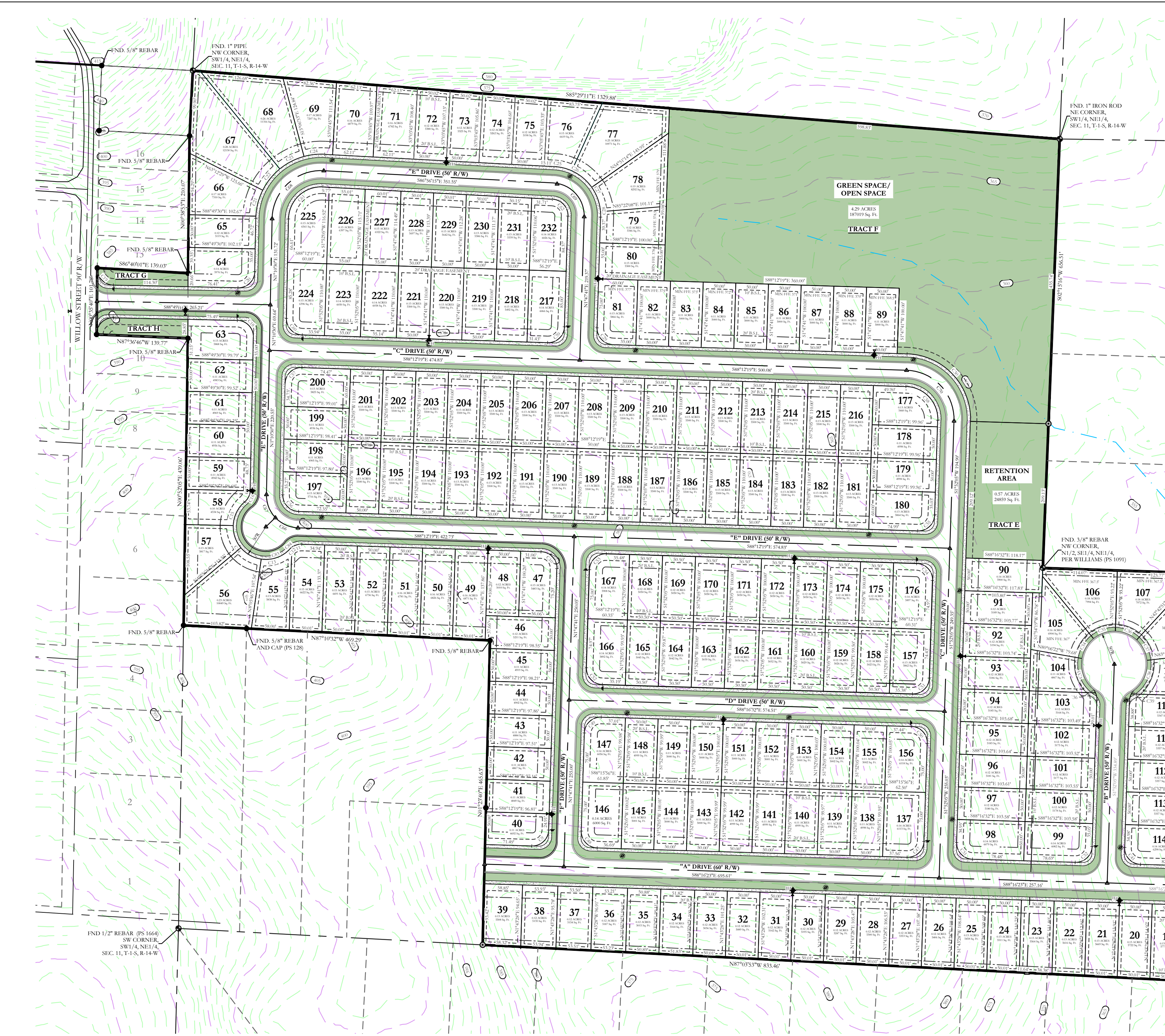


SURVEY DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECORDED IN SALINE COUNTY BOOK 108, PAGE 272; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1\"/>

