



**CERTIFICATE OF OWNER:**  
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: \_\_\_\_\_ Name: \_\_\_\_\_  
 Source of Title: WARRANTY DEED 2020-008135

**CERTIFICATE OF FINAL SURVEYING ACCURACY:**  
 I, William Corbett R. Shoffner, 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 sides.

Date of Execution \_\_\_\_\_ William Corbett R. Shoffner  
 Registered Professional  
 Land Surveyor No. 1664 Arkansas

**CERTIFICATE OF AUTHORIZATION**  
 HOPE CONSULTING, INC.  
 No. 1939  
 ARKANSAS

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 WILLIAM CORBETT R. SHOFFNER  
 No. 1664  
 ARKANSAS

**CERTIFICATE OF FINAL PLAT 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 Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution \_\_\_\_\_ Name \_\_\_\_\_  
 Bryant Planning Commission Chairman

**PROPERTY DESCRIPTION FROM SURVEY**  
 TRACT 1  
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;  
 THENCE NORTH 07°49'05" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;  
 THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);  
 THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;  
 THENCE ALONG SAID SOUTH LINE NORTH 88°38'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING, CONTAINING 373,954.4 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.  
 SUBJECT TO THE RIGHTS-OF-WAY OF MILLER ROAD AND HILLTOP ROAD.

**PROPERTY DESCRIPTION FROM SURVEY**  
 TRACT 2  
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;  
 THENCE NORTH 07°49'05" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;  
 THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;  
 THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;  
 THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);  
 THENCE SOUTH 02°02'23" WEST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR;  
 THENCE NORTH 89°41'10" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR;  
 THENCE SOUTH 07°17'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR;  
 THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR;  
 THENCE NORTH 07°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR;  
 THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AT FENCE POST NW CORNER OF SAID SW1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-09236;  
 THENCE ALONG SAID WEST LINE SOUTH 00°07'50" WEST A DISTANCE OF 63.20 FEET TO A FND. 1/2" REBAR AND THE SOUTHWEST-MOST CORNER OF LOT 40 OF SAID LOMBARD HEIGHTS, PHASE 2;  
 THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2, SOUTH 88°39'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;  
 THENCE SOUTH 79°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR &

CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;  
 THENCE ALONG THE SOUTH LINE OF SAID LOT 30 SOUTH 89°33'49" EAST A DISTANCE OF 120.05 FEET TO THE SOUTHEAST CORNER THEREOF;  
 THENCE LEAVING SAID SOUTH LINE SOUTH 07°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568);  
 THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);  
 THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568);  
 THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR & CAP (PS 568);  
 THENCE SOUTH 02°02'23" WEST A DISTANCE OF 660.31 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;  
 THENCE ALONG SAID SOUTH LINE NORTH 88°38'36" WEST A DISTANCE OF 123.68 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD;  
 THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS.  
 SUBJECT TO THE RIGHT-OF-WAY OF HILLTOP ROAD.  
 SUBJECT TO AN EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1998-26120.  
 SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE SOUTH LINE HEREIN AS DESCRIBED IN SALINE COUNTY INSTRUMENT 2006-005696.  
 SUBJECT TO A 40 FOOT EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1999-06944.

**RECORD PROPERTY DESCRIPTION**  
 A PORTION OF SALINE COUNTY INSTRUMENT DEED 2020-008135

**REFERENCE DOCUMENTS CITED**  
 RECORDED SURVEY PLATS BY:  
 RASBERRY (PS 1506), DATED 8-14-20, FOR THOMPSON SHAMBERGER (PS 1388), DATED 6-23-20, FOR JONES

**SURVEY DETAILS AND NOTES**  
 OWNER OF RECORD: NXT GEN HOMES, LLC  
 PHYSICAL ADDRESS: HILLTOP RD AND MILLER RD  
 COUNTY PARCEL TAX ID: PART OF 840-1623-025  
 CURRENT ZONING: R-2 RESIDENTIAL DISTRICT  
 ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.  
 OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.  
 THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE, LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

**TYPICAL LOT SETBACKS:**  
 FRONT: 25 FEET  
 SIDE (EXTERIOR): 15 FEET  
 SIDE: 8 FEET  
 REAR: 25 FEET

**TYPICAL UTILITY & DRAINAGE EASEMENTS:**  
 FRONT: 5 FEET  
 SIDE: 5 FEET  
 REAR: 5 FEET

**LEGEND**

- - PLSS Aliquot Corner
- - Fnd. Corner Monument
- △ - Computed Point
- (M) - As Measured
- (P) - Per Deed or Plat Records
- ESMT - Easement
- B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line

**HOPE CONSULTING ENGINEERS - SURVEYORS**  
 129 North Main Street  
 Benton, Arkansas 72015  
 Office: (501) 315-2626 | Fax: (501) 315-0024  
 www.HopeConsulting.com

**TRACT SPLIT**  
 PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 5, RANGE 14 W, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:  
 NXT GEN HOMES, LLC

CORNER OF HILLTOP RD & MILLER RD  
 ALEXANDER, ARKANSAS, 72002

DATE: 06/20/2024  
 REVISED: 06/20/2024  
 SHEET: 1 OF 1

CAD BY: CV  
 CHECKED BY:  
 SCALE: 1" = 100'

PROJECT NUMBER:  
**24-0752**

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664