



AGENDA ITEM HISTORY SHEET

ITEM TITLE

Hill Valley Estates - PUD Rezoning

AGENDA NO. 6**AGENDA DATE:** 6/25/2024

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

DRC 5/30/24 - Rec. Approval to Planning Commission. Planning Commission 6/10/24 - Public Hearing on Rezoning and the PUD Zoning Plan, Unanimously voted to approve the PUD Zoning Plan and Rezoning. Based on Approval by Planning Commission it is Recommended to City Council for Approval.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

A PUD rezoning is unique compared to a standard rezoning. Normally a rezoning goes from one standard zoning district to another, and that property can then have any of the uses that are allowed for that district according to the code. For a PUD rezoning, the applicant proposes a use, via a PUD Zoning Plan for the property, that normally wouldn't fit into a standard zoning district. If the PUD Zoning Plan goes through the process and is approved by Planning Commission and by City Council through ordinance to rezone the property, then that approved plan becomes the use and "zoning" for the property. Any deviations from that use and Zoning Plan would require the property to come back through the rezoning process for an approval. The use of this PUD is for a 75 lot subdivision of duplexes with built in green spaces and amenities. See attached Zoning Plan documents for more information on the planned use.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Approval for the Rezoning of the Property from R-E and C-2 to PUD based on the PUD Zoning Plan.

ORDINANCE NUMBER 2024- ____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM C-2 AND R-M TO PUD.

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

- Section 1. That certain real property described more fully below is hereby zoned to a classification of PUD located in Ward 1.
- Section 2. The comprehensive zoning ordinance and map of the City of Bryant is hereby amended to reflect the change of zoning classification set out in Section 1.
- Section 3. The property affected by this ordinance is described in the attached Exhibit A

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the ____ day of _____, 2024.