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

OPEN SPACE CALCULATION TABLE	
TOTAL RETENTION AREA	1.54 ACRES
TOTAL GREEN SPACE/OPEN AREAS	6.18 ACRES
TOTAL GREEN SPACE/OPEN AREAS AND RETENTION AREA	7.72 ACRES
DRAINAGE COVERAGE PERCENTAGE	1.54/7.72=0.1995=19.95%



Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03\"/>													

**PLANNED UNIT DEVELOPMENT (PUD)
 MIDLAND ROAD ESTATES**
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

- LEGEND**
- (P) - No Parking Sign
 - - Stop Sign
 - - Street Light
 - ▲ - Fire Hydrant
 - △ - Computed point
 - - Found monument
 - - Set #4 RB/Plas. Cap (SIP)
 - (D) - Decided
 - (M) - Measured
 - (P) - Platted



By affixing my seal and signature, I, William Cobitt R. Shoffner 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 #0125C0365, Dated: 06/05/2020.

CERTIFICATIONS:
OWNER: HAVEN'S DEVELOPMENT, LLC
 Name: HAVEN'S DEVELOPMENT, LLC
 Address: 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022
DEVELOPER: HAVEN'S DEVELOPMENT, LLC
 Name: HAVEN'S DEVELOPMENT, LLC
 Address: 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022
CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
 I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.
 Date of Execution: _____
 Kazi Tamzidul Islam
 Registered Professional Engineer, No. 20876 Arkansas
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: 2021-009870
 Date of Execution: _____ Name: _____
CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, Corbett R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____ 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.
 Date of Execution: _____
 Signature: Jonathan L. Hope
 Registered Professional Land Surveyor No. 1762 Arkansas
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
 All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.
 Date of Execution: _____
 Signature: Rick Johnson, Chairman
 Bryant Planning Commission

RESIDENTIAL DENSITY CALCULATIONS	
HOUSING UNITS	232 UNITS
TOTAL DEVELOPABLE AREA	36.63 ACRES
TOTAL COMMON USABLE OPEN SPACE	6.18 ACRES
RESIDENTIAL DENSITY	232/(36.63+6.18)=5.42 DUA

PROPERTY SPECIFICATIONS:		
OWNER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	NUMBER OF LOTS: 232 EXISTING ZONING: R-15 PROPOSED ZONING: PUD
DEVELOPER/SUBDIVIDER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	PROPOSED DENSITY: 5.42 HOMES PER ACRE SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS:	HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 10' OR AS SHOWN SIDE: 8' OR AS SHOWN
NAME OF SUBDIVISION:	MIDLAND ROAD ESTATES	UTILITY & DRAINAGE EASEMENTS: TRACT C: GREEN SPACE: 1.20 ACRES TRACT D: GREEN SPACE: 0.60 ACRES TRACT E: RETENTION: 0.57 ACRES TRACT F: GREEN SPACE: 4.29 ACRES TRACT G: GREEN SPACE: 0.07 ACRES TRACT H: GREEN SPACE: 0.08 ACRES R.W./B.O.C. TOTAL: 3.02 ACRES OR 11% TOTAL: 10.96 ACRES OR 11%
OPEN SPACE:	TRACT E: RETENTION: 0.68 ACRES TRACT F: RETENTION: 0.49 ACRES TRACT C: GREEN SPACE: 1.20 ACRES TRACT D: GREEN SPACE: 0.60 ACRES TRACT E: RETENTION: 0.57 ACRES TRACT F: GREEN SPACE: 4.29 ACRES TRACT G: GREEN SPACE: 0.07 ACRES TRACT H: GREEN SPACE: 0.08 ACRES R.W./B.O.C. TOTAL: 3.02 ACRES OR 11% TOTAL: 10.96 ACRES OR 11%	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 26' B.O.C. TO B.O.C. LOT CORNERS SET 1/2\"/>

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

FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

**PLANNED UNIT DEVELOPMENT (PUD)
 MIDLAND ROAD ESTATES**
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	07/25/2023	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:			
SHEET:		SCALE:	1" = 100'		23-0024
500		0			