



3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018

August 24, 2022

Truett Smith  
Planning Director  
City of Bryant  
210 SW 3<sup>rd</sup> Street  
Bryant, AR 72022

Re: Annexation & Zoning – Benjamin Grove Subdivision Phase 4

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of annexation and proposed zoning for the referenced subdivision. It is my desire that this matter be included on the agenda for your September 2022 City of Bryant Planning Commission meeting.

The developer for the project is Thomas D.B. Collins, LTD, 39 Walnut Valley Drive, Little Rock, Arkansas, 72211, [owencreek@comcast.net](mailto:owencreek@comcast.net), (501) 680-0970.

List of Enclosures

- Petition for Annexation
- Application for Change in Zoning District Boundaries
- Filing fee of \$125.00
- Exhibit A - Annexation Figure with legal descriptions
- Exhibit B – Legal Description of Property

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

Sincerely,

GarNat Engineering, LLC

Vernon J. Williams, P.E., President

IN THE COUNTY OF SALINE COUNTY, ARKANSAS

CASE NO. 2022-

IN THE MATTER OF ANNEXATION OF CERTAIN  
TERRITORY CONTIGUOUS TO THE CITY OF BRYANT, ARKANSAS

**PETITION FOR ANNEXATION TO THE  
CITY OF BRYANT, ARKANSAS**

Petitioner, Thomas D. B. Collins, LTD, is the owner of the real property described in the attached Exhibits "A" and "B".

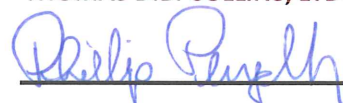
The undersigned further states that it is the one hundred percent (100%) owner of the property, that the property is contiguous to the City of Bryant, Arkansas (the City), and that all of the property lies within Saline County, Arkansas. The undersigned petitions that the property be annexed to the City in accordance with Arkansas Code Annotated §14-40-609 (Act 991 of 2015). The undersigned hereby authorizes Vernon Williams, P.E. of GarNat Engineering to act on behalf of the Petitioner in connection with this petition and the request for annexation to the City.

The following services shall be extended to the annexed area within three (3) years after the date the annexation becomes final:

1. Sewer from the City of Bryant.
2. Water from Salem Water Users.
3. Electric from First Electric;
4. Phone from Fidelity

**PETITIONER:**

**THOMAS D.B. COLLINS, LTD**



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**Phillip Pengelly, Owner**

APPLICATION  
FOR CHANGE IN  
ZONING DISTRICT BOUNDARIES

Applicant Name: THOMAS D. B. COLLINS, LTD

Spouse Name: N/A

Property Address: \_\_\_\_\_

Legal Description: SEE ATTACHED EXHIBIT A  
AND EXHIBIT B

Existing Zoning Classification: N/A

Requested Change: R-1.S

Plat of Property is Attached YES

Vicinity Map of property is attached YES

The undersigned designates the following process agent or attorney to represent  
the applicant at all hearings:

VERNON WILLIAMS, GARNAT ENGINEERING

This 24 day of AUGUST, 2022

PHILLIP PENGELLY

Applicant

THOMAS D. B. COLLINS, LTD

~~Spouse of Applicant~~

39 WALNUT VALLEY DRIVE

Address

LITTLE ROCK, AR 72211

(501) 680-0970

Phone

## EXHIBIT B

### Legal Description

#### LOTS 129 - 133

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

#### LOT 128

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E,

ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

BUNDY DRIVE RIGHT OF WAY

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S 1°56'26" W, ALONG THE SAID EAST RIGHT OF WAY OF BUNDY DRIVE, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A FOUND 1/2" REBAR; THENCE S 88°02'37" E FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.08 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

# GNE

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018

August 24, 2022

William Gruber  
Saline County Civil Attorney  
200 N. Main St.  
Benton, Arkansas 72015

Re: Annexation – Benjamin Grove Subdivision Phase 4

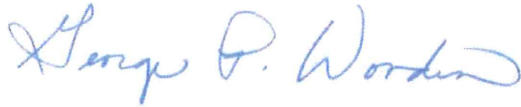
Dear Mr. Gruber:

I, George P. Wooden, am verifying that this property is contiguous with the annexing City of Bryant and also that no enclaves will be created if this property is accepted by the City of Bryant.