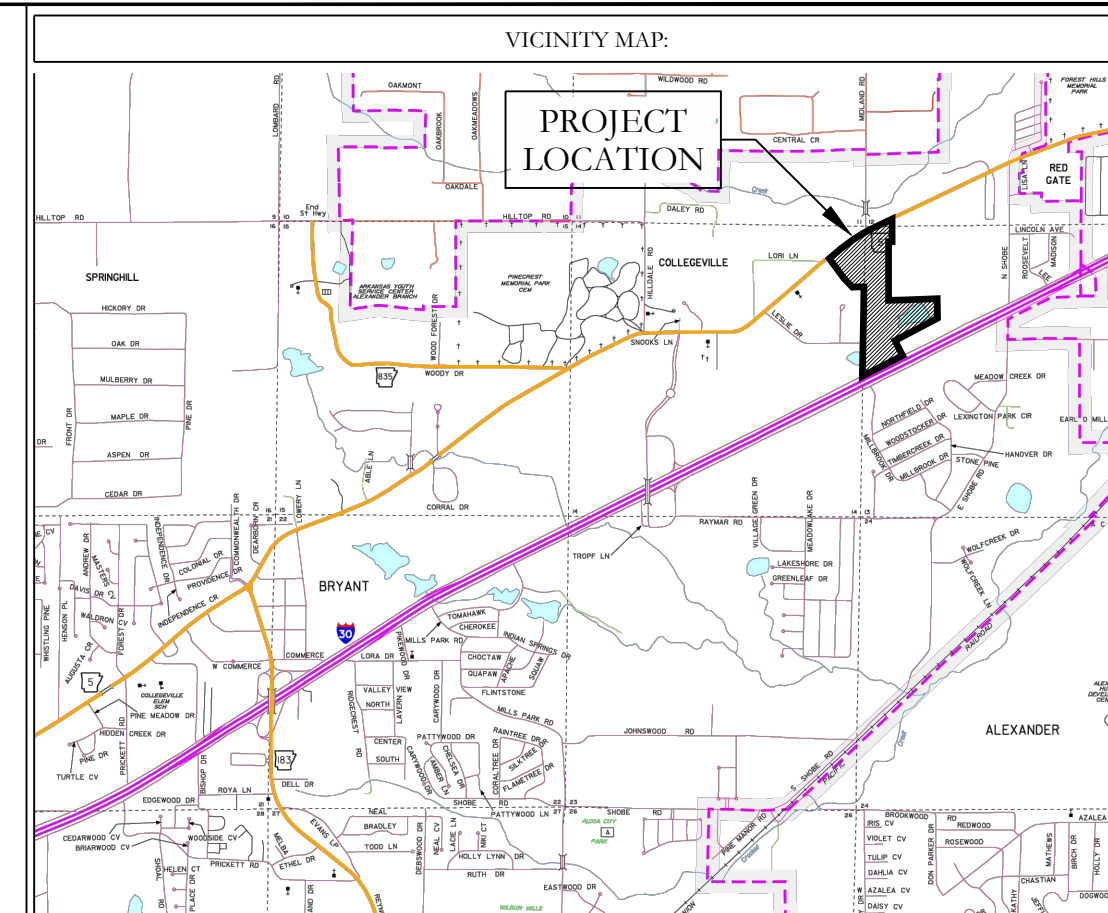
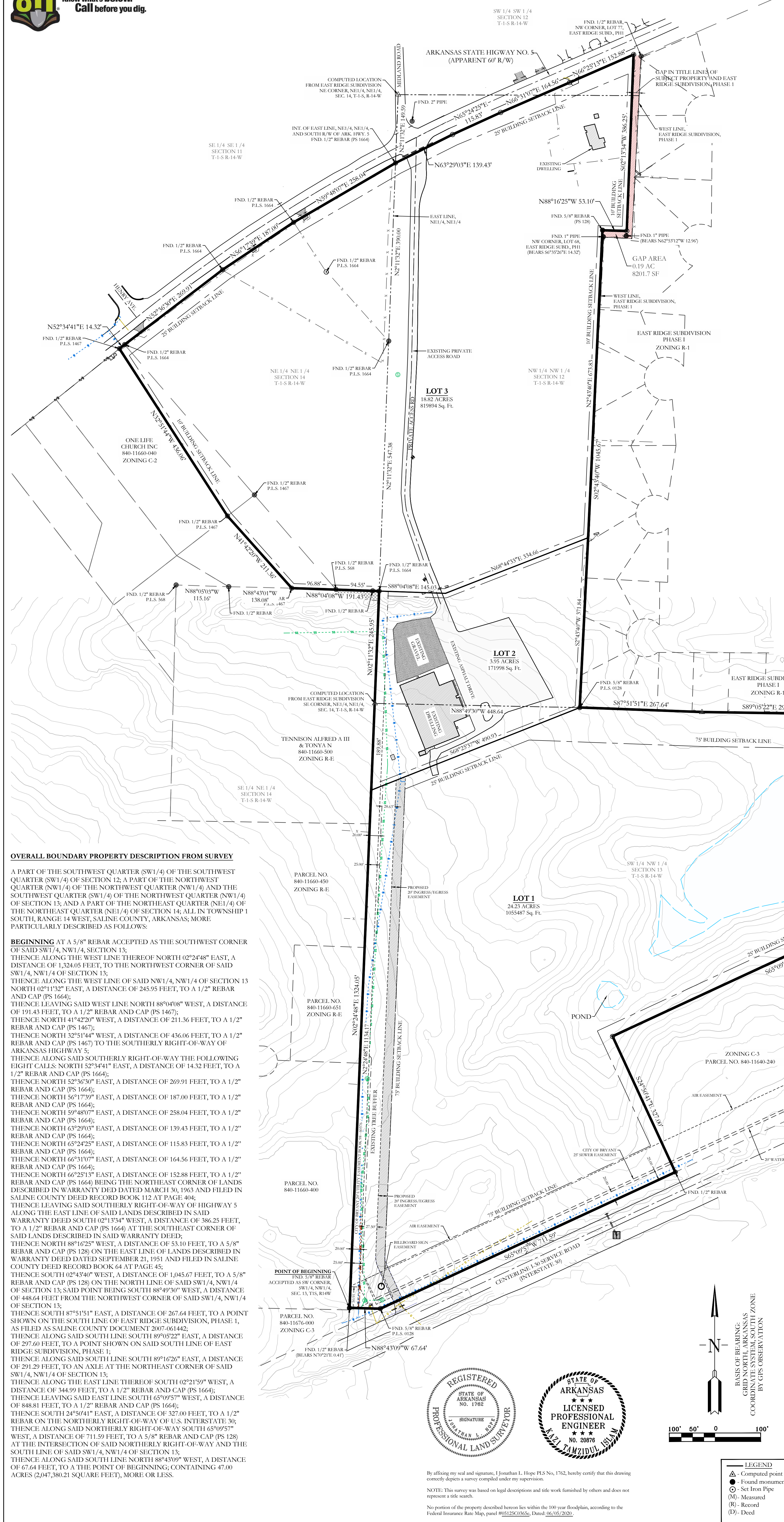
Mayor, Chris Treat

