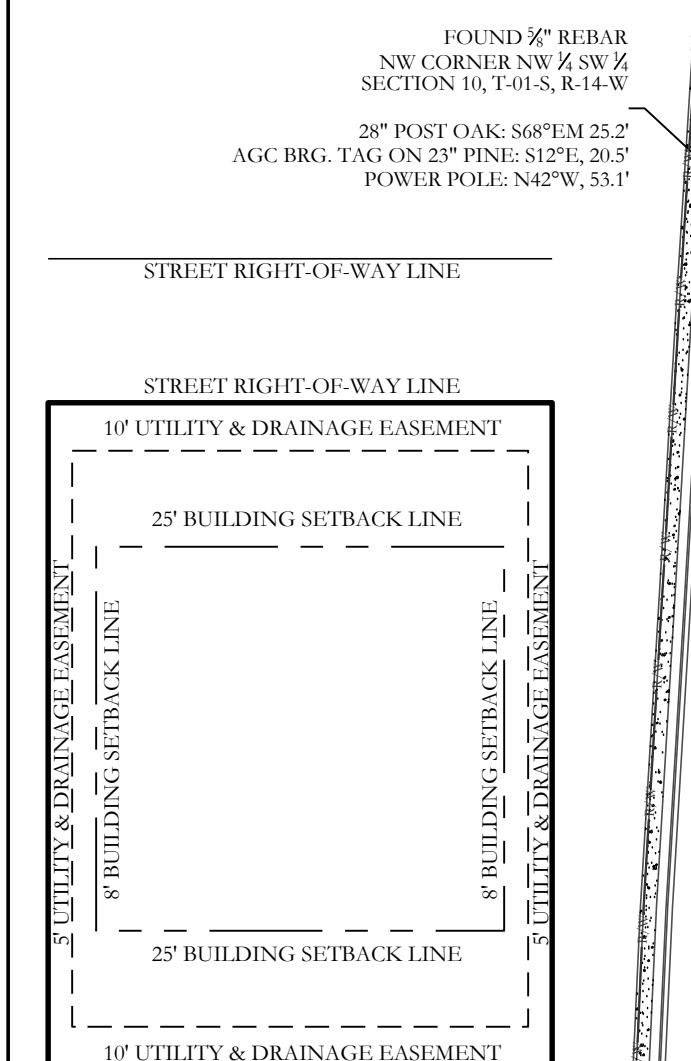


Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length	
C1	19.44'	25.00'	44°33'13"	S56°28'34"W	18.95'	
C2	25.03'	50.00'	28°40'44"	S48°32'19"W	24.77'	
C3	50.52'	50.00'	57°53'24"	N88°10'37"W	48.40'	
C4	40.89'	50.00'	46°51'09"	N35°48'16"W	39.70'	
C5	51.44'	50.00'	58°50'34"	N17°05'41"E	49.20'	
C6	19.44'	25.00'	44°33'13"	N24°17'22"E	18.95'	
C7	34.41'	25.00'	78°51'06"	N37°24'48"W	31.75'	
C8	45.75'	64.00'	40°57'31"	N56°21'36"W	44.78'	
C9	41.94'	64.00'	37°32'40"	N17°06'30"W	41.19'	
C10	21.03'	25.00'	48°11'23"	N22°25'52"W	20.41'	
C11	42.05'	50.00'	48°11'23"	N22°25'52"W	40.82'	
C12	54.19'	50.00'	62°05'38"	N32°42'38"E	51.57'	
C13	62.19'	50.00'	71°15'55"	S80°30'36"E	58.20'	
C14	40.70'	50.00'	46°38'28"	S21°39'25"E	39.59'	
C15	42.05'	50.00'	48°11'23"	S25°45'31"W	40.82'	
C16	21.03'	25.00'	48°11'23"	S25°45'31"W	20.41'	
C17	21.99'	14.00'	90°00'01"	S43°20'11"E	19.80'	
C18	39.12'	25.00'	89°39'04"	S46°59'17"W	35.23'	
C19	45.06'	25.00'	103°15'35"	S49°37'02"E	39.20'	

Curve Table Road Centerline				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC1	103°15'35"	N49°37'02"W 59.59'	68.48'	38.00'
SC2	90°00'00"	S43°20'11"E 53.74'	59.69'	38.00'

Line Table		
Line #	Direction	Length
L1	N88°20'11"W	33.56'



