

Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room 210 SW 3rd Street

Date: October 02, 2025 - **Time:** 10:32 AM

Call to Order

Old Business

1. 25190 I-30 - 2 Lot Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of Plat

- · 0988-PLT-02.pdf
- <u>0988-LTR-01.pdf</u>

2. Reynolds Centre - Lot 2 - Replat into 2A and 2B

Crafton Tull - Requesting Recommendation for Approval of Replat into two lots

- 0987-CAA-01.pdf
- 0987-PLT-02.pdf

3. Marketplace East Phase 2 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Approval of Preliminary Plat

- · 0992-PLN-02.pdf
- 0992-RSP-01.pdf

4. Lots 17 & 18 - Pikewood Subdivision 3 - Replat

Gerber and Freddy Beza - Requesting Recommendation for Approval of Replat of two lots into one.

0993-PLT-01.pdf

New Business

5. Lombard Estates Ph. 3 - Final Plat

 $Hope\ Consulting\ - \ Requesting\ Recommendation\ for\ Approval\ of\ Final\ Plat$

0937-PLT-03.pdf

6. Therapeds - 2208 N Reynolds Road - Sidewalk Waiver

Hope Consulting - Requesting recommendation for waiver on requirement to build sidewalk along Dell Drive.

- 0942-WVR-01.pdf
- · 0942-PLN-03.pdf

7. 1607 Prickett Rd - Conditional Use Permit

Joel Prickett - Requesting Recommendation for Approval of Conditional Use Permit to build an accessory structure on a lot prior to construction of a principal building.

- · 0994-PLN-01.pdf
- · 0994-APP-01.pdf

8. Creekside Addition Phase 2b - Final Plat

GarNat Engineering - Requesting Recommendation for Approval of Preliminary Plat

- · 0989-ASB-02.pdf
- · 0989-PLT-02.pdf

9. Gassy's - Phillips 66 - 6101 HWY 5 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval

• 94247-SGNAPP-01.pdf

Staff Approved

10. Central Arkansas Inflatables - 6221 Hwy 5 STE 5 - Sign Permit

AR Sign Guys - Requesting Sign Permit Approval - STAFF APPROVED

• 94057-SGNAPP-01.pdf

11. Omni Health & Wellness - 3345 Main St, STE 100 - Sign Permit

L Graphics- Requesting Sign Permit Approval - STAFF APPROVED

- · 94132-APP-01.pdf
- 94132-APP-02.pdf

12. Bamboo Wing - 2202 N Reynolds - Sign Permit

- Requesting Sign Permit Approval STAFF APPROVED
- 94186-SGNAPP-01.pdf

13. Radiant Boutique - 307 Progress Way Ste 100 - Sign Permit

L Graphics- Requesting Sign Permit Approval - STAFF APPROVED

• 94217-SGNAPP-01.pdf

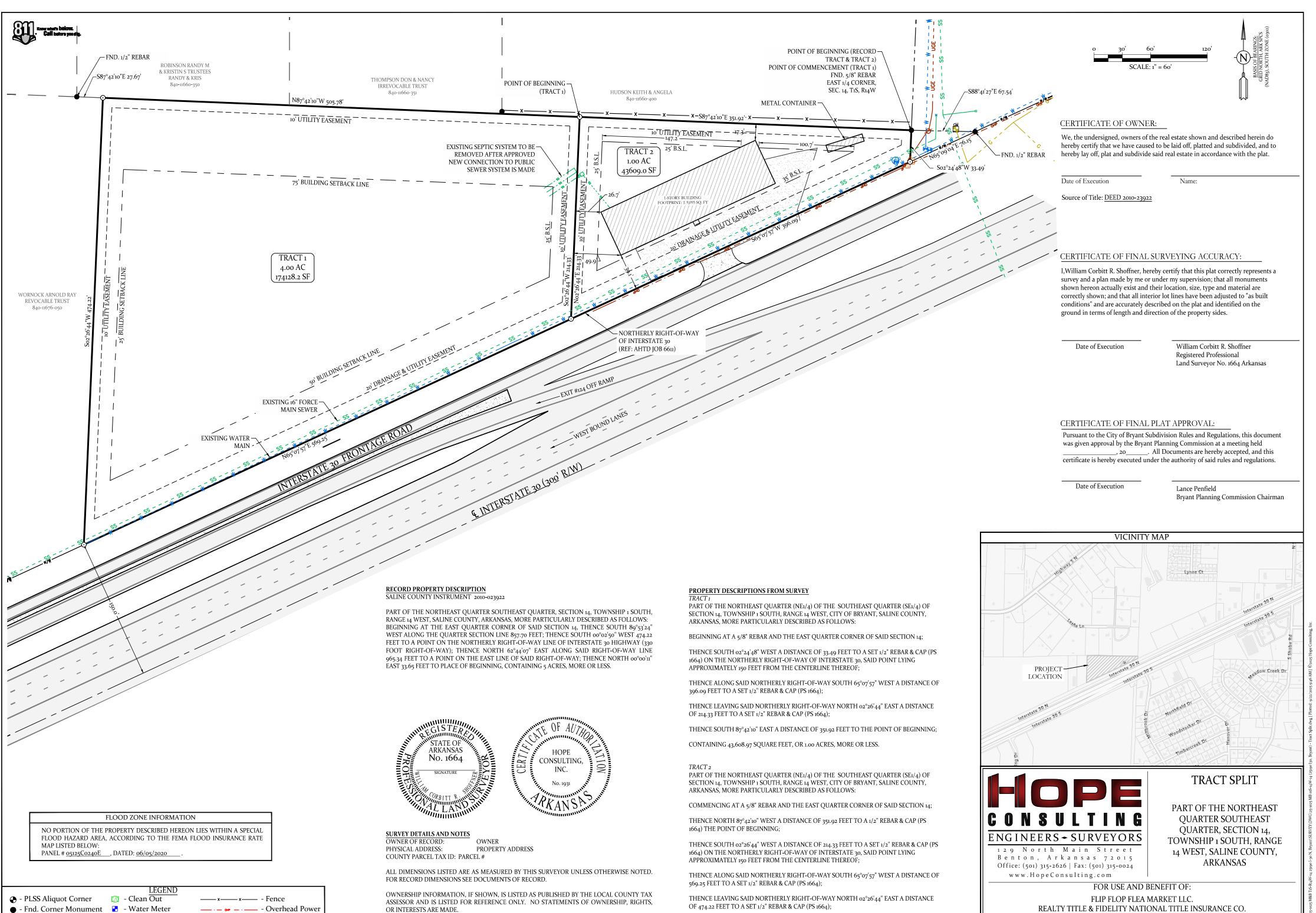
14. Practiacal Wellness Clinic - 6144 Hwy 5 STE 700 - Sign Permit

L Graphics- Requesting Sign Permit Approval - STAFF APPROVED

• 94229-SGNAPP-01.pdf

Permit Report

Adjournments



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.

THENCE SOUTH 87°42'10" EAST A DISTANCE OF 505.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 174,128.16 SQUARE FEET, OR 4.00 ACRES, MORE OR LESS.

⊙ - Set 1/2" Rebar/Cap (1664) Ø - Power Pole

B.S.L. - Building Setback Lines ← - Gas Meter

Sewer Manhole

(P)- Per Deed or Plat Records T - Telephone Pedestal —— - uce - - — - Electric Line

- Drainage Manhole --- - Gas Line

Light Pole

(M)- As Measured

ESMT - Easement

--ss----ss----Sewer Line

_ - • - - - • - - - - Water Line

____ - - ugт - - ___ - Telephone Line

25190 I-30 NORTH, BRYANT, ARKANSAS, 72022

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 14 - 210 - 62 - 1664

CAD BY: OV

SCALE: 1" = 60'

CHECKED BY:

DATE: 09/04/2025

REVISED: #1 09/22/2025

1 OF 1

PROJECT NUMBER:

25-1025



September 5, 2025

Colton Leonard City of Bryant Planning and Development 210 SW 3rd.Street Bryant, AR 72022

Subject: Replat Review Request – 25190 I-30 North, Bryant, AR

Dear Colton,

Hope Consulting is formally requesting staff review and approve the Replat Request of Parcel #840-11676-000. This parcel is currently a 5-acre parcel with an existing building hosting a flea market. The owner is seeking to cut off a 1-acre parcel for the sale of the flea market and wishes to sell the remaining 4-acre parcel at a later date. They want to abandon the existing septic system and tie onto City sewer. We would like to be included at the September 18th DRC Meeting.

Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope



I certify this instrument was filed on: 04/25/2017 3:12:23 PM Myka Bono Sample Saline County Circuit Clerk

When recorded return to:
J. Cliff McKinney, Esq.
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
501-379-1700

Pages: 17 ER

DECLARATION OF RESTRICTIONS AND CROSS-ACCESS AGREEMENT ("AGREEMENT")

THIS AGREEMENT is made as of the 21 day of ________, 2017, between ANCHOR REALTY INVESTMENTS, LLC, an Arkansas limited liability company ("Anchor"), and HUDDIE HOLDINGS, LLC, an Arkansas limited liability company ("Huddie").

WHEREAS, Anchor is the owner of Lot 1 and Lot 2, being the "Anchor Tract" as shown on the diagram attached hereto as Exhibit A hereof, said tract being more particularly described in Exhibit B hereof; and

WHEREAS, Huddie is the lessee with the option to purchase Lot 3, being the "Huddie-Tract" shown on the diagram attached hereto as <u>Exhibit A</u> hereof, said tract being more particularly described in <u>Exhibit C</u> hereof.

NOW, THEREFORE, for and in consideration of the premises, covenants, conditions, restrictions and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Anchor and Huddie do hereby agree as follows:

- 1. <u>Use.</u> The Huddie Tract shall be used exclusively for operation of a primary care medical clinic for the treatment only of ambulatory patients unless an alternate use is approved by Anchor in its sole and absolute discretion. Without limiting Anchor's discretion over the approval of alternate uses, in absolutely no event shall Huddie Tract be used for a restaurant.
- 2. <u>Buildings</u>. All buildings constructed on the Huddie Tract shall be designed so that the exterior elevation of each shall be architecturally and aesthetically compatible and so that building wall footings shall not encroach from one lot onto another lot. The design and construction shall be of high quality. No buildings or improvements shall be constructed, erected or expanded or altered on Huddie Tract until the plans for the same (including site layout, exterior building materials and colors and parking) have been approved in writing by Anchor. No building shall have a metal exterior; provided, however, that this restriction shall not be deemed to prohibit metal architectural elements on any building.
- 3. Access Easement. Each party hereby grants to the other party, its successors and assigns, for the use and benefit of Anchor and Huddie as an appurtenance to the Anchor Tract and the Huddie Tract, respectively, a non-exclusive, access easement over, on and

across such portions of the Anchor Tract and the Huddie Tract, respectively, as are used for driveways (the "Access Easement"). The Access Easement is for the sole purpose of permitting the flow of vehicular traffic through the designated area of the common boundary lines and shall be each party's only access to the other party's tract. Each party shall use commercially reasonable efforts to prevent any damage to the Access Easement directly or indirectly resulting from construction traffic or deliveries to its tract, and each party shall immediately repair any damage it causes to the Access Easement. Each party shall maintain, at its expense, the portion of the Access Easement located on its tract except for the portion labeled Primary Drive #1 and Primary Drive #2 on Exhibit A. No curb cuts or connections onto the Access Easement shall be permitted except where shown on Exhibit A. Nothing herein shall restrict Anchor's ability to close or relocate any driveway on the Anchor Tract other than Primary Drive #1 and Primary Drive #2, which Anchor may temporarily close for maintenance, repairs and to prohibit the establishment of prescriptive rights. Huddie will not change the configuration of the access drives shown on Exhibit A without the consent of Anchor, which consent may be withheld at Anchor's discretion; provided, in no event may the access drives shown on Exhibit A be modified on Lot 2 or Lot 3 in a manner that would inhibit the free flow of traffic from Lot 1 through Lot 2 and Lot 3, as well as Primary Drive #1 and Primary Drive #2 substantially in accordance with the layout shown on Exhibit A. Furthermore, nothing herein shall give any party authority or approval rights over any changes to the Lot 1 parking lot configuration or driveway configuration, so long as reasonably direct twoway paved access to the public streets is maintained to Primary Drive #1 and Primary Drive #2. The configuration of Primary Drive #1 and Primary Drive #2 will not be modified without the consent of the owners of Lots 1, 2 and 3.

The owner of Lot 1 shall maintain Primary Drive #1. The owner of Lot 2 shall maintain Primary Drive #2. The maintenance shall be in accordance with the standards established in Section 8. The owners of Lot 1, Lot 2 and Lot 3 shall each pay for one-third (1/3) of the maintenance costs of Primary Drive #1. The owners of Lot 2 and Lot 3 shall each pay for one-half (1/2) of the maintenance costs of Primary Drive #2. This reimbursement shall be paid within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event a party fails to timely pay such reimbursement, the party responsible for performing the maintenance shall have the right to seek any and all remedies afforded by either law or equity. Furthermore, the party performing the maintenance shall be entitled to a lien on the non-paying lots for past due amounts owed for the maintenance of Primary Drive #1 and/or Primary Drive #2, as the case may be. Notwithstanding the foregoing, Anchor has the right to elect to dedicate Primary Drive #1 and/or Primary Drive #2 to an appropriate governmental entity and, if such dedication is accepted by the governmental entity, thereafter the parties shall not be responsible for maintaining the dedicated Primary Drive.

4. <u>Cross-Parking</u>. Each party hereby grants for the benefit of the other party a non-exclusive cross-parking easement over and across the parking areas as may exist from time-to-time on the Anchor Tract and the Huddie Tract. Each party, at its expense, shall maintain the parking area on its Tract in good order and condition, including without limitation promptly repairing pot holes, keeping striping painted in a clearly visible manner and resurfacing the parking as reasonably necessary to maintain a level, high-quality parking field; provided, maintenance shall be done in a manner reasonably calculated to minimize disruption to the other tracts. Each party shall use reasonable efforts to require employees to park on the lot where the employee works.

- "Parking Area" Ratio; No Storage. Each party shall maintain on its Tract the amount of parking required by applicable law. Nothing contained here shall be construed as an express or implied right for the overnight storage of vehicles.
- Water Flow. Each party hereby establishes and grants a nonexclusive 6. easement on its Tract for the benefit of the owner of each other Tract to use, maintain and repair any stormwater drainage system (the "Storm Drainage System") now or hereafter located on either Tract, together with the right to discharge surface water runoff across portions of either Tract in accordance with the design of the Storm Drainage System. Any alteration in the natural water flow which may occur as a natural consequence of normal construction activities and the existence of the party's improvements (including without limitation building and building expansion, curbs, drives and paving) shall be permitted.