ATTEST:

Mark Smith, City Clerk

Exhibit A

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTHLINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE; THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR; THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH; THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141; THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.



CERTIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC
 Name: ARKANSAS STORAGE XIV, LLC
 Address: PO BOX 10 BRYANT, AR 72022

DEVELOPER: ARKANSAS STORAGE XIV, LLC
 Name: ARKANSAS STORAGE XIV, LLC
 Address: PO BOX 10 BRYANT, AR 72022

CERTIFICATE OF OWNER:
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had off, plotted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.
 Source of Title: 2023-015797, 2023-015796, 2023-010005, 2023-017298
 Date of Execution _____ Name: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, Jonathan L. Hope, 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 above Source Title; and that all monuments which were found or placed on the property are correctly described and located.
 Date of Execution _____ Signed: Jonathan L. Hope, Registered Professional Land Surveyor No. 1762 Arkansas

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 _____ Signed: Kazi Tamzidul Islam, Registered Professional Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
 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 of further provisions of said Rules and Regulations.
 Date of Execution _____ Signed: Rick Johnson, Chairman, Bryant Planning Commission

OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;

THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);

THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);

THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 66°25'15" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DEED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404; AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;

THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45;

THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 1,045.67 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE NORTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13; SAID POINT BEING SOUTH 88°49'30" WEST, A DISTANCE OF 448.64 FEET FROM THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE SOUTH 87°51'51" EAST, A DISTANCE OF 267.64 FEET, TO A POINT SHOWN ON THE SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1, AS FILED AS SALINE COUNTY DOCUMENT 2007-461442;

THENCE ALONG SAID SOUTH LINE SOUTH 89°05'22" EAST, A DISTANCE OF 297.60 FEET, TO A POINT SHOWN ON SAID SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1;

THENCE ALONG SAID SOUTH LINE SOUTH 89°16'26" EAST, A DISTANCE OF 291.29 FEET, TO AN AXLE AT THE NORTHEAST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

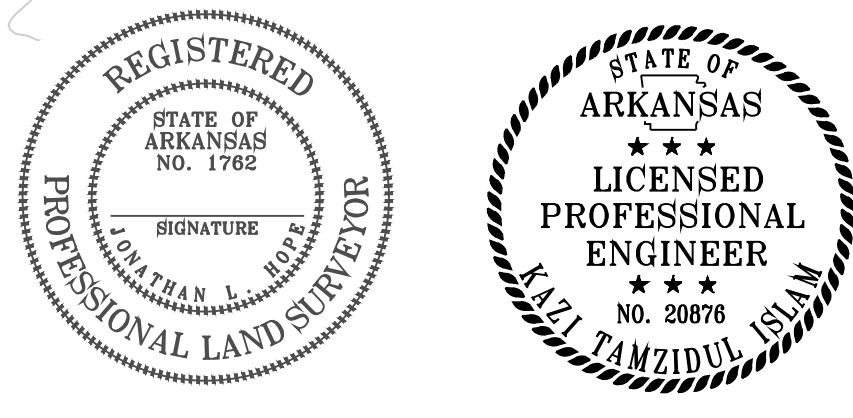
THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID EAST LINE SOUTH 65°09'57" WEST, A DISTANCE OF 848.81 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE SOUTH 24°50'41" EAST, A DISTANCE OF 327.00 FEET, TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 30;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°09'57" WEST, A DISTANCE OF 711.59 FEET, TO A 5/8" REBAR AND CAP (PS 128) AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13;

