of additional infrastructure within the City. Therefore, an emergency is hereby declared to exist, and this ordinance being necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 29th day of November, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

(S E A L)

2016 NOV -9 AM 9:06

NOTICE

BY AC

**YOUR SIGNATURE HEREON
SHOWS THAT YOU FAVOR
THE ESTABLISHMENT OF AN
IMPROVEMENT DISTRICT.
IF THE DISTRICT IS FORMED,
YOU MAY BE CHARGED
FOR THE COST OF THE
IMPROVEMENTS.**

PETITION TO FORM BRYANT MUNICIPAL PROPERTY
OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 107.
(DAWSON'S POINTE SUBDIVISION PHASE 1)

No. CC 2016-14

For its Petition to form Bryant Municipal Property Owners' Multipurpose Improvement District No. 107 (Dawson's Pointe Subdivision Phase 1), the undersigned petitioner states:

1. Petitioner is the record title owner to all of the real property described in Exhibit "A" attached hereto and made a part hereof as reflected by the deed records in the Office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas. All of said property is located within the corporate limits of the City of Bryant.

2. Petitioner desires that the real property described in Exhibit "A" attached hereto and made a part hereof be laid off into a Municipal Property Owners' Improvement District pursuant to Ark. Code Ann. Sections 14-94-101 *et seq.* for the purpose of (a) constructing waterworks, sewers, recreational facilities and systems of gas pipelines, and (b) grading, draining, paving, curbing, and guttering street and laying sidewalks, together with facilities related to any of the foregoing within said district.

3. Petitioner names the following three individuals to be appointed as commissioners of the district: Paul Bull, Travis Bull, and Gina Bull.

4. Petitioner proposes that the name of the district be Bryant Municipal Property Owners' Multipurpose Improvement District No. 107 (Dawson's Pointe Subdivision Phase 1).

WHEREFORE, the undersigned petition the City Council of Bryant, Arkansas, to enact an ordinance establishing and laying off the real property described in Exhibit "A" attached hereto and made a part hereof into Bryant Municipal Property Owners' Multipurpose Improvement District No. 107 (Dawson's Pointe Subdivision Phase 1) for the purpose of (a) constructing waterworks, sewers, recreational facilities, and systems of gas pipelines, and (b) grading, draining, paving, curbing and guttering streets and laying sidewalks, together with facilities related to any of the foregoing within said district.

DATED this ___ day of October, 2016.

BULL DEVELOPMENT, LLC

By:

Travis Bull
Travis Bull

EXHIBIT A

DAWSON'S POINTE PHASE 1

PART OF THE SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, A FOUND ALUMINUM CAP; THENCE N02°02'25"E 1329.37"E ALONG THE WEST LINE OF SAID SW/4 SW/4 TO THE SOUTHWEST CORNER OF NW/4 SW/4, A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE S88°21'12"E 25.00' TO A FOUND 5/8" REBAR , BEING THE SOUTHWEST CORNER OF LOT 17, MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE ALONG THE WEST AND NORTH LINES OF MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887 FOR THE FOLLOWING COURSES: N02°03'16"E 472.45' TO A FOUND 5/8" REBAR, BEING THE NORTHWEST CORNER OF LOT 1, MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE S88°21'12"E 795.00'; THENCE BEARING N02°02'47"E A DISTANCE OF 220.00'; THENCE BEARING S88°21'12"E A DISTANCE OF 140.39'; THENCE BEARING N02°13'59"E A DISTANCE OF 277.43'; THENCE S87°58'21"E 349.09' TO A SET 1/2" REBAR ON THE EAST LINE OF THE NW/4 SW/4; THENCE ALONG THE EAST LINE OF THE NW/4 SW/4, S01°26'19"W A DISTANCE OF 296.60' TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF THE OTWELL TRACT AS DESCRIBED IN SALINE COUNTY DEED BOOK 379, PAGE 448; THENCE ALONG THE SOUTH OF THE N/2 NE/4 SW/4 AND OTWELL AND ELLER TRACTS; THENCE S87°58'14"E 406.09' TO A FOUND 5/8" REBAR; THENCE ALONG THE SOUTH LINE OF OAK MEADOWS SUBDIVISION AS DESCRIBED IN SALINE COUNTY BOOK 193, PAGE 38, S87°58'35"E 381.93 FEET TO THE POINT OF BEGINNING, THENCE S87°58'35"E 252.00 FEET; THENCE S0201'25"W 120.00 FEET; THENCE S14°51'35"W 51.28 FEET; THENCE S02°01'25"W 255.00 FEET; THENCE S11°32'33"W 242.76 FEET TO THE SOUTH LINE OF THE NE/4 SW/4; N88°21'12"W 461.72 FEET TO A POINT ON THE WEST LINE OF MAGNOLIA VILLAGE, PHASE 1, AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE LEAVING THE SOUTH LINE OF THE NE/4 SW/4 ALONG THE EAST AND NORTH LINES OF MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887 FOR THE FOLLOWING COURSES: N01°40'33"E A DISTANCE OF 191.46 FEET ; THENCE BEARING N87°58'35"W A DISTANCE OF 48.15 FEET; THENCE BEARING N01°40'33"E A DISTANCE OF 122.99 FEET; THENCE BEARING N87°57'47"W A DISTANCE OF 37.24 FEET; THENCE BEARING N89°44'11"W A DISTANCE OF 217.82 FEET; THENCE BEARING N01°40'33"E A DISTANCE OF 20.82 FEET; THENCE LEAVING SAID NORTH LINE N00°56'18"W 39.20 FEET' THENCE S89°21'49"E 549.50 FEET; THENCE N02°01'25"E 116.43 FEET; THENCE N23°13'22"E 53.63 FEET; THENCE N02°01'25"E 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.49 ACRES OR 282,596 SQUARE FEET.

BEFORE THE CITY COUNCIL OF BRYANT, ARKANSAS

FILED
SALINE COUNTY
2016 NOV -9 AM 9:07

PETITION TO FORM BRYANT MUNICIPAL PROPERTY OWNERS'
MULTIPURPOSE IMPROVEMENT DISTRICT NO. 107
(DAWSON'S POINTE SUBDIVISION PHASE 1)
CC 2016-14

ABTRACTOR'S CERTIFICATE OF PROPERTY OWNERSHIP

I, the undersigned, hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas, reflect that Bull Development LLC is the record title owner, by virtue of Warranty Deed Document No. 2016 - 005614 records of Saline County, Arkansas, of all the real property described in Exhibit "A" to the Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 107 (Dawson's Pointe Subdivision Phase 1), a copy of which Exhibit "A" is attached hereto and made a part hereof.

DATED this 19th day of October, 2016.

**SALINE COUNTY ABSTRACT &
GUARANTY COMPANY, INC.**

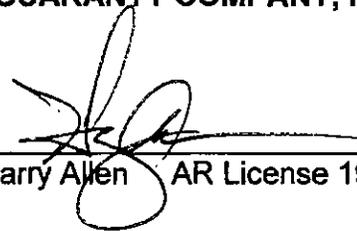
By: 
Harry Allen AR License 196A

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