The owner of Lot 1 shall maintain the underground stormwater detention pond, if any, located on the Anchor Tract (the "Pond"). Huddie, at its expense, shall maintain any and all stormwater drainage facilities located on Huddie Tract. Huddie shall reimburse the owner of Lot 1 for Huddie's pro rata share of the actual maintenance costs for the Pond as well as the costs of maintaining the Pond in compliance with all applicable laws. The pro rata share of the maintenance costs of the Pond shall be as follows: Lot 1's share is 33.34%; Lot 2's share is 33.33%; and Lot 3's share is 33.33%. This reimbursement shall be paid by Huddie within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event Huddie fails to timely pay such reimbursement, the owner of Lot 1 shall have the right to terminate all easements granted to Huddie as provided herein and/or to seek any and all remedies afforded by either law or equity. Furthermore, Anchor shall be entitled to a lien on the Huddie Tract for past due amounts owed by Huddie for the maintenance of the Pond.

Huddie shall use the Pond only for the intended purposes and shall not overburden the same. Huddie's use of the Pond shall comply with all applicable laws, rules and regulations at all times, and Huddie shall not permit any contamination or hazardous materials to flow from the Huddie Tract into the Pond. The Huddie Tract shall be developed in accordance with good engineering practices to utilize curbs, drains, filters and other structures necessary to minimize garbage, debris, pollutants and sediment from Huddie Tract to flow into the Pond. To the extent underground drainage improvements are installed as part of the Pond, the parties draining stormwater through the Pond shall utilize such underground improvements and shall not use the surface of such area for drainage.

- Signs. No sign shall be located on the Huddie Tract except an individual sign advertising the business on the Huddie Tract. The Anchor Tract may install individual advertising signs and/or Multi-Party Signs (as defined below) on Lots 1 and 2, though the business on the Huddie Tract will not have the right to advertise on the Multi-Party Signs. No rooftop sign shall be erected on any building without Anchor's approval. No freestanding identification sign may be erected on Huddie Tract without the approval of Anchor.
- Multi-Party Signs. Anchor hereby establishes and grants for the benefit of Lots 1 and 2 an easement for the installation and maintenance of two (2) pylon or monument signs, or digital signs in the locations indicated on Exhibit A, in accordance with the

terms of this Section (the "Sign Easement"). The Sign Easement includes the right to access the Multi-Party Signs for the purpose of installing, maintaining and repairing the Multi-Party Signs in accordance with this Agreement; provided, to the extent possible, any such access shall be over the paved areas. No party shall permit vegetation or trees to grow in front of a Multi-Party Sign in a manner that would obscure the visibility of the advertising panels on the Multi-Party Signs. In the event a Multi-Party Sign is ever prohibited by applicable governmental authorities or taken by an act of eminent domain, the Multi-Party Sign shall be removed from such area, and the parties shall leave such area paved or attractively landscaped in a manner that does not obstruct the visibility of traffic. Upon such occurrence, the affected portion of the Sign Easement granted hereby shall automatically terminate; provided, the parties shall work in good faith to obtain a new location for such Multi-Party Sign and establish a replacement Sign Easement for such replacement Multi-Party Sign; provided, Anchor shall have the absolute right to control (or refuse to allow) any substitute Multi-Party Sign on a lot owned, leased or otherwise controlled by Anchor.

- Sign Design. Each advertising panel or digital sign on the Multib. Party Signs is hereafter referred to as a "Panel". For purposes of this Agreement, a Panel shall constitute both the front and back of the Panel if the applicable Multi-Party Sign has two faces. The same business shall advertise on both sides of the Panel if the Multi-Party Sign has two faces. All Panels shall at all times comply with all applicable laws, ordinances and regulations. All Panels shall be compatible with the structure and design of the Multi-Party Sign and shall not harm the Multi-Party Sign or obscure the view of another Panel. All Panels on the Multi-Party Sign shall only advertise businesses located on the Tract, or Lots. No Panels shall contain images or words that are offensive to the ordinary reasonable person (whether cloaked in images, words, or phrases carrying double meanings). For purposes of this Section, any word or commonly considered a vulgar, swear or curse word or of a sexual nature shall be deemed offensive to the ordinary reasonable person; provided, other images, words or phrases may be offensive to the ordinary reasonable person. In the event the business or trade name of any business violates this provision, such name shall not be permitted on the Sign (provided, in no event shall any corporate tradenames of David's Burgers or its affiliates be deemed in violation of this Section). Anchor shall have the right, but not the obligation, to remove and dispose of the Panel at the respective party's expense. Anchor shall have the right to make the Panel assignments on each Multi-Party Sign so long as Lot 1 and Lot 2 each have Panel assignments.
- c. Maintenance of the Multi-Party Signs. Anchor, subject to reimbursement as provided in this Section, shall maintain in good working order and condition the Multi-Party Signs, including the necessary maintenance and replacement of landscaping located within the Sign Easement. Anchor may convey this responsibility for one or more of the Multi-Party Signs to the owner of Lot 1 or 2 at its discretion. Any work involving the Multi-Party Signs shall be performed in full compliance with all applicable laws, regulations and ordinances, including appropriate sign control ordinances of the City of Bryant, Saline County or the Arkansas Highway and Transportation Department. Any work involving the Multi-Party Signs shall be performed in a manner that minimizes interference with the business operations. Anchor shall limit its access to the Multi-Party Signs, to the extent possible, over the paved areas. After assignment of some or all of the maintenance obligations, in the event the party responsible for such maintenance fails to properly maintain the Multi-Party Signs, Anchor shall have the right, but not the obligation, after first sending the responsible party thirty (30) days prior written notice

specifying the failure to maintain, to cure such failure and in such event Anchor shall be entitled to reimbursement from the Panel Users for the actual and reasonable costs of such cure. For the purpose of this Section, each owner or tenant entitled to place Panels on the Multi-Party Signs shall be called "Panel Users."

- User Prorations and Reimbursements. Each Panel is responsible for their pro rata share of the Multi-Party Signs. The pro rata share will be determined by sign area or amount of time on the digital sign, which Anchor may allocate. Each Panel User shall reimburse the party maintaining the Multi-Party Signs for the reasonable and documented costs associated with maintaining the Multi-Party Signs. Any reimbursements due under this Agreement shall be paid within 30 days after an invoice is sent by the party entitled to reimbursement along with adequate supporting documentation and paid invoices to document the reasonable expenses incurred. The reimbursable expenses shall not include any sort of administrative, management or overhead fee or charge. Any party causing maintenance to occur on a Multi-Party Sign shall prevent any liens from attaching (or immediately discharge such lien if one attaches) to the Multi-Party Sign, the Sign Easement or the where the Multi-Party Sign is located.
- 8. <u>Maintenance</u>. Huddie Tract and Anchor Tract shall be kept neat, orderly, planted in grass and trimmed until improved and constructed. Following the paving of the access easements, the owner of each Tract where any such access easement is located shall maintain the improved condition of the portion of the access easement on its property in good condition and repair at its own cost and expense. In addition, following the development of any Tract, the owner of each Tract shall maintain the building and site improvements on its property in good condition and repair at its own cost and expense. Each of the parties hereto agrees to pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes and assessments which are levied against that part of the access easements owned by it. The respective owners shall pay the maintenance expense of their Lots except as expressly provided otherwise in this Agreement. The required maintenance is to include, without limitation, the following:
- a. Maintaining the surfaces of driveways and parking areas in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability;
- b. Removing all papers, ice and snow, mud and sand, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;
- c. Placing, keeping in repair and replacing any necessary appropriate directional signs, markers and lines;
- d. Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;
- e. Maintaining all perimeter and exterior building walls including but not limited to all retaining walls in a good condition and state of repair; and

f. Maintaining, mowing, weeding, trimming and watering all landscaped areas and making such replacements of shrubs and other landscaping as is necessary.

Subject to the mutual agreement of Anchor and Huddie, a third party (the "Management Firm") may be appointed as an agent of the parties to maintain the access easement areas, sewer, storm drainage, or other common areas on their respective Lots in the manner as above outlined. The Management Firm may receive for such agency a fee that is mutually acceptable to all parties to cover supervision, management, accounting and similar fees, which sums are to be included in the general maintenance expense paid by the respective owners of the access easements. The Management Firm shall bill each owner of fee simple title to any portion of the Tract for its share of such costs, based upon the respective acreages of those Tracts or subdivided portions thereof.

No party shall be deemed in default under this Agreement for failure to perform maintenance obligations, whether required pursuant to this Section 8 or other Sections of this Agreement, nor shall a party be held liable for damages as a result of a failure to perform maintenance, until the party alleging a failure to comply with maintenance obligations provides the party failing to perform the maintenance obligations with thirty (30) days written notice specifying the alleged default with particularity during which time the maintenance obligation may be cured.

- 9. <u>Dumpster Corral.</u> Dumpster corral on Lot 3 will be shared with Lot 2. The cost for construction and maintenance of the dumpster corral will be paid by the owner of Lot 2. The cost for trash pickup from the dumpster shall be allocated according the pro rata share of each lot's area. Huddie will not use the dumpster to dispose of any hazardous substances or biological waste.
- Agreement shall be construed to contain a covenant, either express or implied, to either commence the operation of a business or thereafter continuously operate a business by either Anchor or Huddie on their respective tracts. Anchor and Huddie each agree that either Anchor or Huddie may in its sole discretion and at any time during the term of this Agreement, cease the operation of its business on its respective Tract covered hereby; and each of Anchor and Huddie hereby waive any legal action for damages or for equitable relief which might be available to them because of such cessation of business activity by the other party.
- 11. <u>Indemnification</u>. Each party hereby indemnifies and saves the other party harmless from any and all liability, damage, expense, causes of action, suits, claims, or judgments arising from personal injury, death or property damage and occurring on or from its own tract, except if caused by the act or neglect of the other party hereto.
- Tract and the Huddie Tract, each party shall procure and maintain in full force and effect throughout the term of this Agreement commercial general liability insurance and property damage insurance against claims for personal injury, death or property damage occurring upon, in or about its property, each party's insurance to afford protection to the limit of not less than \$2,000,000.00 for injury or death of a single person, and to the limit of not less than \$2,000,000.00 for any one occurrence, and to the limit of not less than \$2,000,000.00 for property damage.

- 13. <u>Compliance</u>. Huddie agrees that all activities on the Huddie Tract shall be conducted in compliance with all applicable laws, ordinances and regulations of any applicable governmental authority.
- 14. <u>Breach</u>. In the event of breach or threatened breach of this Agreement, only all record owners of the Anchor Tract as a group, or all record owners of the Huddie Tract as a group, or Anchor so long as it or any affiliate has an interest as owner or lessee of Lot 1 or Lot 2, shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. The unsuccessful party in any action shall pay to the prevailing party a reasonable sum for attorneys' fees, which shall be deemed to have accrued on the date such action was filed.
- shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. References to Anchor shall mean any successor owner of Lot 1. References to Huddie shall mean any successor owner of the Huddie Tract. Anchor may sell Lot 2 to a third party, in which event the maintenance obligations of Anchor under this Agreement pertaining to the portion of the Anchor Tract known as Lot 2 shall become the maintenance obligations of the owner of Lot 2.
- 16. <u>Modification and Cancellation</u>. This Agreement (including exhibits) may be modified or canceled only by Anchor, as long as it or its affiliate has any interest as either owner or lessee of the Anchor Tract, or its successors in interest, and together with the written consent of Huddie, so long as it has an interest as an owner in the Huddie Tract, or its successors in interest. Such consents shall not be unreasonably withheld.
- 17. <u>Duration</u>. Unless otherwise canceled or terminated, this Agreement and all the easements, rights and obligations hereof shall automatically terminate and be of no further force and effect after ninety-nine (99) years from the date hereof.
- 18. Release from Liability. Any person acquiring fee or leasehold title to any portion of the Anchor Tract or the Huddie Tract shall be bound by this Agreement only as to such portion of such tract acquired by such person. In addition, such person shall be bound by this Agreement only during the period such person is the fee or leasehold owner of such tract (or portion of a tract) except as to obligations, liabilities or responsibilities that accrue during said period. Although persons may be released under this Section, the easements, covenants and restrictions in this Agreement shall continue to be benefits to and servitudes upon said tracts running with the land.
- 19. <u>Headings</u>. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.
- 20. <u>Entire Agreement</u>. This Agreement constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation

not herein expressed, and this Agreement once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

Notices. All notices and other communications required or permitted to be 21. given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid, or by Federal Express, Airborne Express, or similar overnight delivery service, addressed as follows:

Anchor:

Anchor Realty Investments, LLC 102 Country Club Parkway Maumelle, AR 72113 Attention: D. Alan Bubbus

With a copy to:

J. Cliff McKinney, Esq.

Ouattlebaum, Grooms & Tull PLLC

111 Center Street, Suite 1900 Little Rock, AR 72201

Huddie:

Huddie Holdings, LLC 3515 Richmond Road Texarkana, TX 75503 Attention: Rebecca Miller

Notices shall be effective upon receipt or refusal.

- Counterparts/Facsimiles. This Agreement may be executed in one or more 22. counterparts which may be disassembled and aggregated into a single instrument. A telecopied facsimile of a duly executed counterpart to this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein. However, the parties each agree to promptly return an original, duly executed counterpart of this Agreement following the delivery of a telecopied facsimile hereof.
- Severability. In any provision of this Agreement shall be held to be invalid, 23. inoperative or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.
- Choice of Law. This Agreement is governed by the laws of the State of 24. Arkansas.
- No Merger. This Agreement shall not be subject to the doctrine of merger. 25. The parties acknowledge that Anchor presently owns both tracts, but the parties anticipate that Huddie will own the Huddie Tract upon exercise of the option to purchase currently held by Huddie, and the parties intend for this Agreement to survive Huddie's acquisition of the Huddie Tract and remain binding as provided herein on both tracts.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

ANCHOR:

ANCHOR REALTY INVESTMENTS, LLC, an Arkansas limited liability company

D. Alan Bubbus, Member

STATE OF ARKANSAS)ss. ACKNOWLEDGMENT COUNTY OF PULASKI)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named D. Alan Bubbus, to me well known, who stated he was the Member of Anchor Realty Investments, LLC, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

Notary Public

My commission expires:



HUDDIE:

HUDDIE HOLDINGS, LLC,

an Arkansas limited liability company

Rebecca Miller, Managing Member

STATE OF TEXAS COUNTY OF

ACKNOWLEDGMENT

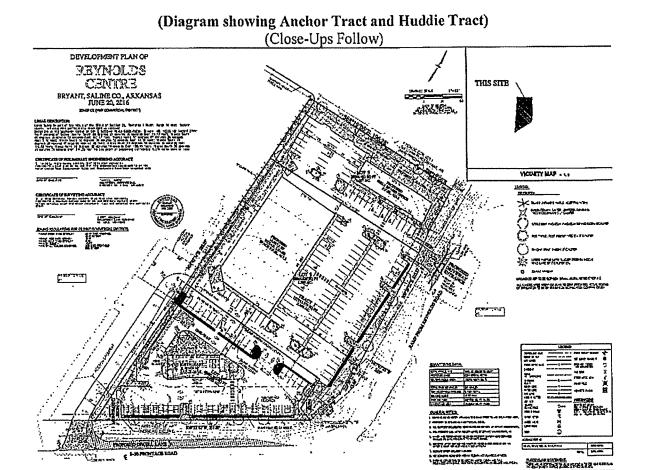
On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Rebecca Miller, to me well known, who stated she was the Managing Member of Huddie Holdings, LLC, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged she had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

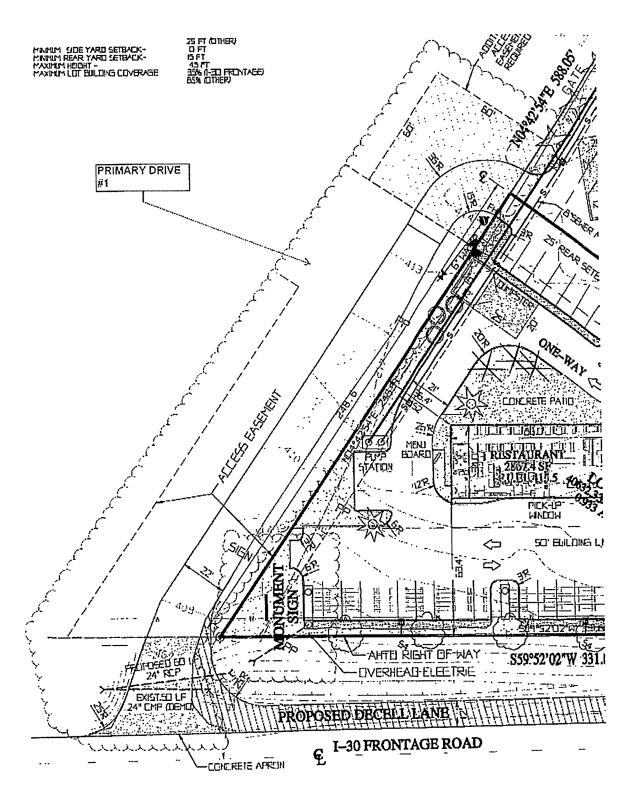
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this

day of April ____, 2017.