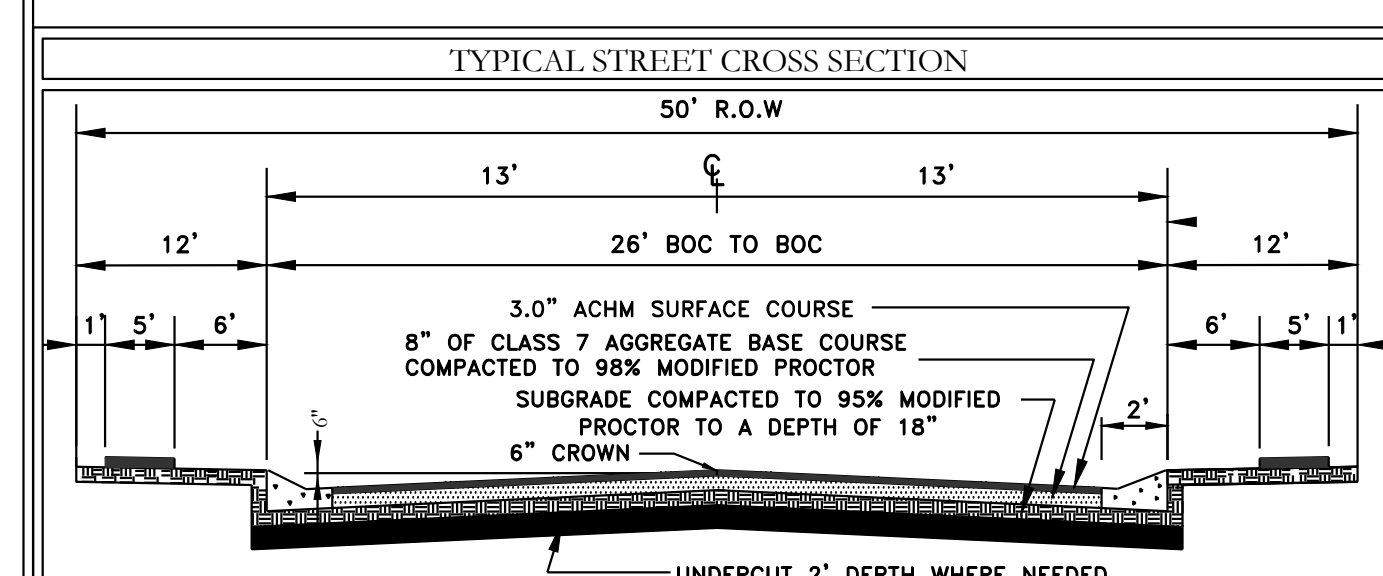
TYPICAL SETBACKS & EASEMENTS

PROPERTY DESCRIPTION:

PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4; ALL IN SECTION 10, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 3/8" REBAR, ACCEPTED AS THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND 3/8" REBAR; THENCE N02°03'56"E, A DISTANCE OF 970.17 FEET TO A FOUND 3/8" REBAR (P.L.S. #1375); THENCE N02°00'45"E, A DISTANCE OF 273.72 FEET TO A POINT, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N78°45'10"E, A DISTANCE OF 1324.41 FEET TO A POINT; THENCE S02°16'42"W, A DISTANCE OF 533.04 FEET TO A POINT; THENCE N88°30'37"W, A DISTANCE OF 201.63 FEET TO A POINT; THENCE S59°48'38"W, A DISTANCE OF 59.00 FEET TO A POINT; THENCE N88°20'09"W, A DISTANCE OF 165.93 FEET TO A POINT; THENCE S02°00'45"W, A DISTANCE OF 20.99 FEET TO A POINT; THENCE N87°59'15"W, A DISTANCE OF 174.31 FEET TO A POINT; THENCE S84°59'24"W, A DISTANCE OF 700.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING A CUMULATIVE OF 575,168 SQUARE FEET, OR 13.20 ACRES, MORE OR LESS.

