

**YOUR SIGNATURE HEREON SHOWS  
THAT YOU FAVOR THE  
ESTABLISHMENT OF AN  
IMPROVEMENT DISTRICT. IF THE  
DISTRICT IS FORMED, YOU MAY BE  
CHARGED FOR THE COST OF THE  
IMPROVEMENTS.  
A SIGNATURE ON THE PETITION IS A  
VOTE TO CREATE THE  
IMPRVEMENTDISTRICT**

IN RE: SPRING HILL MANOR MUNICIPAL PROPERTY OWNERS' SEWER  
IMPROVEMENT DISTRICT NO. tbd OF BRYANT, ARKANSAS

**PETITION FOR FORMATION OF  
PROPERTY OWNERS' SEWER IMPROVEMENT DISTRICT**

TO THE CITY COUNCIL FOR THE CITY OF BRYANT, ARKANSAS:

The undersigned ("Petitioner"), Brushmasters Construction & Development, LLC, an Arkansas limited liability company, is the record owner of all real property within the area of the proposed property owners' improvement district ("Proposed District"), does hereby petition the City Council for the City of Bryant, Arkansas ("Council"), under Chapter 94 of the Arkansas Code of 1987 Annotated, to lay off into a municipal property owners' improvement district the real property described in **Exhibit "A,"** attached hereto and incorporated herein by reference. **Exhibit**

A handwritten signature in black ink, appearing to be "JRH" with a flourish below it.

**"B,"** attached hereto and incorporated herein by reference, is a map of the area of the Proposed District, which depicts and generally describes the proposed improvements to be constructed by the District. The Proposed District shall be organized for the purposes of purchasing, accepting as a gift, and constructing facilities for underground trenches, and excavations necessary for the installation of a forced main sanitary sewer line, whether within or outside the boundaries for the Proposed District, together with facilities related to the foregoing; for maintaining the sanitary sewer constructed for the Proposed District, which shall continue to be owned by the Proposed District and not by the municipality; doing all things now or hereafter permitted under applicable law, including, without limitation, A.C.A. §14-94-110, to be done and performed by municipal property owners' improvement districts. Attached hereto as **Exhibit "C"** and incorporated herein by reference is a certificate prepared by First National Title Company, 216 W. Sevier Street, Benton, AR 72015, which provides, to the effect, that the Petitioners are the record owners of all of the real property located within the area of the Proposed District and that the property is encumbered by a mortgage in favor of Simmons Bank.

The Petitioner further petitions the Council to name as commissioners of the Proposed District, Robert Moser, Charles Faulkner and Kandee Moser, each of whom is an individual of integrity and good business ability and is a officer, director, trustee, employee or other designated representative of Brushmasters Construction & Development, LLC, in which each such nominees holds a interest, either directly or indirectly.


The Petitioner further petitions the Council to select as the Proposed District's name "Spring Hill Manor Municipal Property Owners' Sewer Improvement District No. tbd of Bryant,


Arkansas.” The municipality shall assign a number in place of the “tbd” in accordance with applicable law.

All of the real property in the Proposed District lies within the city of Bryant, Arkansas, and none of the real property to be included in the Proposed District lies in more than one (1) municipality.

PETITIONERS:

Brushmasters Construction & Development, LLC

By:   
Robert Moser  
Title:

And by:   
Charles Faulkner  
Title:

**EXHIBIT "A"**

**Spring Hill Manor Municipal Property Owners' Sewer Improvement District No. tbd of  
Bryant, Arkansas**

Legal Description of District

ALL THAT IS PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 476 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NW ¼ OF THE SW ¼, WHICH POINT IS 2170.6 FEET NORTH OF THE SOUTHWEST CORNER OF THE SW ¼ OF SAID SECTION 16, AND RUN THENCE EAST 1333 FEET TO THE EAST LINE OF SAID NW ¼ OF THE SW ¼, THENCE SOUTH 165 FEET, THENCE WEST 1333 FEET TO THE WEST LINE OF SAID NW ¼ OF THE SW ¼, THENCE NORTH 165 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF SPRINGHILL ROAD