My commission expires:

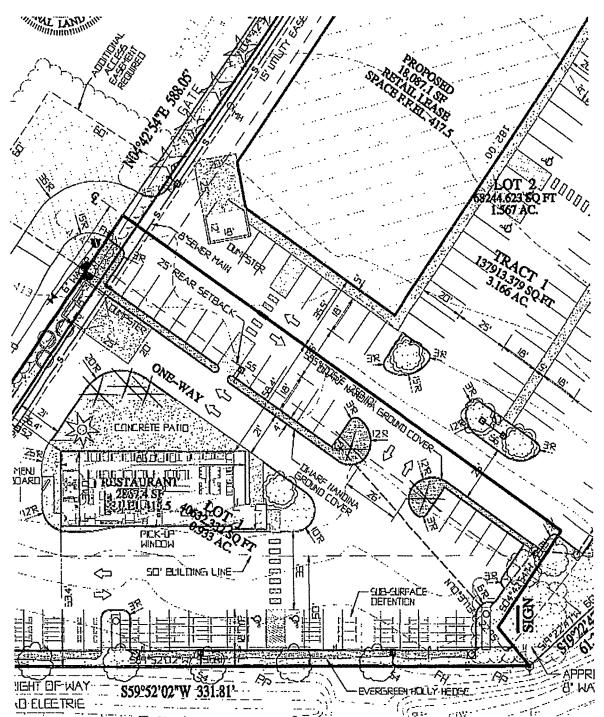
EXHIBIT A





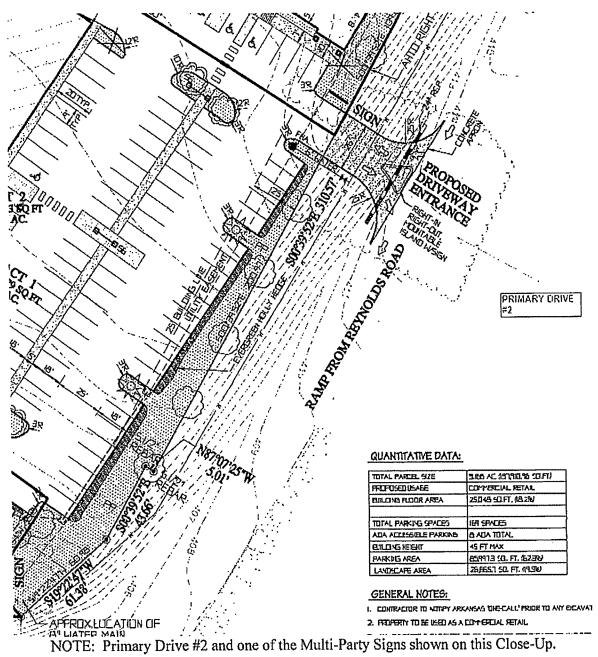
Note: Primary Drive #1 and one of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A



Note: One of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A



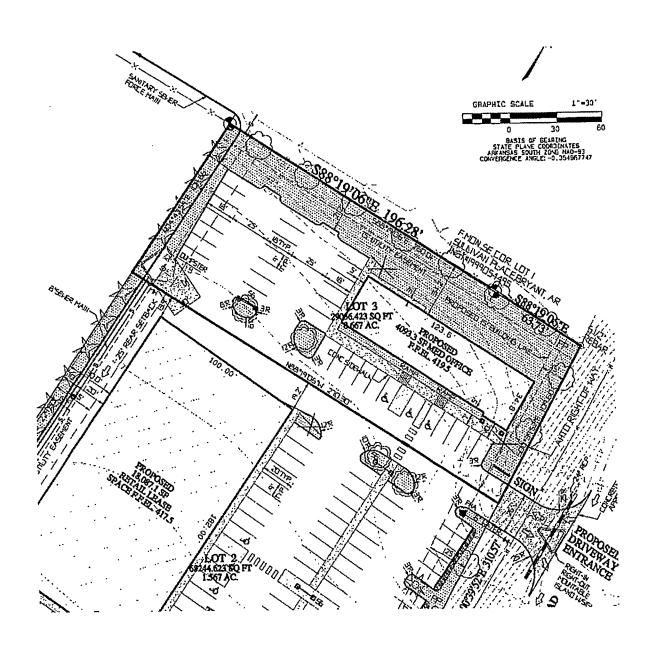


EXHIBIT B

(Anchor Tract legal description)

Lot 1

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:

Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 310.57 feet; thence North 87 degrees 07 minutes 25 seconds West 5.01 feet; thence South 00 degrees 39 minutes 52 seconds East 43.66 feet; thence South 19 degrees 22 minutes 47 seconds West 61.38 feet which is also the point of beginning;

thence South 59 degrees 52 minutes 02 seconds West 331.81 feet; thence North 04 degrees 42 minutes 54 seconds East 248.59 feet; thence South 85 degrees 17 minutes 06 seconds East 250.10 feet; thence South 04 degrees 42 minutes 54 seconds West 53.18 feet; thence South 70 degrees 37 minutes 13 seconds East 22.95 feet to the point of beginning containing 0.933 acres more or less.

Lot 2

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:

Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet which is also the point of beginning; thence continue South 00 degrees 39 minutes 52 seconds East 200.97 feet; thence North 87 degrees 07 minutes 25 seconds West 5.01 feet; thence South 00 degrees 39 minutes 52 seconds East 43.66 feet; thence South 19 degrees 22 minutes 47 seconds West 61.38 feet; thence North 70 degrees 37 minutes 13 seconds West 22.95 feet; thence North 04 degrees 42 minutes 54 seconds East 53.18 feet; thence North 85 degrees 17 minutes 06 seconds West 250.10 feet; thence North 04 degrees 42 minutes 54 seconds East 229.80 feet; thence South 88 degrees 19 minutes 06 seconds East 270.30 feet to the point of beginning containing 1.567 acres more or less.

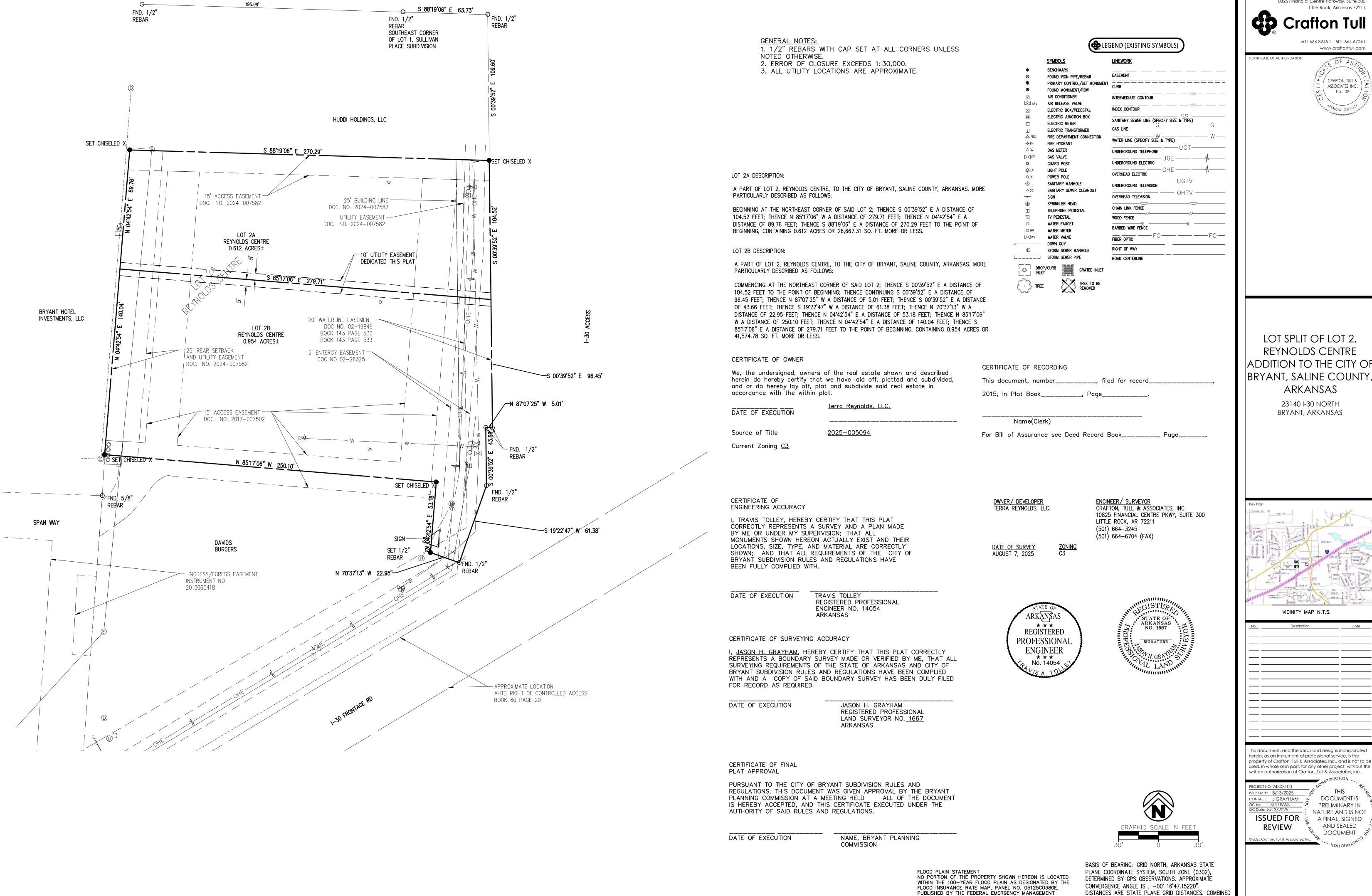
EXHIBIT C

(Huddie Tract legal description)

Lot 3

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:

Beginning at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet; thence North 88 degrees 19 minutes 06 seconds West 270.30 feet; thence North 04 degrees 42 minutes 54 seconds East 109.66 feet; thence South 88 degrees 19 minutes 06 seconds East 196.28 feet to the point of beginning containing 0.667 acres more or less.



10825 Financial Centre Parkway, Suite 300 Little Rock, Arkansas 72211

www.craftontull.com

CRAFTON, TULL &

ASSOCIATES, INC.

No. 109

LOT SPLIT OF LOT 2, REYNOLDS CENTRE ADDITION TO THE CITY OF

> 23140 I-30 NORTH BRYANT, ARKANSAS

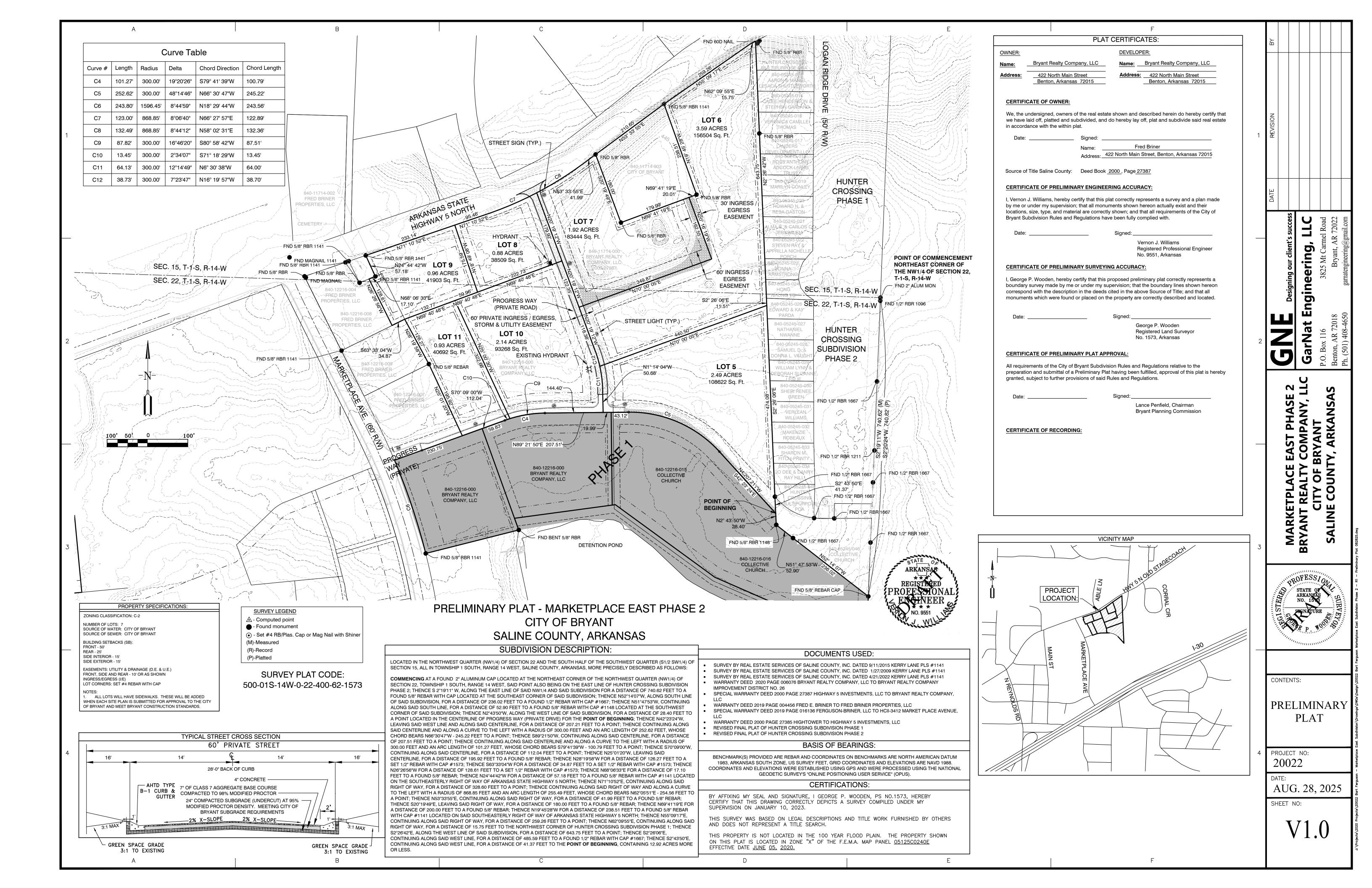
VICINITY MAP N.T.S.