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

Sincerely,

GarNat Engineering, LLC



George P. Wooden, Professional Surveyor #1573 State of Arkansas



**POINT OF COMMENCEMENT**  
FND 1/2" REBAR 1573  
NW CORNER  
NE1/4 SE1/4  
SEC.12-T1S-R15W

**POINT OF BEGINNING**  
LOTS 129 - 133

This Property

This Property

**EXHIBIT A**

001-07582-000  
ALAN K EIDSON

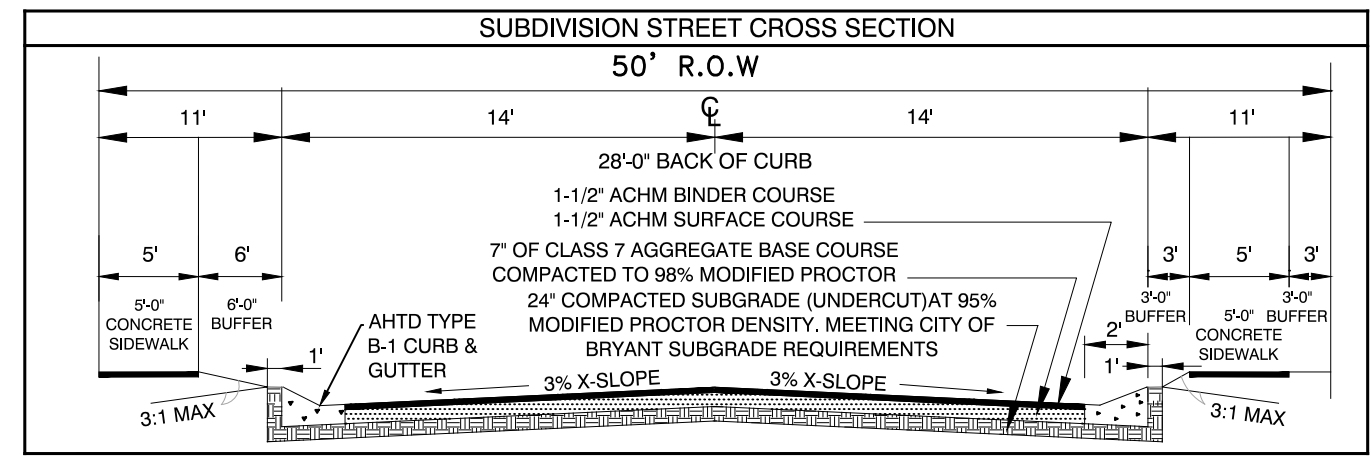
PLAT CERTIFICATES:	
<b>OWNER:</b> Name: The Estate of Michael Wayne Millsap Address: 9360 Gilbert Road Benton, AR 72019	<b>DEVELOPER:</b> Name: Thomas D.B. Collins, LTD. Address: 39 Walnut Valley Little Rock, AR 72211
<b>CERTIFICATE OF OWNER:</b> We, the undersigned, owners of the real estate shown and 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: _____ Name: The Estate of Michael Wayne Millsap Address: 401 Autumn Road, Little Rock, Arkansas 72211	
<b>CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:</b> I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 5/11/2022; 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	
<b>CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:</b> 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	
<b>CERTIFICATE OF PRELIMINARY PLAT APPROVAL:</b> All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations. <b>This Certificate shall expire</b> Date: _____ Date: _____ Signed: _____ Rick Johnson, Chairman Bryant Planning Commission	

**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: R-1.5  
MIN. LOT SIZE: 7,281 S.F.  
NUMBER OF LOTS: 4  
SOURCE OF WATER: SALEM WATER  
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  
REAR - 5' 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  
TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION AND TRACT B WILL BE OWNED & MAINTAINED BY CITY OF BRYANT.