**EXHIBIT "B"**

**Spring Hill Manor Municipal Property Owners' Sewer Improvement District No. tbd of,  
Arkansas**

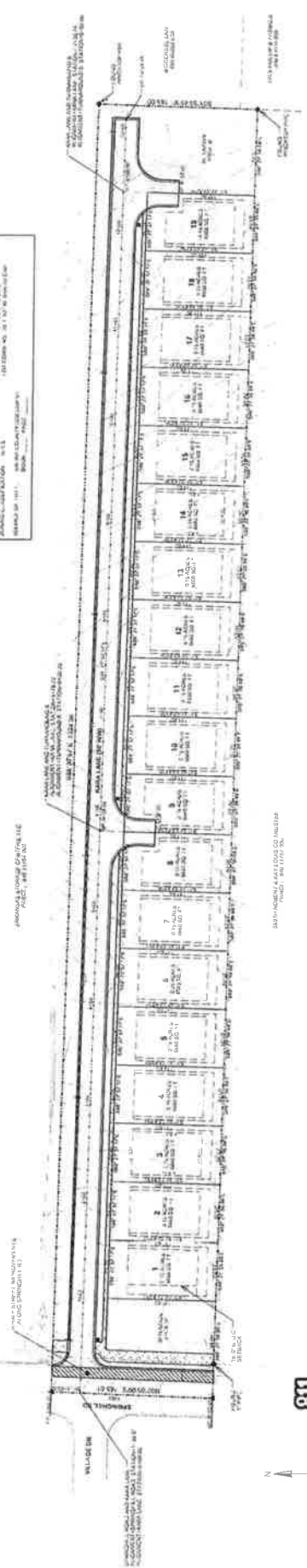
Map of Proposed District  
Depiction and General Description of Proposed Improvements



**PROPERTY DESCRIPTION**  
This plat is a preliminary plat for the subdivision of the property described in the plat. The property is located in the City of Bryant, Arkansas, Saline County, Arkansas. The property is bounded by Interstate 30 to the north, by the Springhill Road to the east, and by the existing residential lots to the south and west. The property is being subdivided into 18 lots, each approximately 1/2 acre in area. The plat is subject to the approval of the City of Bryant, Arkansas, and the Saline County, Arkansas, Board of Public Health and Safety.

**PROPERTY SPECIFICATIONS**  
The property is located in the City of Bryant, Arkansas, Saline County, Arkansas. The property is bounded by Interstate 30 to the north, by the Springhill Road to the east, and by the existing residential lots to the south and west. The property is being subdivided into 18 lots, each approximately 1/2 acre in area. The plat is subject to the approval of the City of Bryant, Arkansas, and the Saline County, Arkansas, Board of Public Health and Safety.

**FLOODPLAIN CERTIFICATION**  
The property is not located in a floodplain. The property is located in the City of Bryant, Arkansas, Saline County, Arkansas. The property is bounded by Interstate 30 to the north, by the Springhill Road to the east, and by the existing residential lots to the south and west. The property is being subdivided into 18 lots, each approximately 1/2 acre in area. The plat is subject to the approval of the City of Bryant, Arkansas, and the Saline County, Arkansas, Board of Public Health and Safety.



**PRELIMINARY PLAT**  
**SPRINGHILL MANOR SUBDIVISION**  
**CITY OF BRYANT, SALINE COUNTY, ARKANSAS**



**811**  
Before you dig,  
Call before you dig.

**LEGEND**

- Proposed Subdivision
- Proposed Street
- Proposed Utility
- Proposed Easement
- Proposed Right-of-Way
- Proposed Lot
- Proposed Corner
- Proposed Boundary
- Proposed Easement
- Proposed Right-of-Way
- Proposed Lot
- Proposed Corner
- Proposed Boundary

**CITY OF BRYANT CERTIFICATES**

THE CITY OF BRYANT, ARKANSAS, DO HEREBY CERTIFY THAT THE SUBDIVISION DESCRIBED IN THE ATTACHED PLAT IS IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES, AND THAT THE CITY HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES.

