



ROSE LAW FIRM

PETER G. KUMPE  
pkumpe@roselawfirm.com

DIRECT DIAL  
(501) 377-0345

December 17, 2021

Ms. Sue Ashcraft  
([sashcraft@cityofbryant.com](mailto:sashcraft@cityofbryant.com))  
Bryant City Clerk  
210 SW 3<sup>rd</sup> Street  
Bryant, AR 72022

RE: Bryant Municipal Property Owners' Multipurpose Improvement District  
No. 129 (Autumn Hills Project) (Saline Co. No. CC 2021-16)

Dear Ms. Ashcraft:

Enclosed please find the Petition and Abstractor's Certificate which have been filed and assigned a number by the Saline County Clerk. Also enclosed is a proposed Ordinance to be considered by the City Council and Mayor at the earliest possible City Council meeting.

Please advise when this will be placed on the agenda, and don't hesitate to contact me if you need anything else.

Cordially yours,

ROSE LAW FIRM, a Professional Association

  
Peter G. Kumpe

PGK:rch

Encls.

cc w/encls.: Ashley Clancy ([aclancy@cityofbryant.com](mailto:aclancy@cityofbryant.com))  
Bryant City Attorney

A Professional Association

120 E. Fourth Street | Little Rock, AR | 72201 | [roselawfirm.com](http://roselawfirm.com) | (501) 375-9131 | (501) 375-1309 (fax)

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2021 DEC 15 PM 12:54

SALINE COUNTY PROBATE  
COUNTY CLERK DOUG CURTIS

BY

*nk*

# NOTICE

**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.**

*CC2021-16*

**PETITION TO FORM BRYANT MUNICIPAL PROPERTY  
OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 129 -  
(AUTUMN HILLS PROJECT)**

For its Petition to form Bryant Municipal Property Owners' Multipurpose Improvement District No. 129 (Autumn Hills Project), 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) maintaining the drainage areas and detention ponds in the subdivision, (b) constructing waterworks, sewers, recreational facilities and systems of gas pipelines, and (c) grading, draining, paving, curbing, and guttering street and laying sidewalks, together with facilities related to any of the foregoing within said district, and for all other purposes permitted by law.

3. Petitioner names the following three individuals to be appointed as commissioners of the district: Ly Phan, Tin Nguyen and Tra Phuong Luong.

4. Petitioner proposes that the name of the district be Bryant Municipal Property Owners' Multipurpose Improvement District No. 129 (Autumn Hills Project).

5. Petitioner states that there is no outstanding debt owed on the property described in Exhibit "A."

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. 129 (Autumn Hills Project) for the purpose of (a) maintaining the drainage areas and detention ponds in the subdivision, (b) constructing waterworks, sewers, recreational facilities, and systems of gas pipelines, and (c) grading, draining, paving, curbing and guttering streets and laying sidewalks, together with facilities

related to any of the foregoing within said district, and for all other purposes permitted by law.

DATED this 24 day of October 2021.

**TNL DREAM HOME LLC**

By:

  
\_\_\_\_\_  
Ly Phan, Managing Member

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**TRACT 1:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE NORTH 87°58'06" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 165.65 FEET; THENCE NORTH 02°01'54" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 23.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SOUTH SHOBE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 86°54'50" WEST A DISTANCE OF 382.19 FEET; THENCE NORTH 87°34'37" WEST A DISTANCE OF 522.79 FEET; THENCE NORTH 88°46'45" WEST A DISTANCE OF 39.29 FEET; THENCE NORTH 89°05'36" WEST A DISTANCE OF 65.92 FEET; THENCE WESTERLY, ALONG A CURVE 94.82 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 3847.23 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 86°59'24" WEST AND A CHORD LENGTH OF 94.81 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF RAYMAR SHOBE CONNECTOR; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 35°42'56" WEST A DISTANCE OF 32.52 FEET; THENCE NORTH 08°33'26" EAST A DISTANCE OF 206.25 FEET; THENCE NORTH 04°13'18" EAST A DISTANCE OF 313.10 FEET; THENCE NORTH 03°20'10" EAST A DISTANCE OF 88.41 FEET; THENCE NORTH 11°57'56" EAST A DISTANCE OF 267.08 FEET; THENCE NORTH 06°00'39" EAST A DISTANCE OF 334.74 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JOHNSWOOD ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE SOUTH 88°57'57" EAST A DISTANCE OF 290.35 FEET; THENCE SOUTH 88°31'03" EAST A DISTANCE OF 257.09 FEET; THENCE SOUTH 03°00'47" WEST LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 609.05 FEET; THENCE SOUTH 88°07'46" EAST A DISTANCE OF 462.29 FEET; THENCE SOUTH 01°02'18" EAST A DISTANCE OF 164.02 FEET; THENCE SOUTH 00°53'26" WEST A DISTANCE OF 99.32 FEET; THENCE SOUTH 00°59'47" WEST A DISTANCE OF 80.05 FEET; THENCE SOUTH 00°26'11" WEST A DISTANCE OF 80.08 FEET; THENCE SOUTH 00°08'18" WEST A DISTANCE OF 216.02 FEET TO THE POINT OF BEGINNING. CONTAINING 23.74 ACRES, MORE OR LESS.

**TRACT 2:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

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ABSTRACTOR'S CERTIFICATE OF PROPERTY OWNERSHIP


CC 2021-14

RECEIVED & FILED  
2021 DEC 15 PM 12:54  
SALINE COUNTY PROBATE  
COUNTY CLERK DOUG CURTIS  
BY KK

Commerce Title hereby certifies that the last deeds of the real estate records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas, reflect that TNL Dream Home LLC is the record title owner of all the real property described in Exhibit "A" to the Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 129 (Autumn Hills Project), a copy of which is attached as Exhibit A hereto and made a part hereof. The records also reflect currently no mortgage has been filed on the property.

DATED this 24th day of October 2021.

COMMERCE TITLE

By:   
\_\_\_\_\_  
Brian Scott

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**TRACT 1:**

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**TRACT 2:**

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ORDINANCE NO. \_\_\_\_\_

NO. CC2021-16

**AN ORDINANCE TO ESTABLISH AND LAY OFF BRYANT MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 129 (AUTUMN HILLS PROJECT), AND DECLARING AN EMERGENCY**

WHEREAS, a Petition to form Bryant Municipal Property Owners' Multipurpose Improvement District No. 129 (Autumn Hills Project) 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 \_\_\_\_\_, 2022, at \_\_\_\_\_ 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. 129 (Autumn Hills Project) 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: Ly Phan, Tin Nguyen and Tra Phuong Luong.

Section 3. The name of improvement district shall be Bryant Municipal Property Owners' Multipurpose Improvement District No. 129 (Autumn Hills Project).

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 \_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(S E A L)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**TRACT 1:**

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