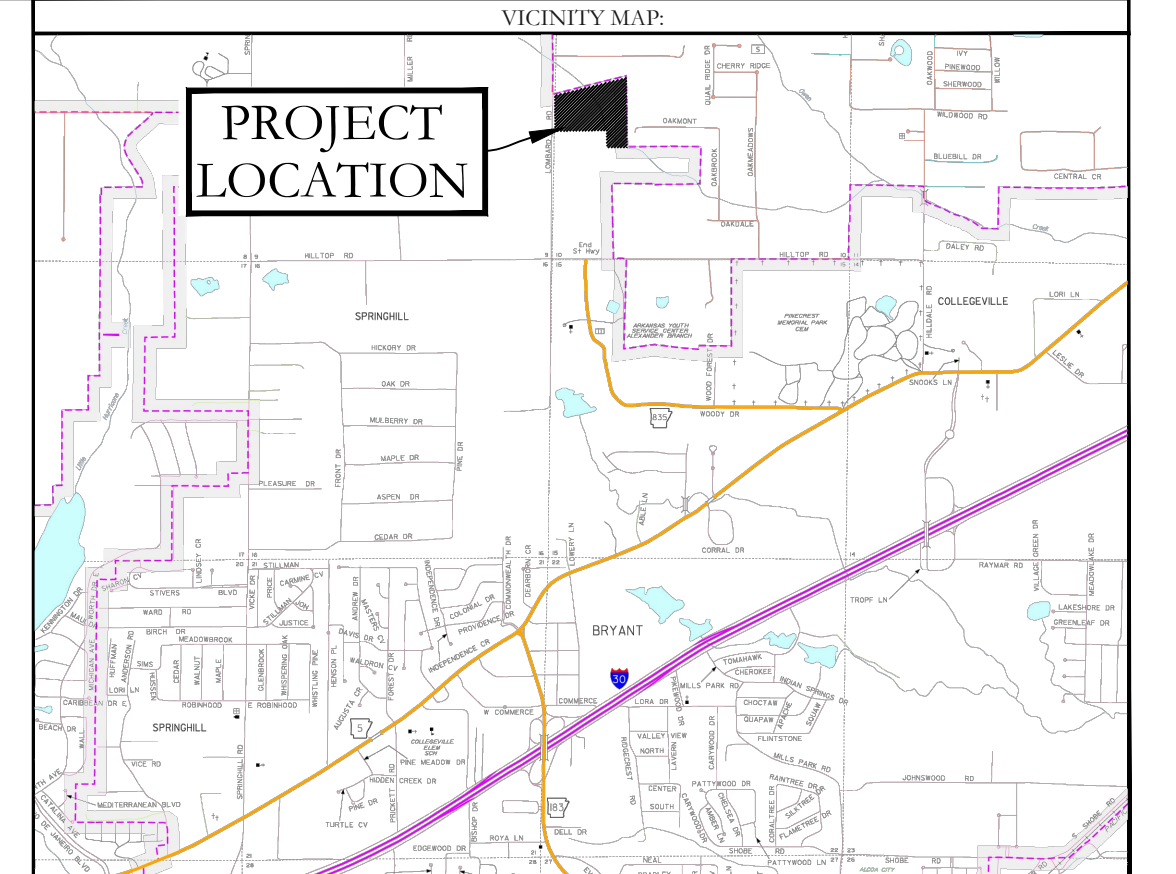
SAID TRACT SUBJECT TO A 100 FOOT ELECTRIC TRANSMISSION EASEMENT ACROSS THE NORTH 100 FEET THEREOF, AND ANY OTHER EASEMENTS OR ENCUMBRANCES OF RECORD.



UNDERCUT 2' DEPTH WHERE NEEDED



FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 2
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



CITY OF BRYANT CERTIFICATIONS:	
OWNER:	DEVELOPER:
Name: BULL DEVELOPMENT LLC	Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908	Address: P.O. BOX 908
BRYANT, AR 72089	BRYANT, AR 72089

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 of Execution _____ Name _____

Source of Title: 2019-024054

CERTIFICATE OF 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 Bryant Subdivision Regulation Ordinance.

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:
I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution _____ Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL 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 of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Rick Johnson,
Bryant Planning Commission

FLOODPLAIN CERTIFICATION:
By affixing my seal and signature, I, Jonathan L. Hope, P.L.S. No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

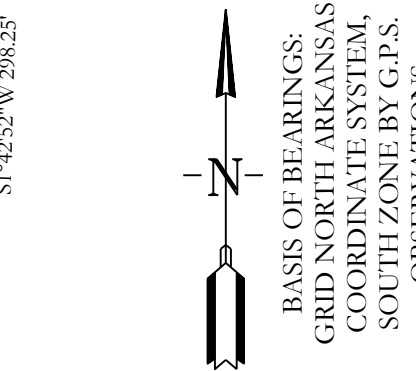
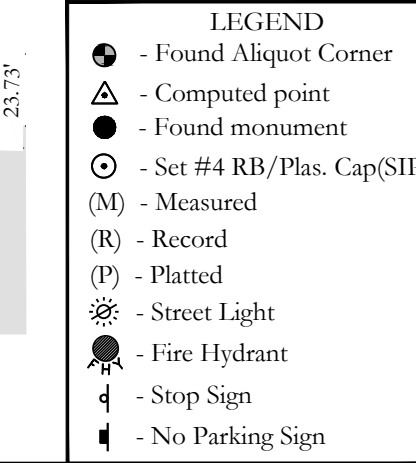
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 051250240E, dated 06/05/2020, no portion of the property described herein does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:	
OWNER: BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089	MIN. LOT SIZE: 9,000 SF. NUMBER OF LOTS: 35 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER: BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 1175 MARKET STREET BENTON, AR 72015	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 26' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
NAME OF SUBDIVISION: ROMAN HEIGHTS SUBDIVISION PHASE 2	ZONING CLASSIFICATION: R-2
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK: 2019 PAGE: 02654	

HOPE CONSULTING ENGINEERS - SURVEYORS
117 South Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: BULL DEVELOPMENT LLC			
FINAL PLAT ROMAN HEIGHTS SUBDIVISION PHASE 2 IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 12/11/2023	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:	17-0077	
500	01S	14W	0 10 300 62 1762



LAND PROJECTS 2004(SUBDIVISIONS)2017(17-0077) ROMAN HEIGHTS FINAL PLAT PHASE 2