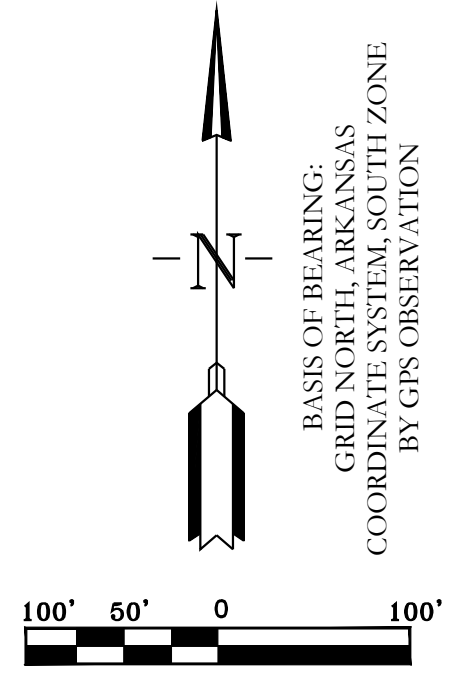
THENCE ALONG SAID SOUTH LINE NORTH 88°43'09" WEST, A DISTANCE OF 67.64 FEET, TO A POINT OF BEGINNING; CONTAINING 47.00 ACRES (2,047,380.21 SQUARE FEET), MORE OR LESS.



By affixing my seal and signature, I Jonathan L. Hope PLS No. 1762, hereby certify that this drawing correctly depicts a survey completed 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 #05125C0365c, Dated: 06/08/2020.



- LEGEND**
- ▲ - Computed point
 - - Found monument
 - - Set Iron Pipe
 - (M) - Measured
 - (R) - Record
 - (D) - Deed

PROPERTY SPECIFICATIONS:	
OWNER: ARKANSAS STORAGE XIV, LLC PO BOX 10 BRYANT, AR 72022	NUMBER OF LOTS: 3
DEVELOPER: ARKANSAS STORAGE XIV, LLC PO BOX 10 BRYANT, AR 72022	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 - AS SHOWN REAR - OR AS SHOWN SIDE - OR AS SHOWN
NAME OF SUBDIVISION: ZONING CLASSIFICATION: C-2	EASEMENTS, UTILITY & DRAINAGE (D.E. & U.E): FRONT - AS SHOWN REAR - AS SHOWN SIDE - AS SHOWN
SOURCE OF TITLE: SALINE COUNTY DOCUMENT 2023-015797 2023-015796 2023-010005 2023-017298	LOT CORNERS: SET 1/2" REBAR WITH CAP

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

FOR USE AND BENEFIT OF:
ARKANSAS STORAGE XIV, LLC

PRELIMINARY PLAT
FINLEY BUSINESS PARK
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 01/19/2024	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET:	SCALE: 1" = 100'	
500 01S 14W 0 14 110 62 1762		
500 01S 14W 0 13 400 62 1762		

February 2, 2024

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Legacy Woods: Planned Unit Development

Dear Mr. Leonard,

Colton,

I am writing to propose Legacy Woods, a vibrant new neighborhood within our community that promises to enhance the quality of life for its residents and contribute positively to the overall appeal of Bryant. This project will be proposed as a Planned Unit Development.

Located on 18.8 acres on Highway 5, this proposed neighborhood will consist of 78 residential lots thoughtfully designed to foster a sense of community and well-being. Emphasizing both recreation and relaxation, our plan includes a range of amenities aimed at promoting an active and social lifestyle.

Key features of the proposed neighborhood include:

- *Walking trails weaving through lush greenery, providing residents with opportunities for exercise and leisurely strolls.
- *Pickleball courts catering to the growing popularity of this engaging sport, encouraging friendly competition and camaraderie among neighbors.
- *A fitness center equipped with modern facilities, allowing residents to pursue their health and wellness goals conveniently within the neighborhood.
- *A welcoming clubhouse serving as a hub for community events, gatherings, and celebrations, fostering connections and a sense of belonging among residents.
- *A thoughtfully designed playground providing safe and enjoyable recreational opportunities for children.
- *A refreshing swimming pool offering a perfect retreat for relaxation and enjoyment during warm summer days.