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

> **DOCUMENT IS** PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

AGENCY DATED JUNE 5, 2020.



- vi. Proposed versus existing contours are difficult to distinguish
- vii. Label index contours
- viii. Label street names

4. 25190 I-30 - 2 Lot Commercial Plat

- a. Utilities
 - i. Sewer can be tied into existing Gravity sewer.
 - ii. Easement from neighboring property owner must be provided.
- b. Streets & Stormwater
 - i. No comment
- c. Engineering
 - i. Utility easements? (must meet Bryant planning regulations)
 - ii. Show county tax ID
 - iii. Show any other supporting record documents (if any)

5. Creekside Addition Phase 2B - Final Plat

- a. Utilities
 - i. Review Final Plat Checklist
- b. Streets & Stormwater
 - i. Review Final Plat Checklist
- c. Engineering
 - i. Need full set of as-builts
 - ii. Remove engineer's seal (Arkansas PE rules, Article 12 Section B.1.c.) from utility as-built drawings
 - iii. Add a caveat or disclaimer per Arkansas PE rules (Article 12 Section B.1.c.) on the as-built drawings
 - iv. Have sidewalks been constructed?
 - v. Street lights or the required documents in place?
 - vi. Street signs not in place!
 - vii. curb inlets have concrete debris inside!
 - viii. Verification that all bonds are in place!

6. Marketplace East Phase 2 - Preliminary Plat

- a. Utilities
- b. Streets & Stormwater

Sewer Jeans of Specifical

- i. See Engineering Comments No response
- c. Engineering
 - 1. Label easements which are non-standard Will comply
 - ii. Show existing road to tank site Will comply
 - iii. Show existing property lines Will comply
 - iv. Are there any other private roads planned? All private roads are shown on plat
 - v. Are there any storm drainage system improvements planned (i.e. storm drains, inlets, etc.)? We are submitting plat only at this time.
 - vi. Submit storm drainage calculations See response v.

vii.

7. Reynolds Centre – Lot 2 – Replat into Lots 2A and 2B

- a. Utilities
 - i. No comment
- b. Streets & Stormwater
 - i. No comment
- c. Engineering
 - i. Utility easements on new side property lines for the new lots? (must meet Bryant planning regulations)
 - ii. Show any supporting record documents (if any)
 - iii. Is there an ingress/egress easement for the new Lot 2B?
- 8. Cornerstone Montessori 4910 Springhill Road Half-Street Improvements
 - a. Utilities

i.

- b. Streets & Stormwater
 - i. Multi-use trail needs to be shown on plans
 - ii. Discuss ditching where 18" ADS outflow end
 - iii. Geotechnical report we will be require for Springhill Rd
- c. Engineering
 - i. Drawing 2 of 6
 - Add a General Erosion Control note which indicates that the erosion control plan shown is to be modified as needed during construction to accommodate changes in site conditions.
 - 2. Add a SWPPP note which indicates that the erosion control devices and materials shown on this drawing are not

CERTIFICATE OF FINAL SURVEYING ACCURACY I, MITCHELL D. LANE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY 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 ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES. LICENSED PROFESSIONAL SURVEYOR NO. 1775, ARKANSAS. **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. SIGNED_ GERBER BEZA NAME 2609 MILLS PARK RD MILLS PARK RD, BRYANT, AR 72022 **ADDRESS SOURCE OF TITLE** 2025/001805 **CERTIFICATE OF RECORDING** , FILED FOR RECORD THIS DOCUMENT, NUMBER _ 2025, IN PLAT BOOK , PAGE SIGNED CLERK **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_ 2025. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS. SIGNED CHAIRMAN DATE OF EXECUTION BRYANT PLANNING BOARD **LEGAL DESCRIPTION** LOTS 17-18 PIKEWOOD SUBDIVISION NO. 3 TO SALINE COUNTY ARKANSAS

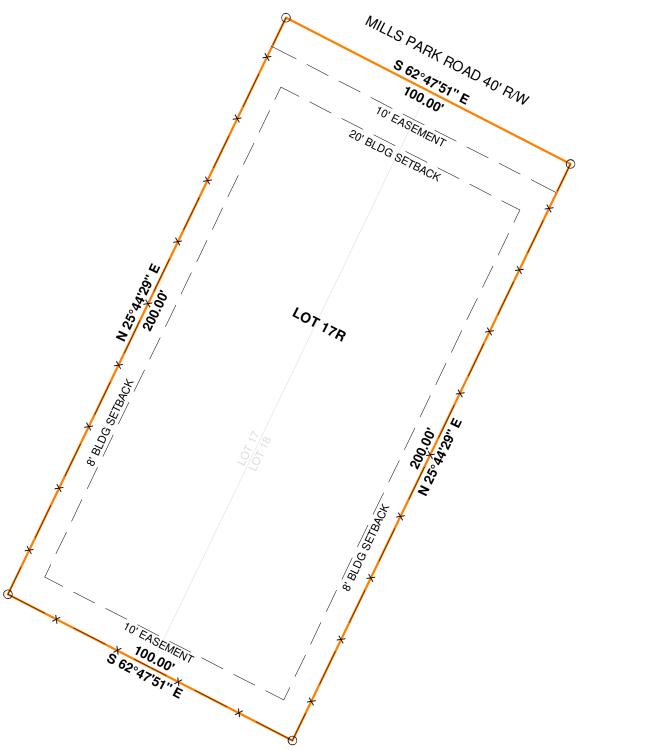
SURVEYOR'S CERTIFICATION

UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE: BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES, UNLESS SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE. I, MITCHELL D. LANE, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

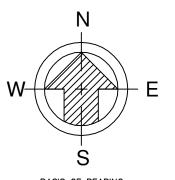
CERTIFICATE OF FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, 05125C0380E, COMMUNITY PANEL NO. 050308 WHICH BEARS AN EFFECTIVE DATE OF 6-5-20 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

REPLAT OF LOT 17 AND 18 OF PIKEWOOD SUBDIVISION NO. 3 SALINE COUNTY ARKANSAS







BASIS OF BEARING GRID NORTH BASED ON GPS OBSERVATION NAD 83(2011)ARKANSAS NORTH ZONE

LEGEND

SET #5REBAR/CAP

FND MONUMENT

△ COMPUTED POINT

SURVEY BOUNDARY

STATE OF STATE OF ARKANSAS AND 1775 AND

FOR USE AND BENEFIT OF:

GERBER BEZA

JOB # 25-021M FIELD/CAD MDL

DATE

AUG 28

MITCHELL D. LANE SURVEYING

4801 HIGHWAY 5, BENTON, AR 72015 mitchell.lane1775@gmail.com



PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 3

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS

COMMENCING AT A 1/2" PIPE BEING THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF TO THE

POINT OF BEGINNING, A 1 /2" REBAR,

THENCE N02°30'44"E ALONG SAID WEST LINE A DISTANCE OF 626.72 FEET; THENCE LEAVING SAID WEST LINE, N78°30'41"E A DISTANCE OF 669.98 FEET;

THENCE, S42°48'19"W A DISTANCE OF 448.56 FEET;

THENCE, S87°16'44"W A DISTANCE OF 77.05 FEET;

THENCE, S47°26'17"W A DISTANCE OF 77.96 FEET; THENCE, S02°32'03"W A DISTANCE OF 245.64 FEET;

THENCE, S01°16'03"E A DISTANCE OF 53.85 FEET; THENCE, S02°32'03"E A DISTANCE OF 100.00 FEET TO A POINT OF THE

NORTH LINE OF LOMBARD HEIGHTS, PHASES 1 AND 2:

THENCE ALONG SAID NORTH LINE THE FOLLOWING CALLS: THENCE, N87°27'57"W A DISTANCE OF 99.85 FEET;

THENCE, S70°39'30"W A DISTANCE OF 53.88 FEET;

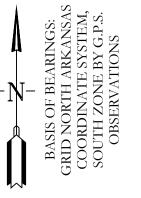
THENCE, N88°19'27"W A DISTANCE OF 530.23 FEET: THENCE, N80°47'12"W A DISTANCE OF 50.34 FEET

THENCE, N87°55'08"W A DISTANCE OF 126.73 FEET TO THE POINT OF

BEGINNING. CONTAINING 2600,934 SQUARE FEET, OR 13.80 ACRES, MORE OR LESS.

Curve Table									
Curve #	Delta	Chord B & D	Arc Length	Arc Radius					
C22	9°47'18"	S0°03'07"E 20.33	20.35	119.13					
C23	97°05'16"	S51°11'05"E 37.47	42.36	25.00					
C24	12°00'30"	S86°23'30"W 81.03	81.18	387.33					
C25	14°00'52"	N85°12'27"E 81.53	81.73	334.14					
C26	3°50'16"	N80°25'24"E 12.05	12.05	179.96					
C27	19°35'14"	S87°51'51"E 61.22	61.52	179.96					
C28	20°08'24"	S68°00'02"E 62.93	63.26	179.96					
C29	15°07'56"	S50°21'52"E 47.39	47.53	179.96					
C30	6°12'37"	S45°54'37"E 23.83	23.85	220.00					
C31	38°15'48"	S68°08'50"E 144.21	146.92	220.00					
C36	8°15'33"	N72°44'45"W 40.33	40.36	280.00					
C37	86°06'52"	S68°19'36"W 34.14	37.57	25.00					
C38	90°00'00"	S42°27'57"E 35.36	39.27	25.00					
C47	90°00'00"	S47°32'03"W 35.36	39.27	25.00					
C55	53°56'23"	S29°30'24"W 22.68	23.54	25.00					
C56	24°50'09"	S44°03'31"W 25.80	26.01	60.00					
C57	69°07'25"	S2°55'16"E 68.08	72.39	60.00					
C58	50°00'14"	S62°29'05"E 50.72	52.36	60.00					
C59	50°47'44"	N67°06'56"E 51.47	53.19	60.00					
C60	70°00'26"	N6°42'51"E 68.84	73.31	60.00					
C61	23°10'13"	N39°52'28"W 24.10	24.26	60.00					
C62	53°59'47"	N24°27'41"W 22.70	23.56	25.00					
C65	11°09'33"	S1°30'53"E 38.86	38.92	199.84					
C66	87°07'12"	S36°28'21"W 33.48	36.94	24.29					
C67	27°38'14"	N87°40'37"W 57.31	57.87	119.97					
C68	31°03'36"	N58°19'42"W 64.24	65.04	119.97					
C69	6°53'42"	N46°15'10"W 33.68	33.70	280.00					
C70	77°45'34"	N10°49'15"W 31.38	33.93	25.00					
C71	23°42'21"	N14°50'31"E 71.89	72.41	175.00					
C72	14°00'03"	N85°30'42"E 85.31	85.53	350.00					
C73	14°02'21"	N4°28'58"W 61.10	61.26	250.00					
C74	58°41'00"	S72°08'49"E 147.00	153.63	150.00					
C76	28°11'25"	S73°11'01"E 121.77	123.00	250.00					
C77	28°22'38"	S16°43'22"W 73.53	74.29	150.00					
C91	22°44'02"	N13°54'09"E 49.27	49.60	125.00					
C94	16°17'00"	S50°56'49"E 70.81	71.05	250.00					
C95	0°27'17"	S2°45'42"W 1.39	1.39	175.00					





LEGEND P No Parking Sign **■** - Stop Sign ☆ − Street light

ARKANŚAS

LICENSED

PROFESSIONAL

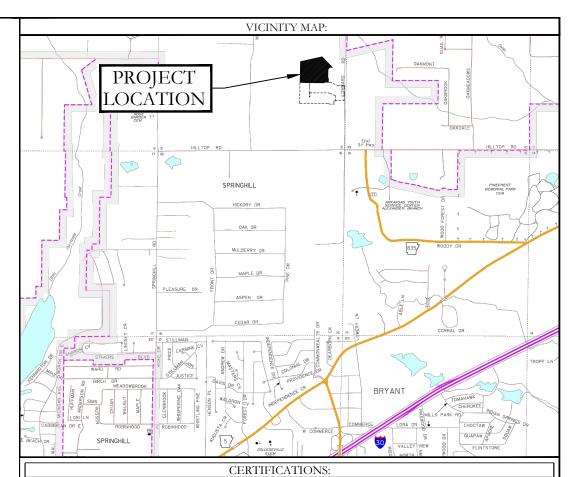
ENGINEER

NO. 20876

♣ – Fire Hydrant △ - Computed point Found monument

⊙ — Set #4 RB/Plas. Cap (SIP) (D) -- Deeded (M) -- Measured

(P) -- Platted IIIIII - ADA Crosswalk



OWNER: DEVELOPER:

Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223

LITTLE ROCK, AR 72223

Name: SOUTHERN GENERAL CONTRACTORS

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

Source of Title: ____

CERTIFICATE OF SURVEYING ACCURACYS

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY

I, Kazi Tamzidual Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been

Date of Execution

Kazi Tamzidual Islam Engineer, No. 20876

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

Date of Execution

SOURCE OF TITLE: 2017-11245

Lance Penfield, Bryant Planning Commission

BUILDING SETBACKS:

PROPERTY SPECIFICATIONS:

SOUTHERN GENERAL CONTRACTORS NUMBER OF LOTS: 48 P.O. BOX 242146 LITTLE ROCK, AR 7222

DEVELOPER/: SOUTHERN GENERAL CONTRACTORS | SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SUBDIVIDER P.O. BOX 242146 LITTLE ROCK, AR 72223

FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN 129 N MAIN STREET BENTON, AR 72015 SIDE - 8' OR AS SHOWN NAME OF SUBDIVISION: LOMBARD HEIGHTS ZONING CLASSIFICATION: R-1.S

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: 28' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP

SOURCE OF WATER: SALEM WATER USERS

SOURCE OF GAS: CENTERPOINT ENERGY

SOURCE OF SEWER: CITY OF BRYANT

By affixing my seal and signature, I Jonathan L. Hope, 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 flood plane, according to the Flood Insurance Rate Map, panel # ______06/05/2020 Dated: 05125C0240E

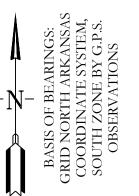


FOR USE AND BENEFIT OF: SOUTHERN GENERAL CONTRACTORS

FINAL PLAT

LOMBARD HEIGHTS, PHASE 3 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

09/02/2025 C.A.D. BY: B.JOHNSON DRAWING NUMBER: CHECKED BY: 09/24/2025 20-1388 SCALE: 1"=50' 500 01S 14W | 0 | 9 | 210 62 | 1762





Colton Leonard City of Bryant

January 2, 2025

Planning Department 210 SW 3rd St. Bryant, AR 72022

RE: Waiver from Master Transportation Plan: Dell Drive Commercial (Hope Job #24-1351)

Dear Colton,

Dell Drive is shown as a proposed Collector on Master Transportation Plan. The development to the south received a waiver for this construction recently. We are requesting this waiver as well.