**CITY CLERK**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**CITY ENGINEER**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**CITY MANAGER**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**CITY COMMISSIONER**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**CITY ATTORNEY**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**CITY CLERK**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**CITY ENGINEER**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

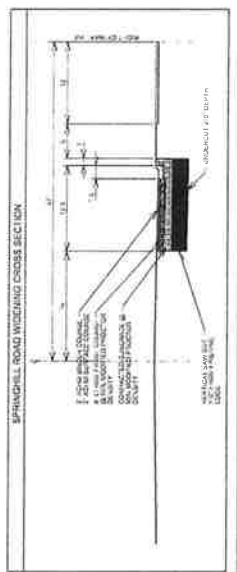
**CITY MANAGER**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

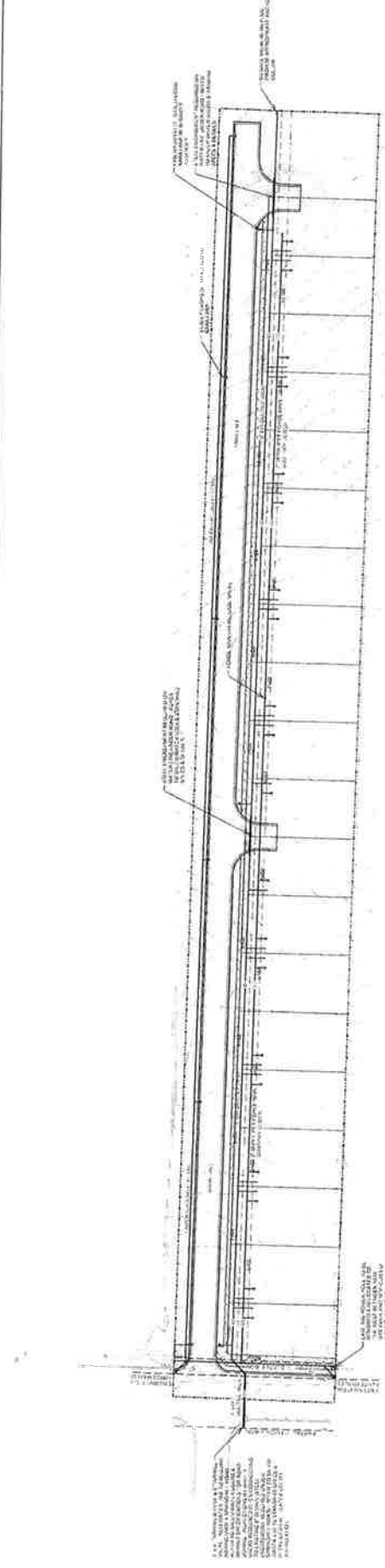
**CITY COMMISSIONER**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**CITY ATTORNEY**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: Bryant, Arkansas

**TYPICAL 18" BACKS & CASIMENTS**

| ITEM          | QUANTITY | UNIT PRICE | TOTAL PRICE |
|---------------|----------|------------|-------------|
| 1. 18" BACKS  | 100      | 1.50       | 150.00      |
| 2. CASIMENTS  | 100      | 1.50       | 150.00      |
| 3. 18" BACKS  | 100      | 1.50       | 150.00      |
| 4. CASIMENTS  | 100      | 1.50       | 150.00      |
| 5. 18" BACKS  | 100      | 1.50       | 150.00      |
| 6. CASIMENTS  | 100      | 1.50       | 150.00      |
| 7. 18" BACKS  | 100      | 1.50       | 150.00      |
| 8. CASIMENTS  | 100      | 1.50       | 150.00      |
| 9. 18" BACKS  | 100      | 1.50       | 150.00      |
| 10. CASIMENTS | 100      | 1.50       | 150.00      |
| 11. 18" BACKS | 100      | 1.50       | 150.00      |
| 12. CASIMENTS | 100      | 1.50       | 150.00      |
| 13. 18" BACKS | 100      | 1.50       | 150.00      |
| 14. CASIMENTS | 100      | 1.50       | 150.00      |
| 15. 18" BACKS | 100      | 1.50       | 150.00      |
| 16. CASIMENTS | 100      | 1.50       | 150.00      |
| 17. 18" BACKS | 100      | 1.50       | 150.00      |
| 18. CASIMENTS | 100      | 1.50       | 150.00      |



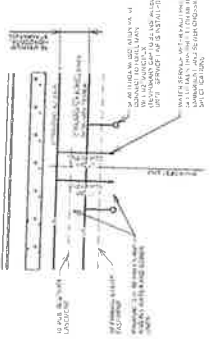


**SITE UTILITY PLAN**

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PHILLIP LEWIS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PHILLIP LEWIS ENGINEERING, INC.