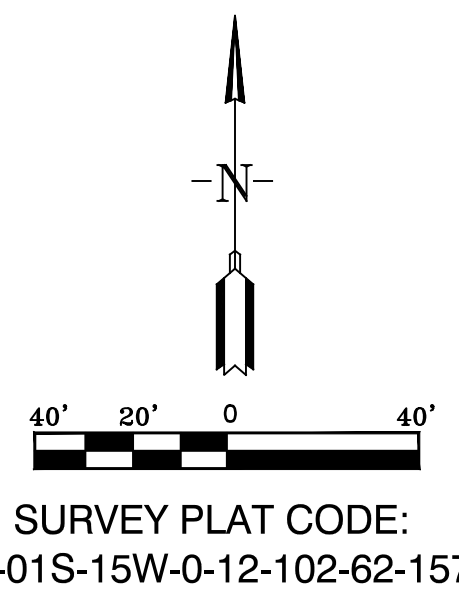
**GENERAL NOTES:**

- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9



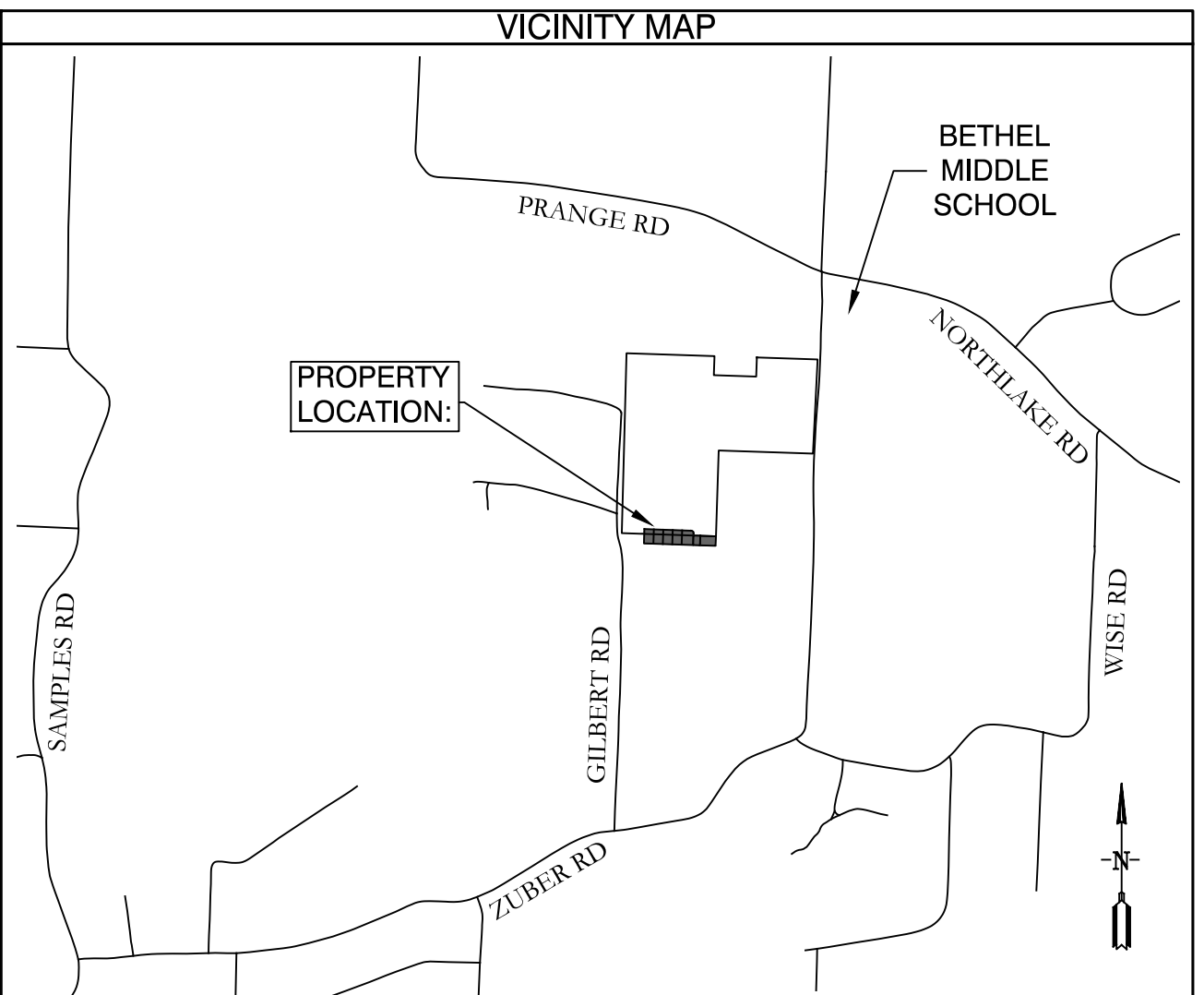
**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	29.85	19.00	90°01'08"	S43° 04' 09"E	26.87



**SURVEY LEGEND**

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



**SUBDIVISION DESCRIPTIONS (AS SURVEYED):**

**LOTS 129 - 133**  
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**DOCUMENTS USED:**

- REPLAT OF BENJAMIN GROVE PHASE 3
- NEIGHBORING SURVEY BY HOPE 6/5/20
- BOOK 310 PAGE 361 WD BRADSHAW TO MILLSAP
- PREVIOUS SURVEY BY GARNAT ENGINEERING 5/11/22

**BASIS OF BEARINGS:**

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS NORTH 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 SURVEYS' ONLINE POSITIONING USER SERVICE' (OPUS).

**CERTIFICATIONS:**

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON MAY 11, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0225E EFFECTIVE DATE JUNE 05, 2020.



**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
P.O. Box 116  
Benton, AR 72018  
Ph. (501) 408-4650  
garnatengineering@gmail.com

BENJAMIN GROVE SUBDIVISION, PHASE 4  
FOR: THOMAS D.B. COLLINS, LTD.  
CITY OF BRYANT  
SALINE COUNTY, ARKANSAS

**PRELIMINARY PLAT**

PROJECT NO:  
16025

DATE:  
AUG. 24, 2022

SHEET NO:  
V1.0

DATE: 06/17/22  
REVISION: PER CITY OF BRYANT

BY: GFW