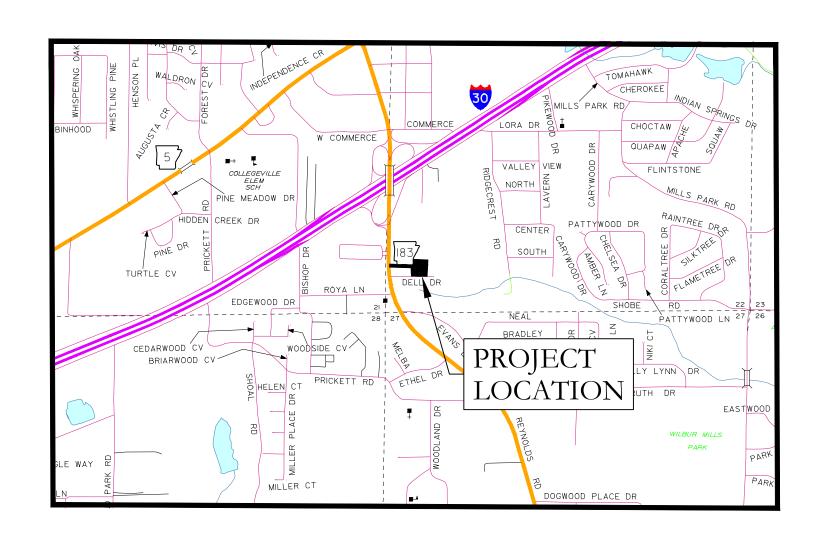
We thank you for your review and look forward to addressing any comments.

Sincerely,

Jonathan Hope

CONSTRUCTION PLANS MEDICAL PLAZA

DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS



VICINITY MAP

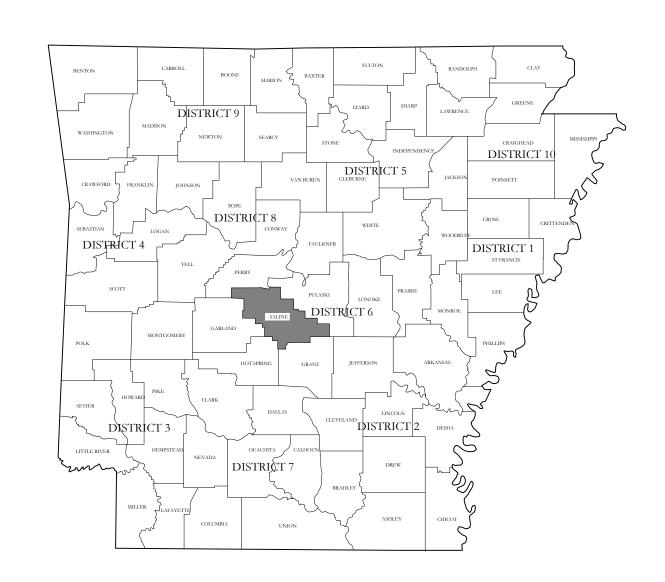
PREPARED BY:



DRAWING INDEX

SHEET NO.	TITLE
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN & SEWER PROFILE
C-3.0-3.1	SEWER UTILITIES DETAILS
C-4.0-4.1	WATER UTILITIES DETAILS
C-5.0	STORM DRAINAGE PLAN & PROFILE
C-6.0	GRADING PLAN
C-7.0	EROSION CONTROL PLAN

DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC
Address:
Phone:
Email:



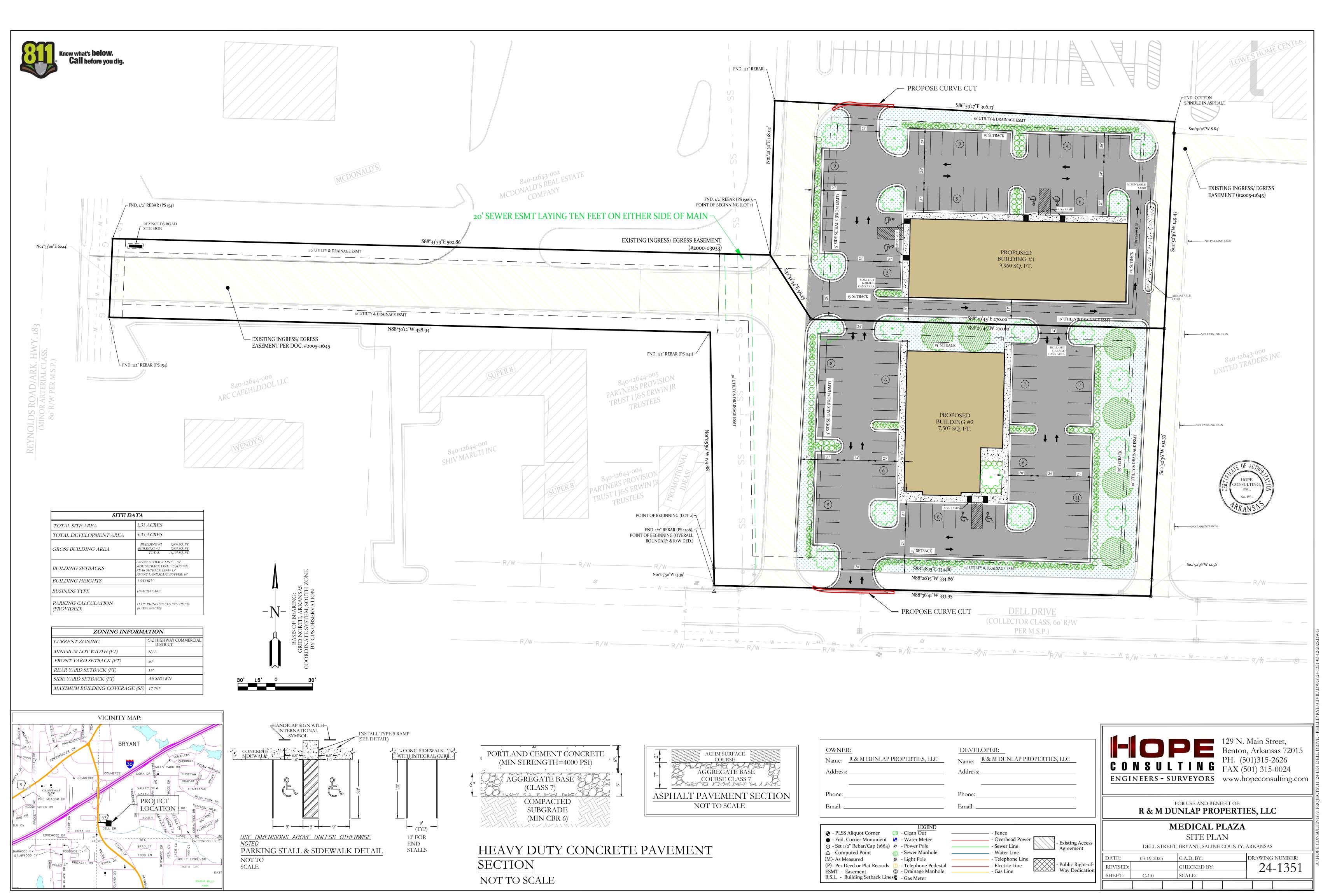


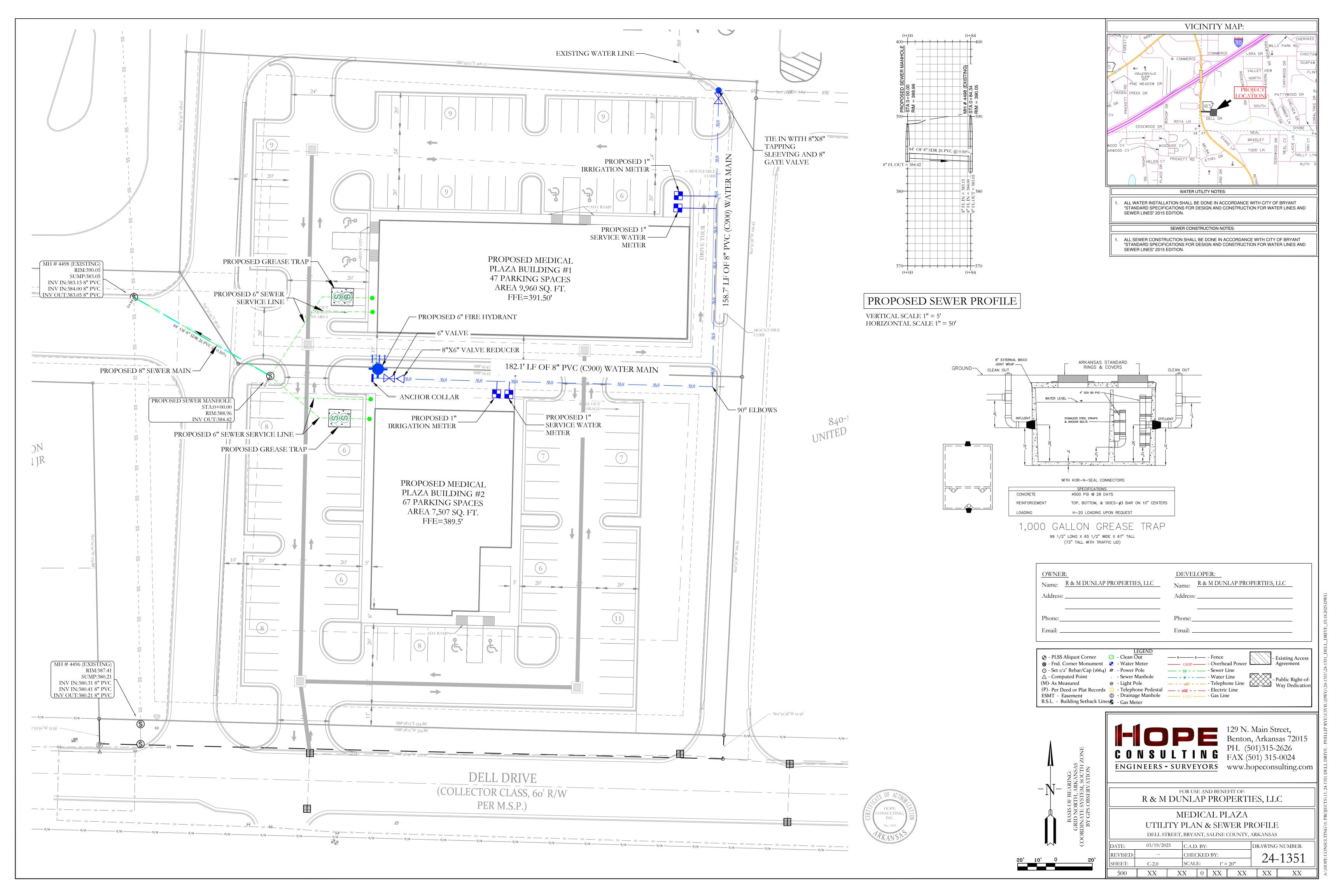
R & M DUNLAP PROPERTIES, LLC

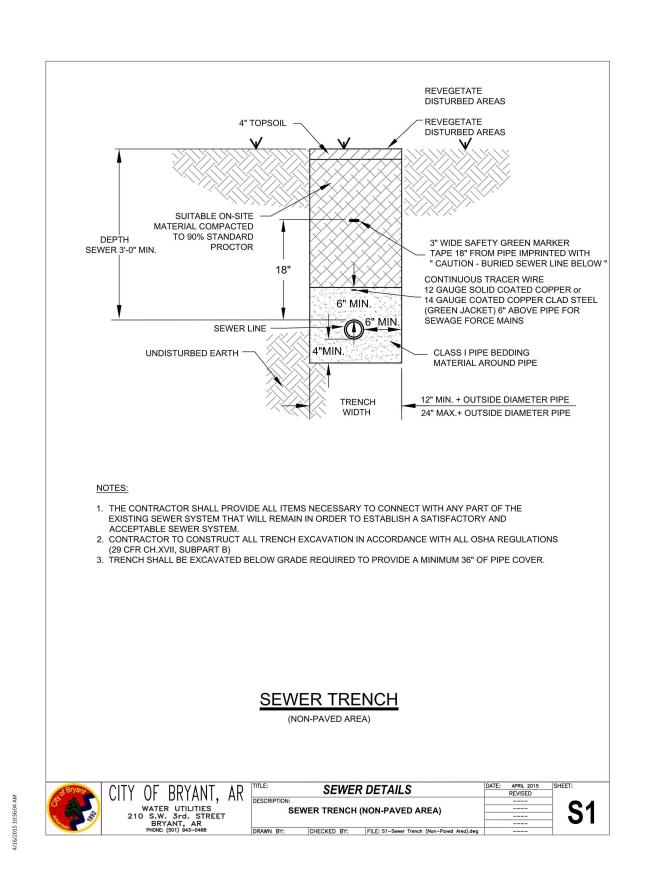
MEDICAL PLAZA

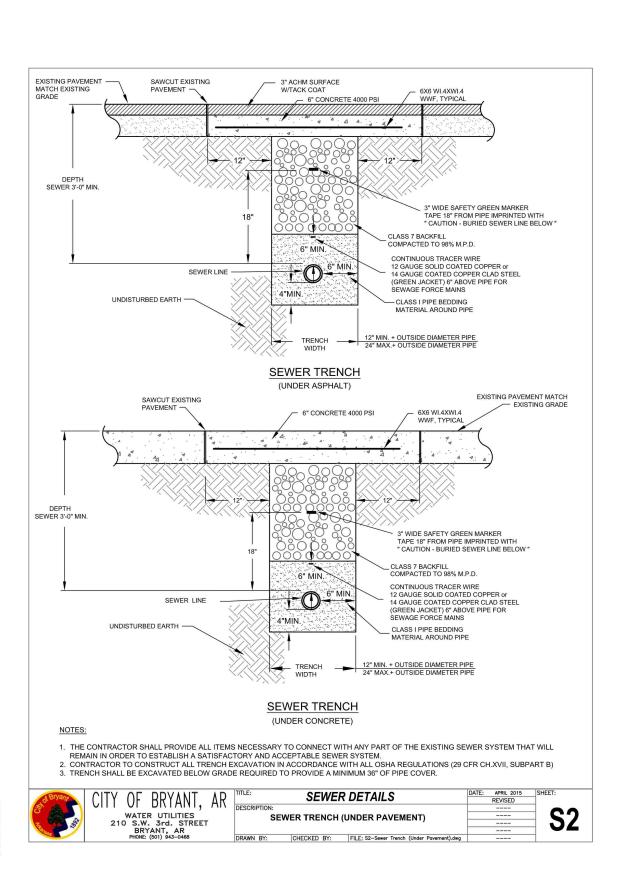
COVER SHEET

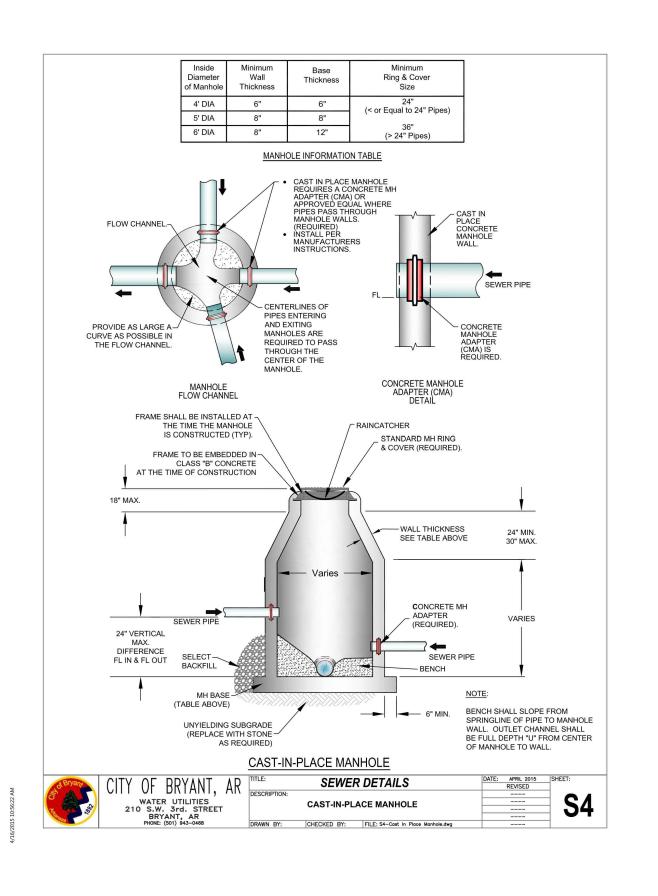
C.A.D. BY: DRAWING NUMBER: CHECKED BY: 24-1351 SHEET: SCALE:

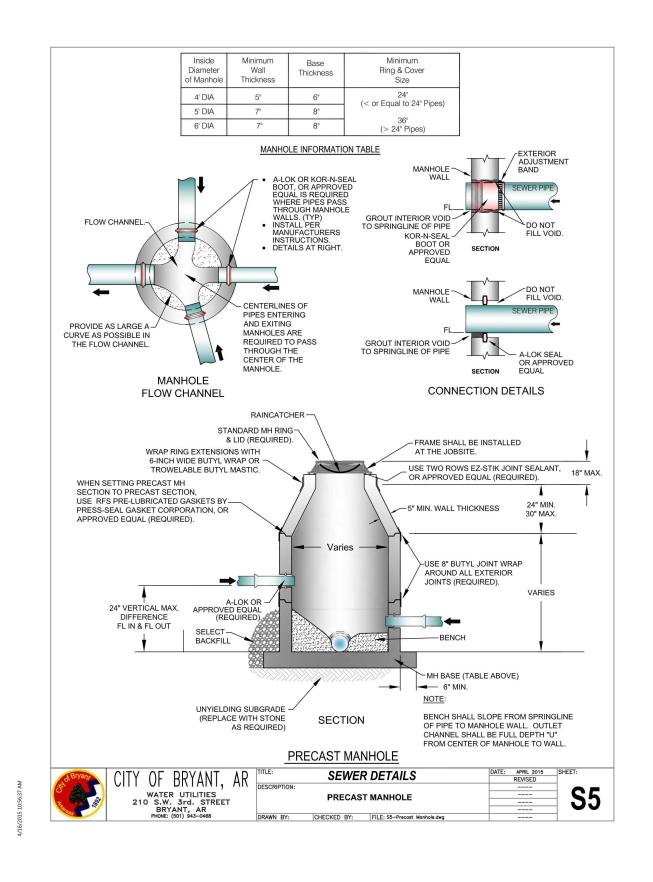


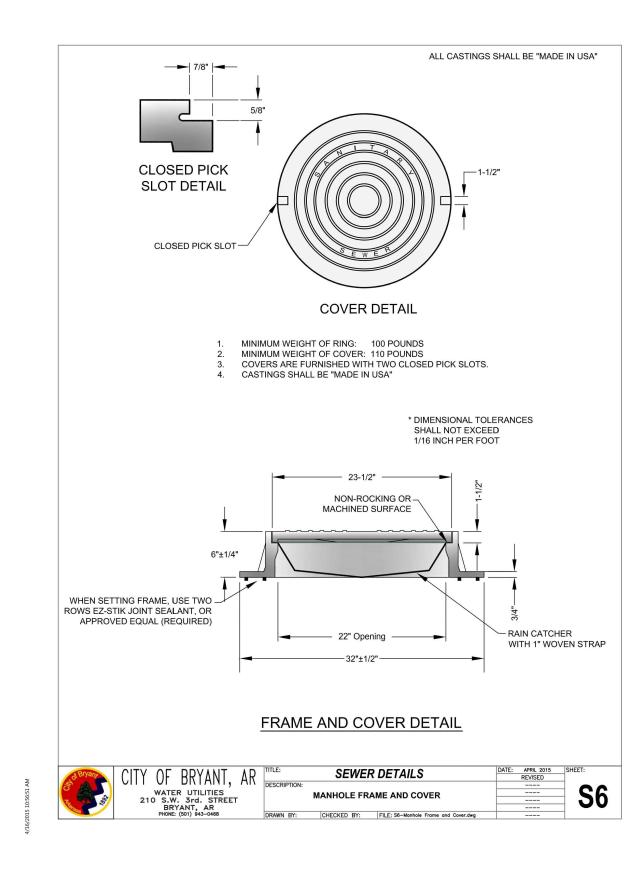


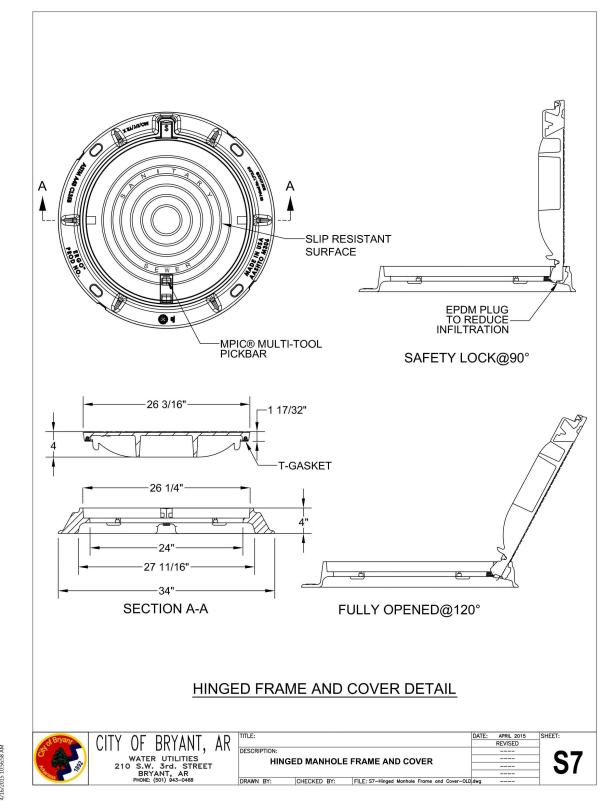


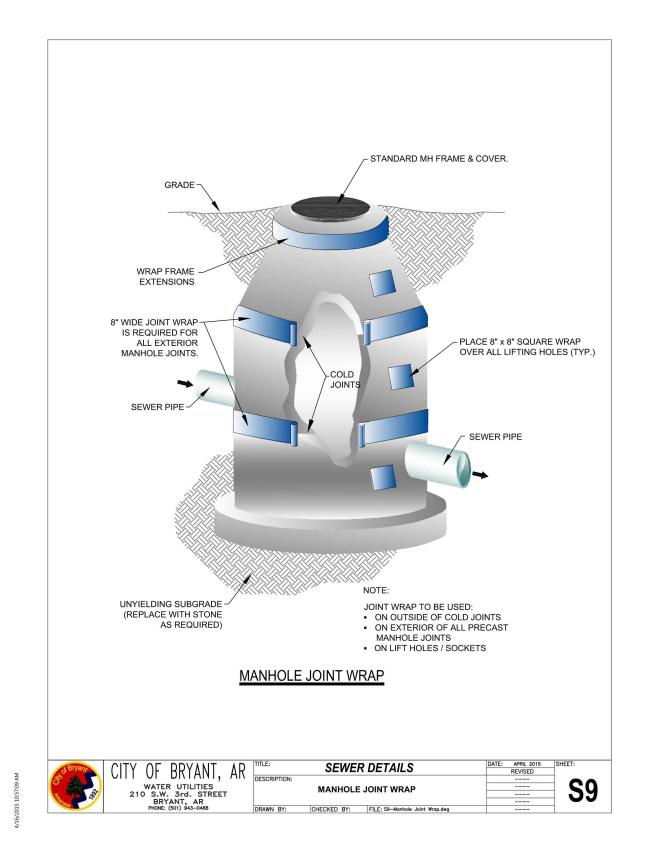


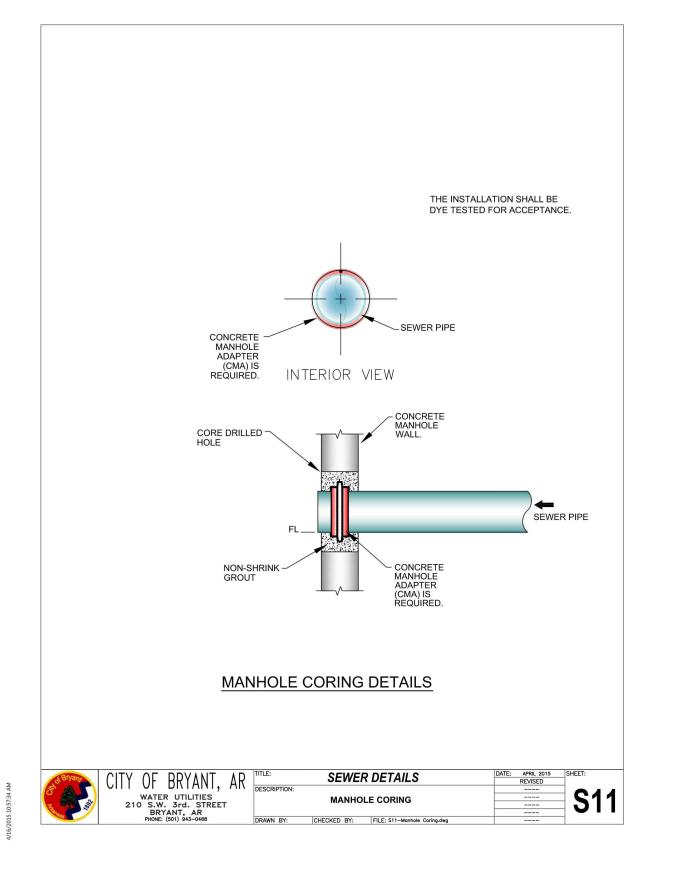


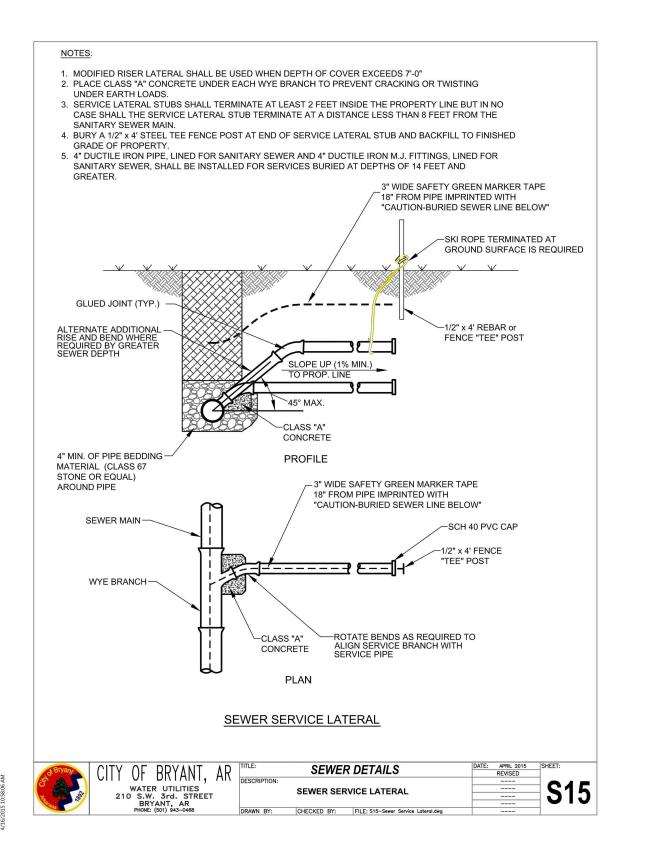


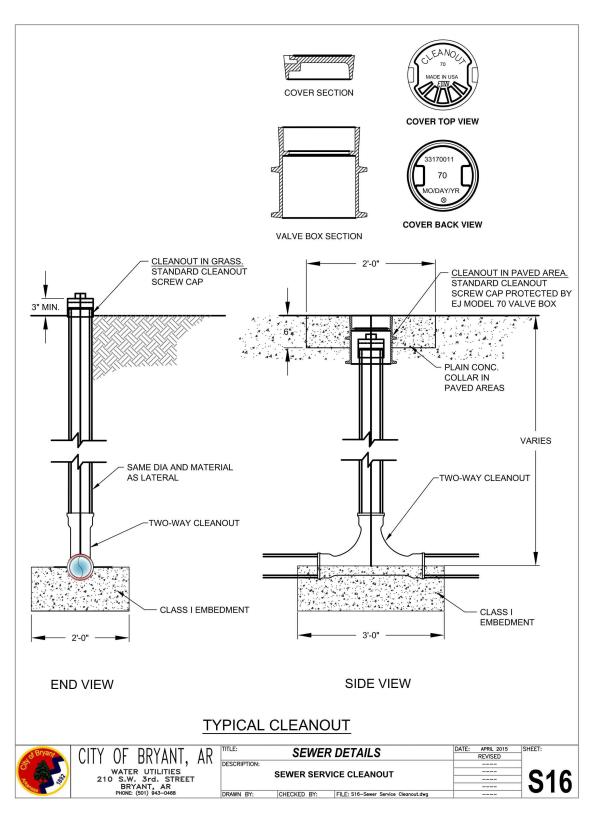


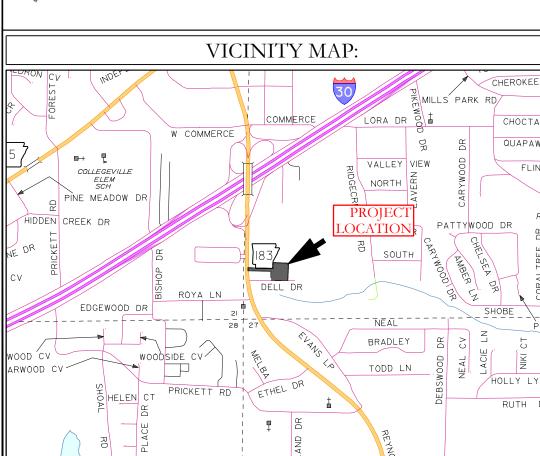












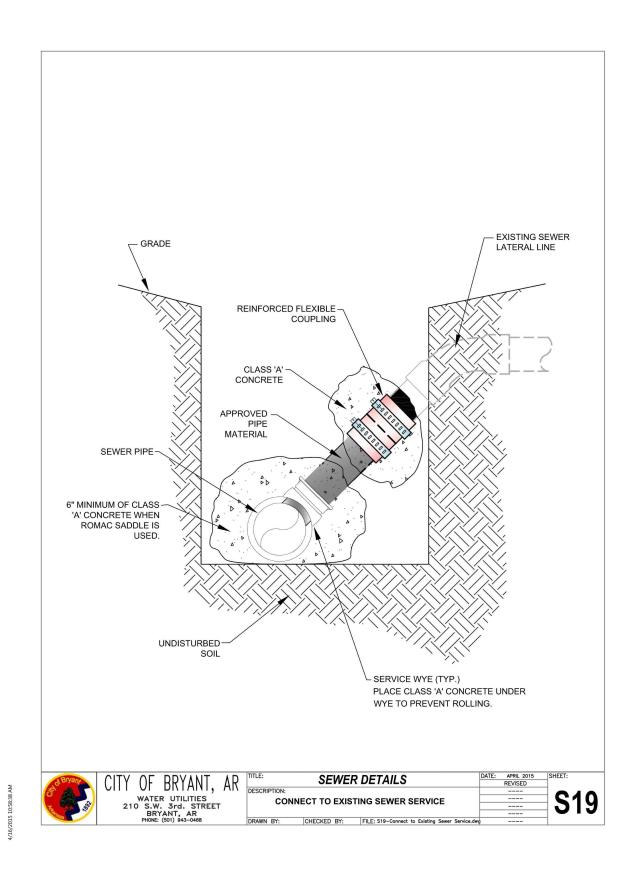


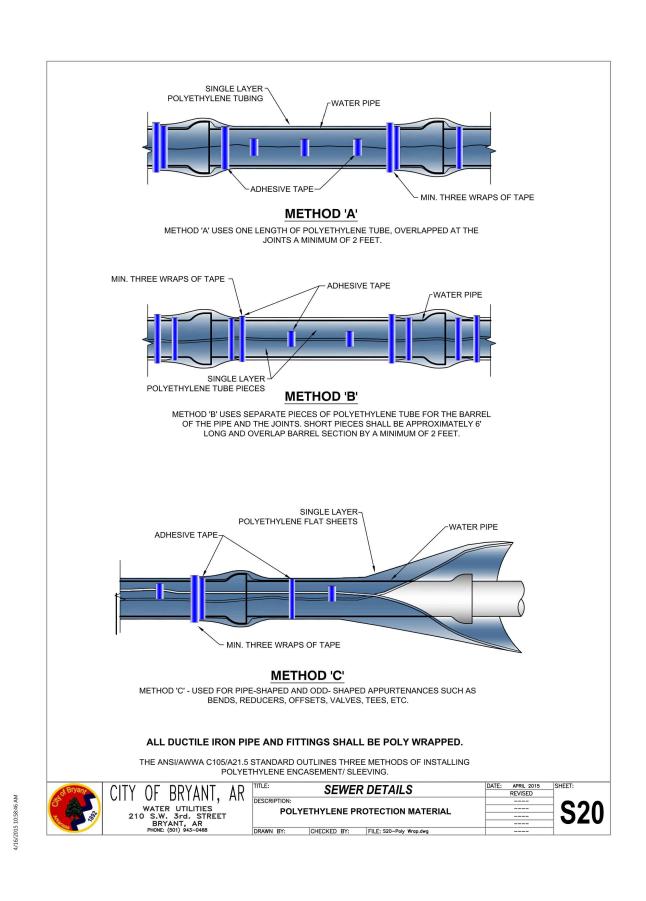
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

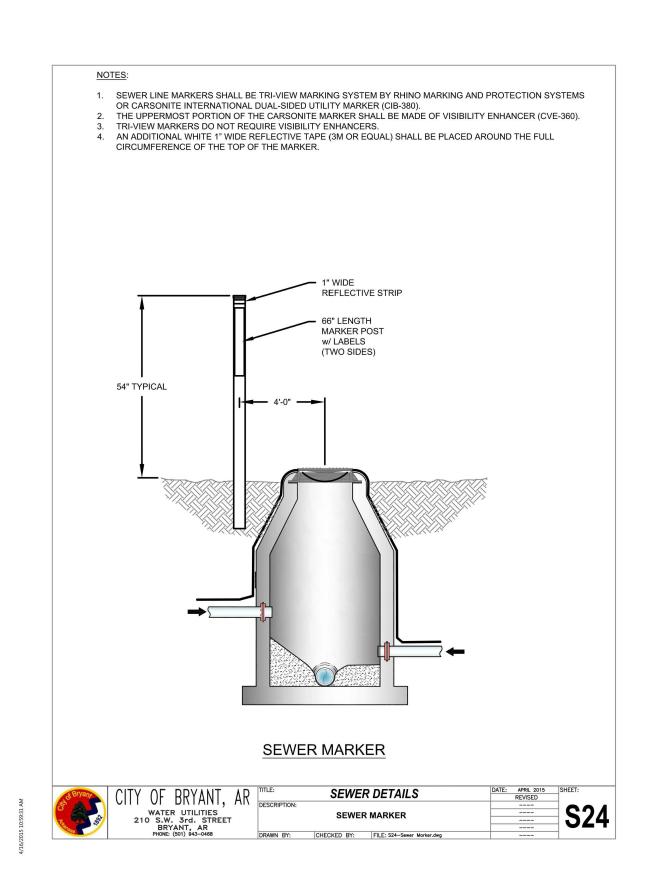
MEDICAL PLAZA
SEWER UTILITIES DETAILS
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

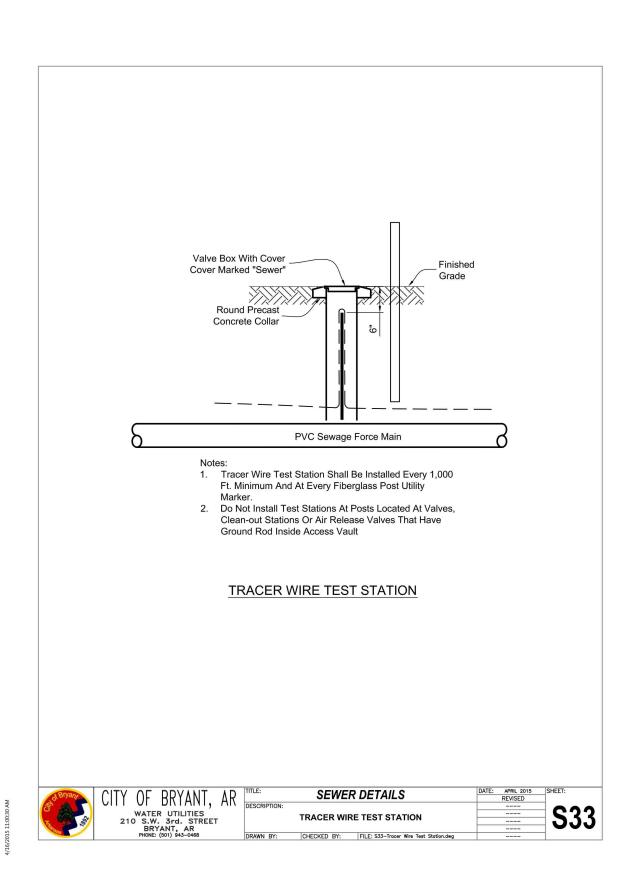
1										
l	DATE: 03/19/2025			C.A.D	. BY:			DRAWING NUMBER:		
l	REVISED:			CHEC	CKEI	D BY:		2/ 1351		
	SHEET: C-3.0			SCALE:					-1331	
l	500	XX	X	X	0	XX	XX	XX	XX	

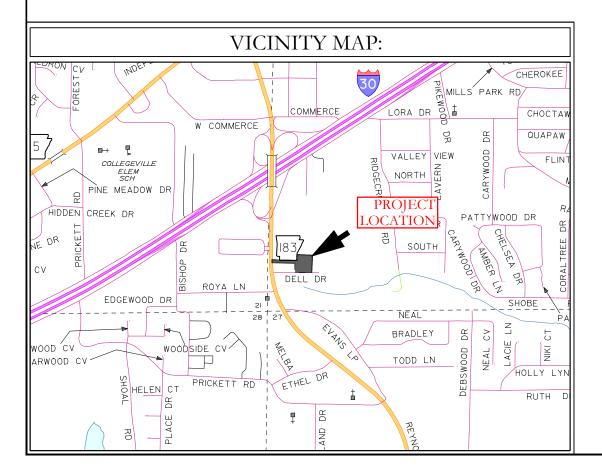
NG\9. PROJECTS\11. 24-1351 DELL DRIVE - PHILLIP RYE\CIVIL\DWG\24-1









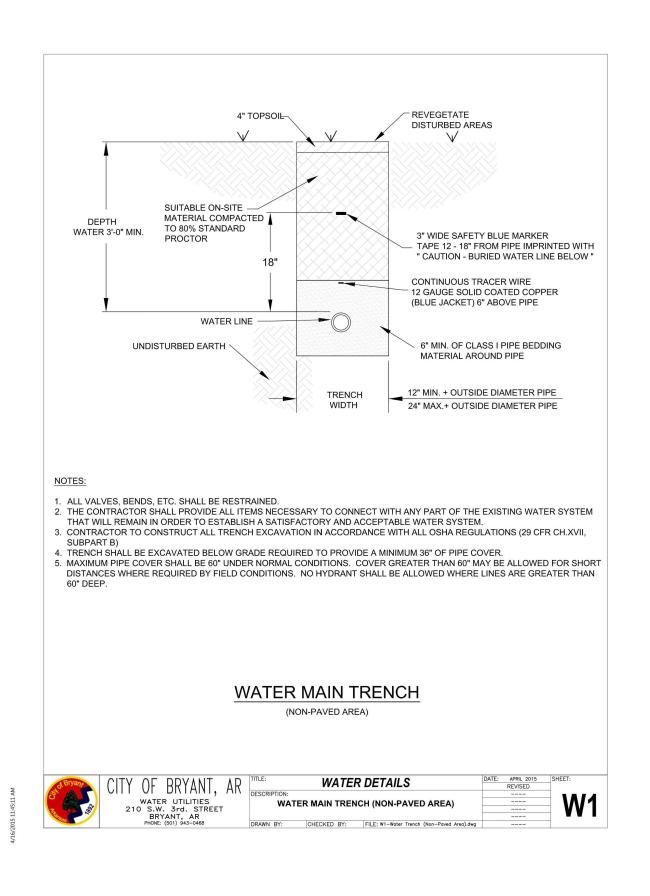


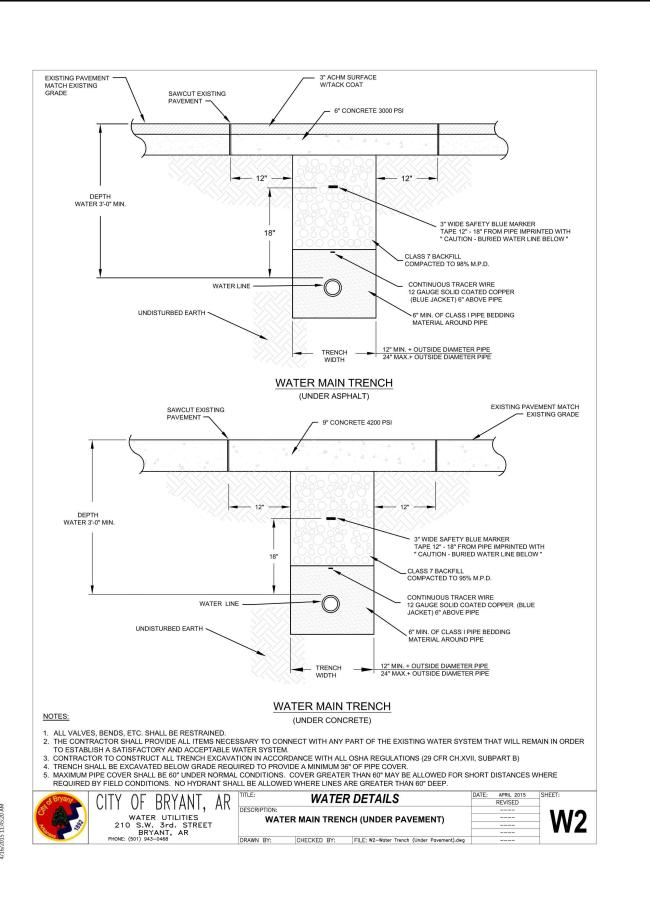
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024 ENGINEERS - SURVEYORS www.hopeconsulting.com