Furthermore, we are committed to preserving green spaces within the neighborhood, with 4.15 acres designated as Common Usable Open Space. This area will not only enhance the aesthetic appeal of the neighborhood but also provide residents with additional recreational opportunities and a connection to nature.

Our vision for this neighborhood is to create a harmonious blend of modern living, recreational amenities, and natural beauty, offering residents a fulfilling and balanced lifestyle. We believe that this development aligns with the city's goals of promoting community well-being and sustainable growth.

We look forward to discussing this Planned Unit Development with you further and working collaboratively to bring this exciting project to fruition for the benefit of all Bryant residents.

Sincerely,

Jonathan Hope



City of Bryant, Arkansas
 Community Development
 210 SW 3rd Street Bryant, AR 72022
 501-943-0943

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 4/24/2024

Applicant or Designee:

Name Jonathan Hope
 Address 129 N Main St. Benton, AR
 Phone 501-315-2626
 Email Address jonathan@hopeconsulting.com

Property Owner (If different from Applicant):

Name Finley & Company
 Address P.O Box 10 Bryant, AR
 Phone 501-258-9646
 Email Address stuart@finleyandcompany.com

Property Information:

Address 8800 HWY 5
 Parcel Number Parcel #840-11640-124, 840-11660-000, 840-11660-010, 840-11660-020, 840-11634-600
 Existing Zoning Classification C-2
 Requested Zoning Classification PUD
 Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
See Exhibit Attached

Application Submission Checklist:

- Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- Completed Rezoning Application
- Rezoning Application Fee (\$40 fee for lot and block descriptions or \$125 for acreage or metes and bound descriptions)
- If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

- Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur.** Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

- Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, June 10, 2024 at 6:00 P.M.
at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline
County, for the purpose of public comment on a rezone request at the site of
Parcel #840-11640-124, 840-11660-000, 840-11660-010, 840-11660-020, 840-11634-600 (address).

A legal description of this property can be obtained by contacting the Bryant Department
of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier
no less than 15 days prior to the public hearing.*

April 24, 2024

RE: Rezoning Petition

The property located at Parcel #840-11640-124, 840-11660-000, 840-11660-010, 840-11660-020, 840-11634-600 is being considered for rezoning from C2 to PUD. The property is more particularly described as follows:

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday June 10, 2024 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.

Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at 501-860-0467.

Thank you for your consideration in this matter.

Sincerely,


Jonathan Hope

Hope Consulting

PROPERTY DESCRIPTION:

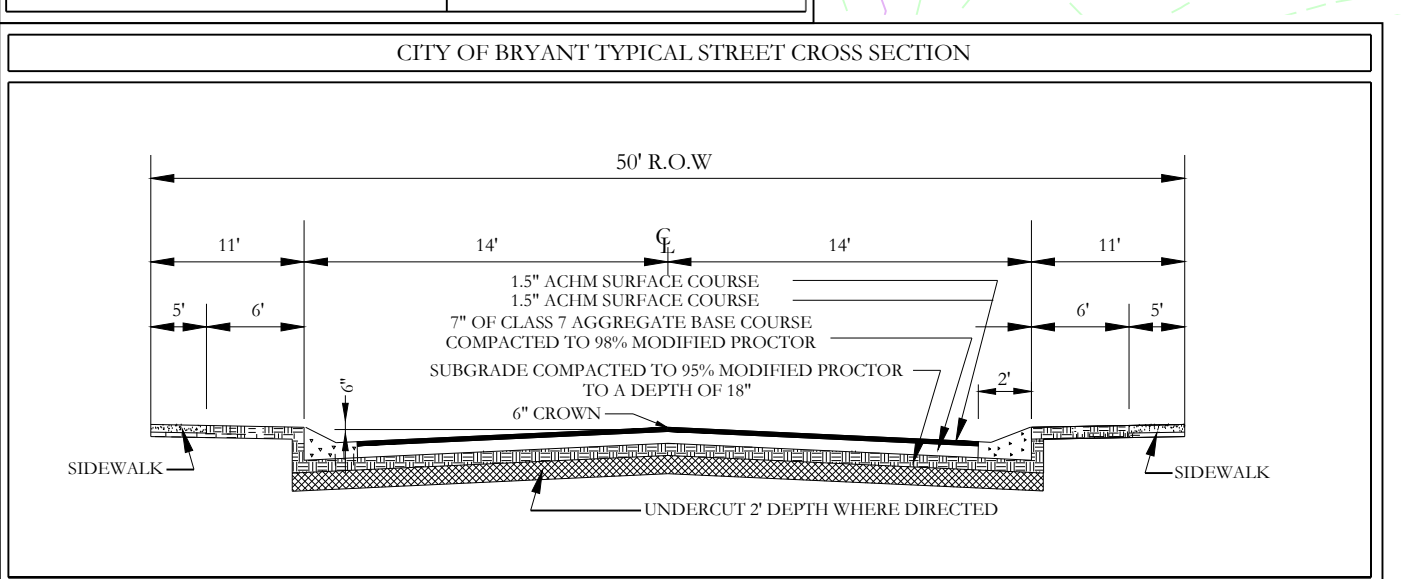
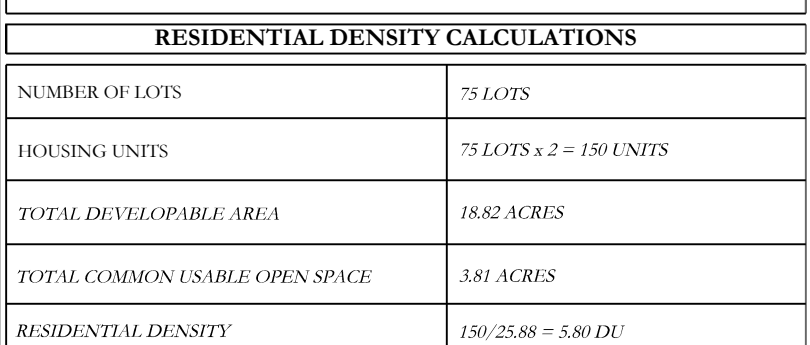
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COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE POINT OF BEGINNING, A 1/2" REBAR AND CAP (PS 1664); THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°31'07" EAST, A DISTANCE OF 161.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DEED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 08°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08" W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING, CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

NOTE: TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



Table with 2 columns: Item, Value. Includes OPEN SPACE CALCULATION, RESIDENTIAL DENSITY CALCULATIONS, and CITY OF BRYANT TYPICAL STREET CROSS SECTION.