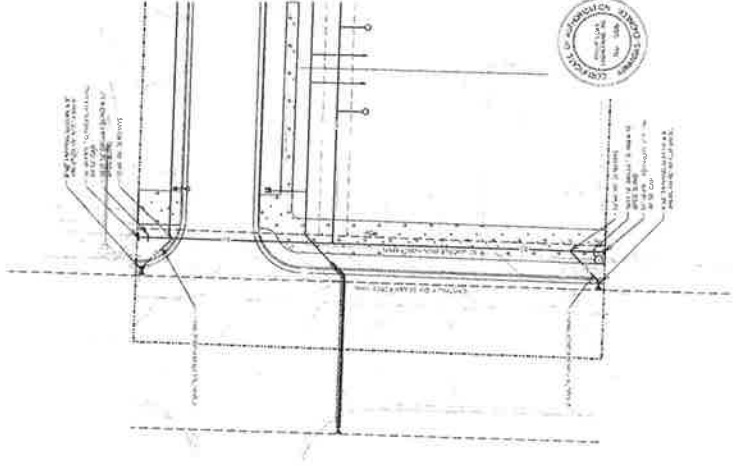


NOTE: SEWER-FORCE MAIN TO BE MAINTAINED BY PRIVATE ENTITY (SEE DISTRICT ON EQUIVALENT)



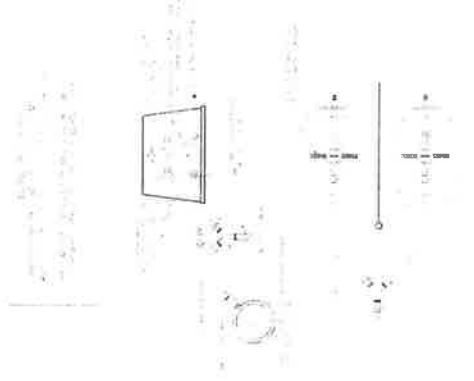
**TYPICAL PARCEL UTILITY CONNECTIONS**

THIS DETAIL IS TO BE USED FOR ALL UTILITY CONNECTIONS TO A PARCEL. THE UTILITY LINES SHALL BE INSTALLED IN THE ORDER SHOWN FROM DEEPEST TO SHALLOWEST. THE WATER SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT WATER SERVICE ORDINANCE.



**FORCE MAIN RELOCATION**

THIS DETAIL IS TO BE USED FOR ALL FORCE MAIN RELOCATIONS. THE FORCE MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT WATER SERVICE ORDINANCE.



**TYPICAL WATER DOUBLE METER/SERVICE DETAIL**

THIS DETAIL IS TO BE USED FOR ALL WATER DOUBLE METER/SERVICE DETAILS. THE WATER SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT WATER SERVICE ORDINANCE.



**TYPICAL WATER SINGLE METER/SERVICE DETAIL**

THIS DETAIL IS TO BE USED FOR ALL WATER SINGLE METER/SERVICE DETAILS. THE WATER SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT WATER SERVICE ORDINANCE.



**UTILITY VERTICAL OFFSET DETAIL**

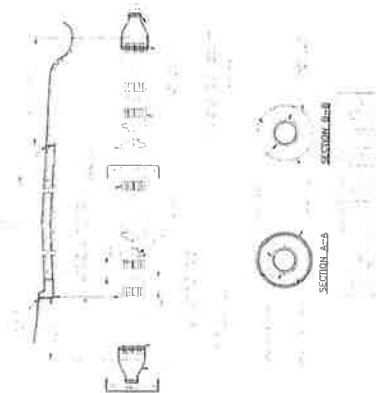
THIS DETAIL IS TO BE USED FOR ALL UTILITY VERTICAL OFFSET DETAILS. THE UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT WATER SERVICE ORDINANCE.