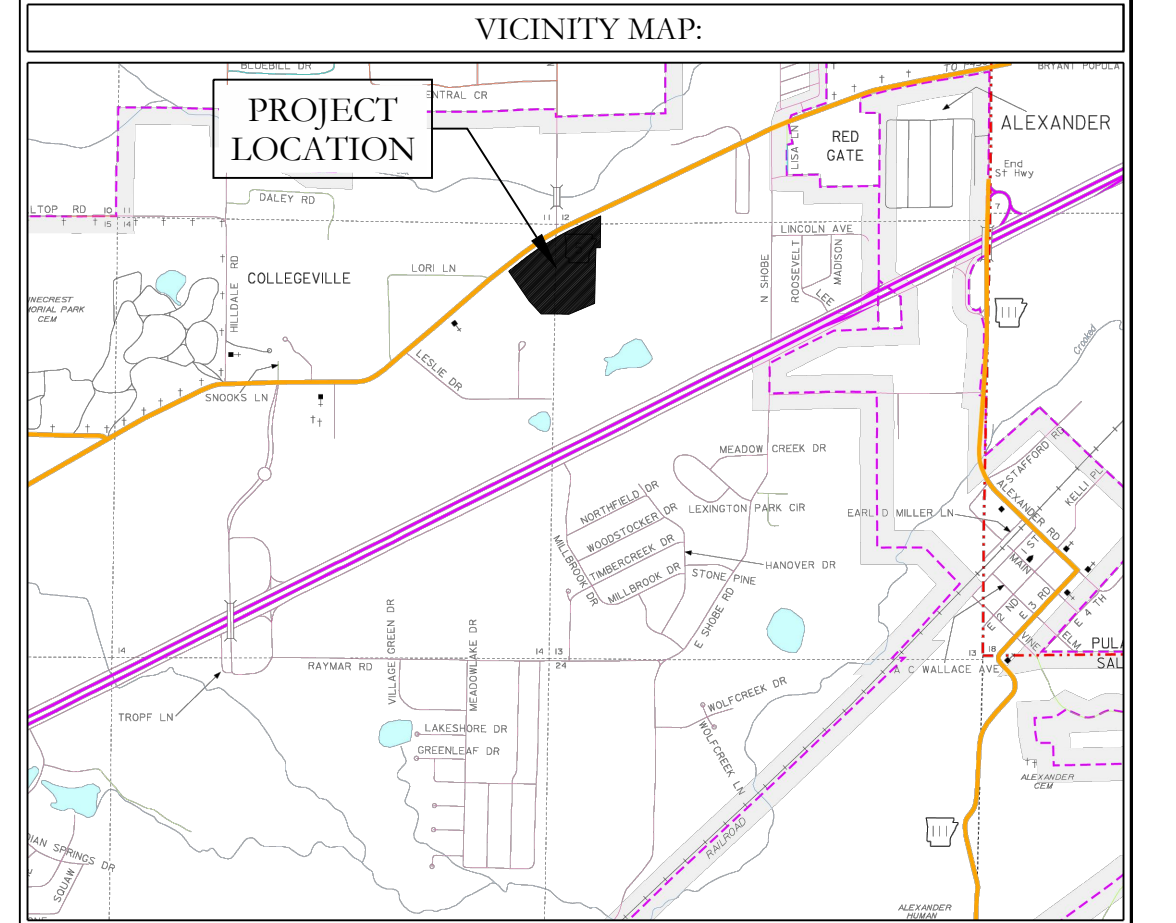


PLANNED UNIT DEVELOPMENT (PUD) HILL VALLEY ESTATES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C67.

Line Table with columns: L#, Length, Direction. Lists lines L1 through L5.



CERTIFICATIONS: OWNER: FINLEY & COMPANY, DEVELOPER: FINLEY & COMPANY. Address: P.O. BOX 10, 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.

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY: I, Corbit R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 06/06/2024; 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.

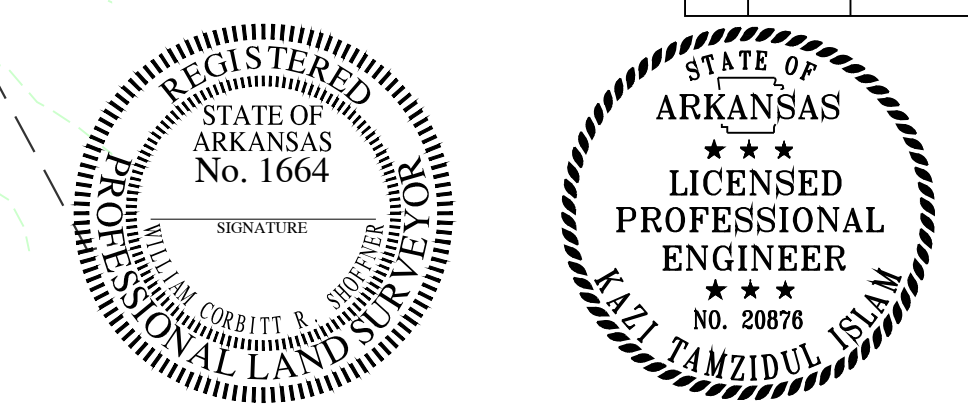
CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY: I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

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.

PROPERTY SPECIFICATIONS: OWNER: FINLEY & COMPANY, DEVELOPER: FINLEY & COMPANY, ENGINEERS: HOPE CONSULTING INC., PROPOSED HOUSE EXTERIOR: BRICK, VINYL, GLASS & WOOD.

LEGEND: No Parking Sign, Stop Sign, Street Light, Fire Hydrant, Computed point, Found monument, Set #4 RB/Plas. Cap (SIP), Deeded, Measured, Platted.

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



By affixing my seal and signature, I, William Corbit 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 #0512303656, Dated: 06/05/2020.