PROJECT NUMBER  
DATE: 04/11/18  
DRAWN BY: [Name]

UTILITY  
DETAILS

C1.15



STEEL ENCASMENT DETAIL

1/8" MINIMUM



SEWER TRENCH (UNDER ASPHALT)

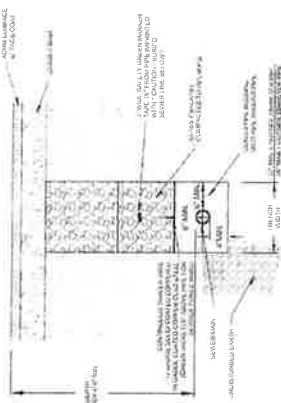


SEWER TRENCH (UNDER CONCRETE)

NOTES:  
1. ALL TRENCHES SHALL BE CONSTRUCTED TO THE PROPER DEPTH AND WIDTH AS SHOWN ON THIS DRAWING.  
2. ALL TRENCHES SHALL BE BACKFILLED WITH PROPERLY COMPACTED BEDDING MATERIAL AS SHOWN ON THIS DRAWING.  
3. ALL TRENCHES SHALL BE PROTECTED BY A PROPERLY DESIGNED AND CONSTRUCTED CURB AND GUTTER.

SEWER EMEDMENT DETAILS

1/8" MINIMUM

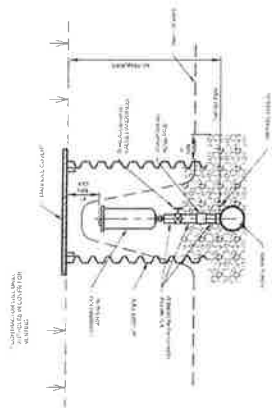


SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION

NOTES:  
1. ALL TRENCHES SHALL BE CONSTRUCTED TO THE PROPER DEPTH AND WIDTH AS SHOWN ON THIS DRAWING.  
2. ALL TRENCHES SHALL BE BACKFILLED WITH PROPERLY COMPACTED BEDDING MATERIAL AS SHOWN ON THIS DRAWING.  
3. ALL TRENCHES SHALL BE PROTECTED BY A PROPERLY DESIGNED AND CONSTRUCTED CURB AND GUTTER.

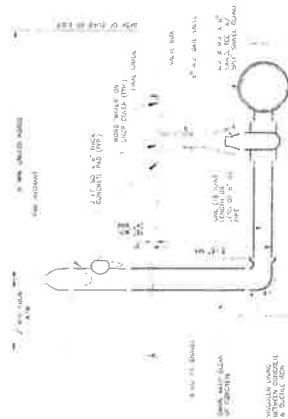
SEWER MAIN INSTALLATION DETAIL

1/8" MINIMUM



AIR RELEASE VALVE DETAIL

1/8" MINIMUM



FIRE HYDRANT CONNECTION DETAIL

1/8" MINIMUM



EXHIBIT C

Certificate of Title

To: Bryant, Arkansas City Council

Date: May 30, 2020

Re: Petition For Formation of Spring Hill Manor Municipal Property Owners' Sewer Improvement District tbd of Bryant, Arkansas.

The undersigned, a title insurance company transacting business in the municipality of Bryant, Arkansas, hereby certifies, based on a review of the current records of the Pulaski County Circuit Clerk, that the following owners are all the record owners of all of the property located within the boundaries of the proposed district set forth in the referenced petition and described on Exhibit A affixed thereto (the "Property"):

Owner: Brushmasters Construction and Development, Inc.

Parcel Number: 840-11765-000

Furthermore, following is the identity of any mortgagee holding a first mortgage lien on real property constituting more than ten percent (10%) in area of the Property:

Mortgagee: Simmons Bank

Mortgage Recording Information: Mortgage recorded January 13, 2020 as Saline County Document Number 2020-000689

First National Title Company

By: 

Name: James E. Villines

Title: Manager of Title Department

**Exhibit A**

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 476 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER WHICH POINT IS 2170.6 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AND RUN THENCE EAST 1333 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE SOUTH 165 FEET; THENCE WEST 1333 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING, EXCEPT, THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF SPRINGHILL ROAD.

A handwritten signature in black ink, appearing to be 'L. P. H.' with a flourish underneath.