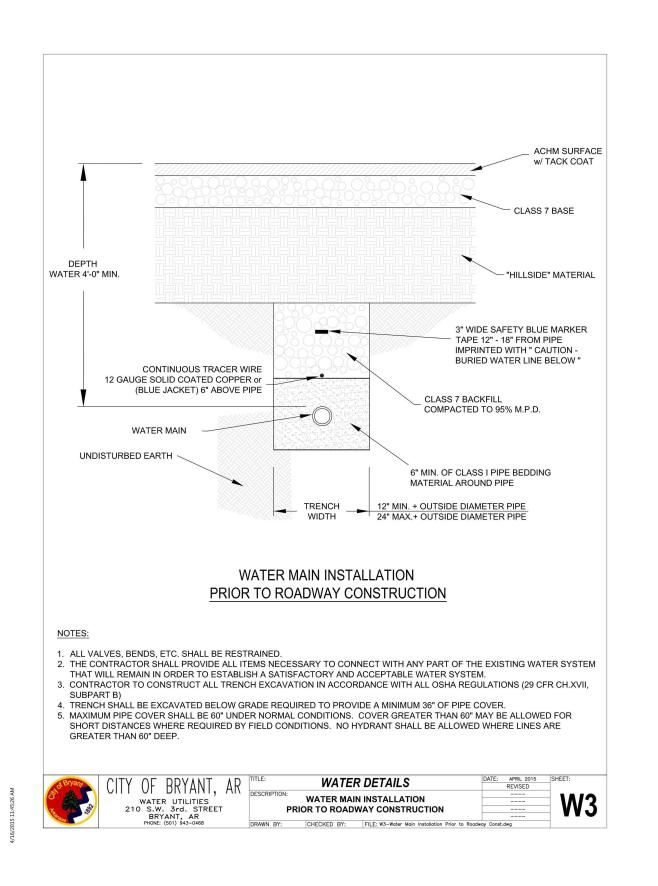
FOR USE AND BENEFIT OF: R & M DUNLAP PROPERTIES, LLC

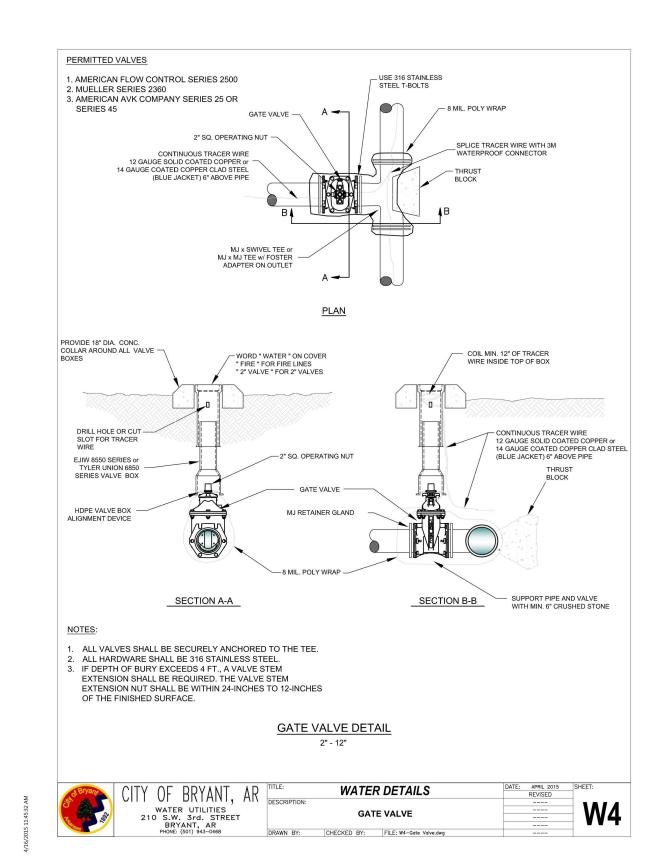
MEDICAL PLAZA SEWER UTILITIES DETAILS

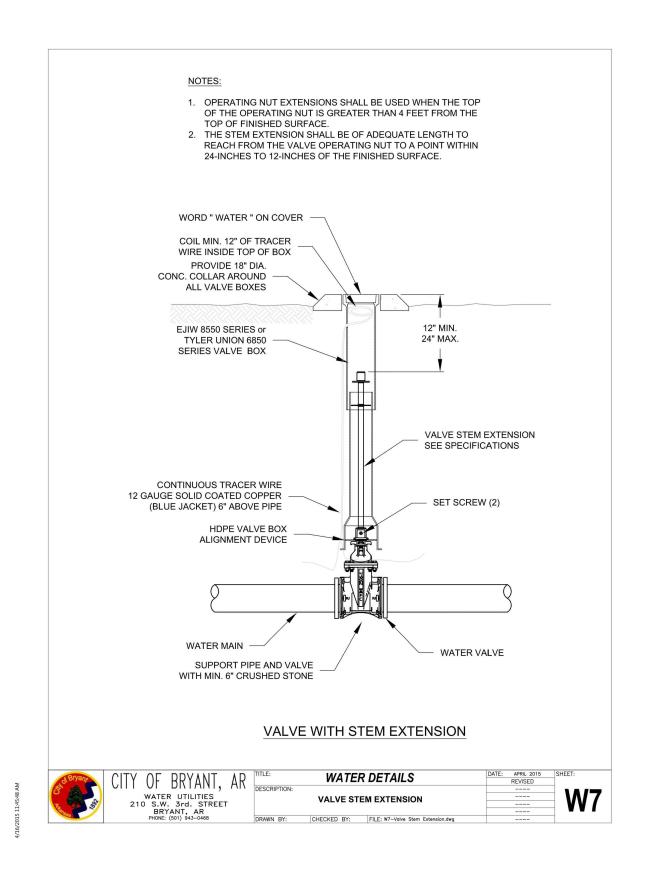
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS									
DATE: 03/19/2025 C.A.D. BY:					DRAWING NUMBER:				
REVISED:		СНЕС	CHECKED BY:			24-1351			
SHEET:	C-3.1	SCAL	E:		24-1331				
500	XX	XX	0 XX	XX	XX	XX			

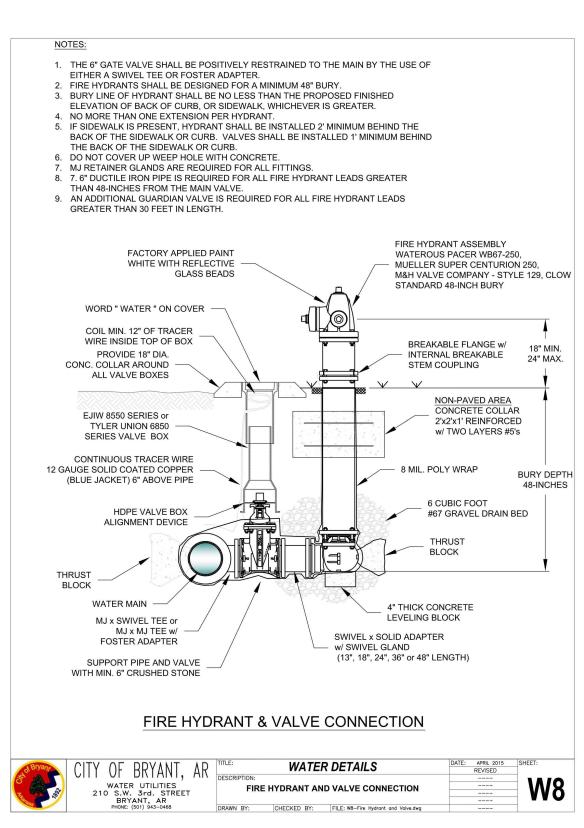


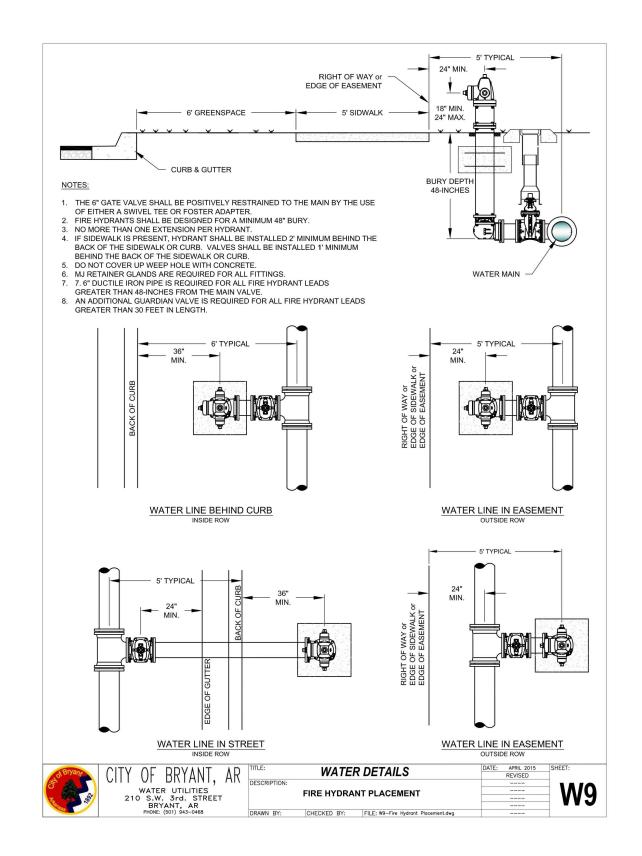


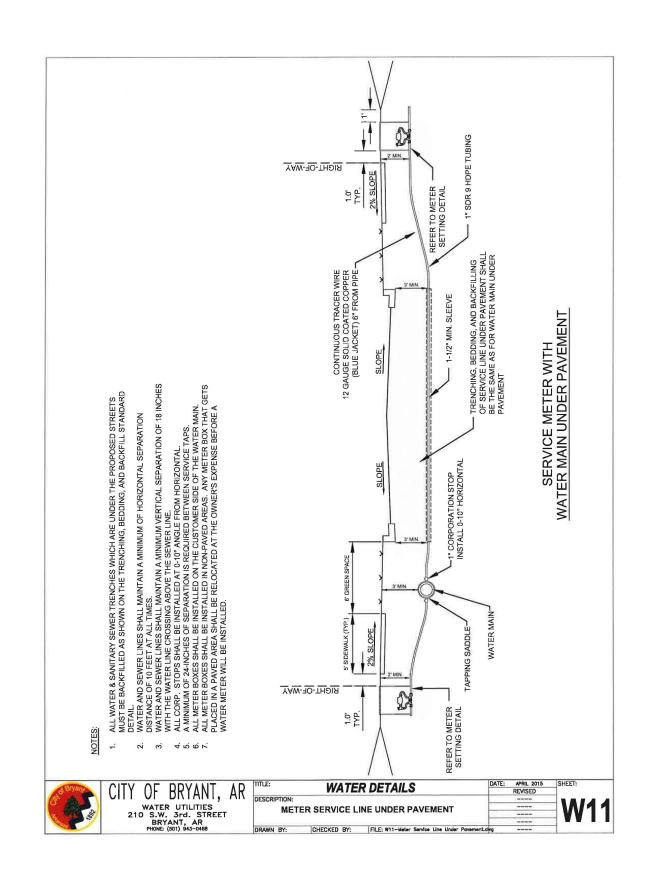


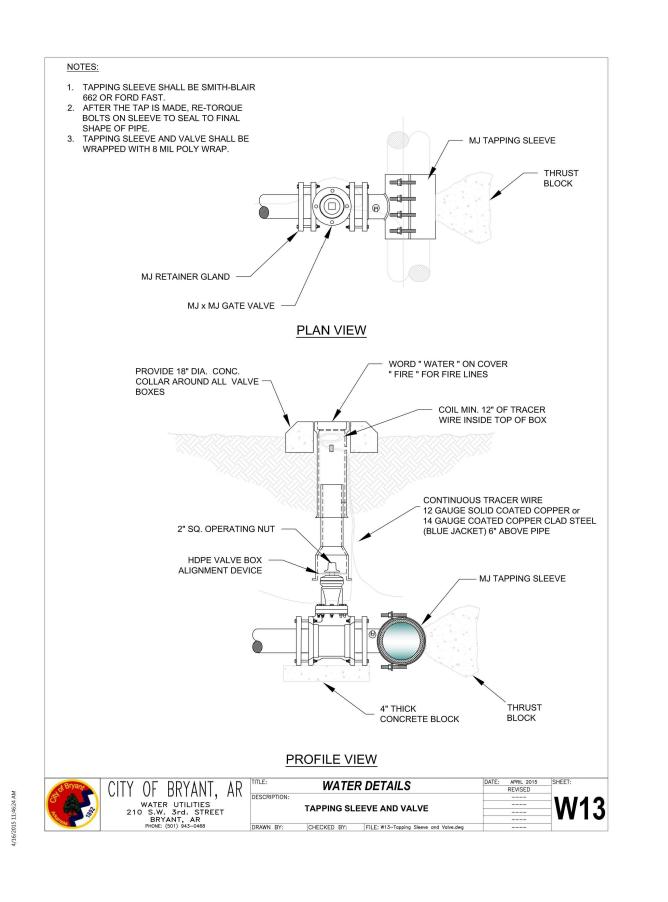


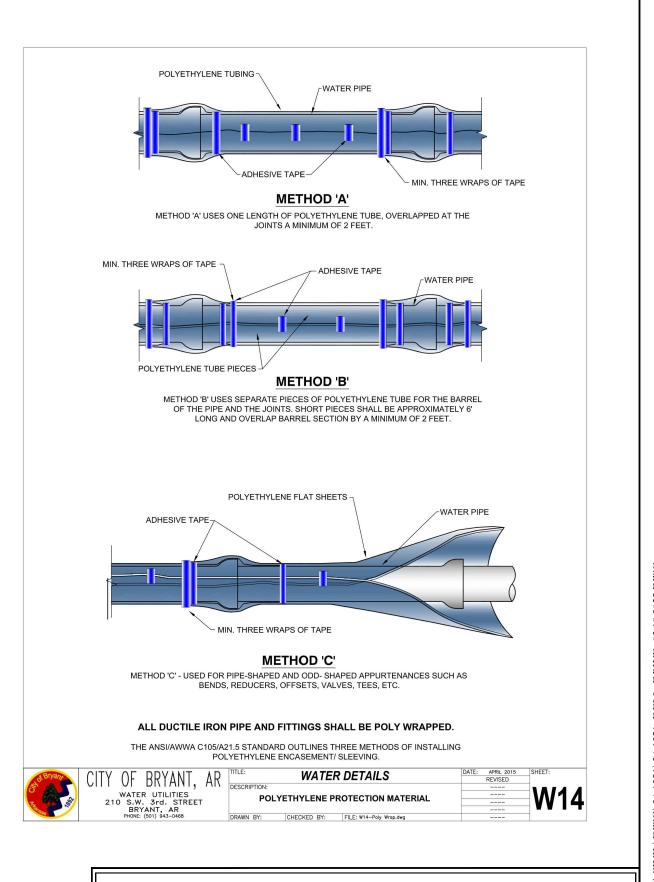


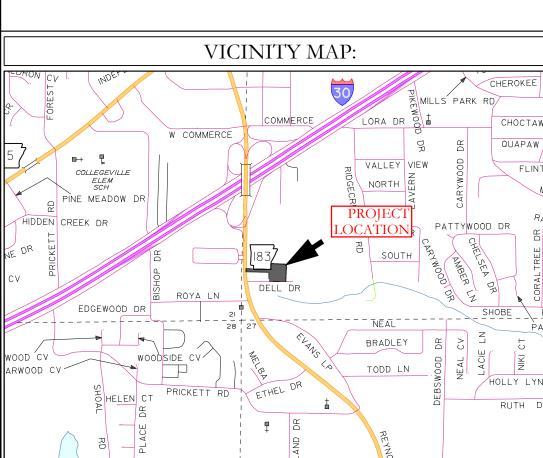










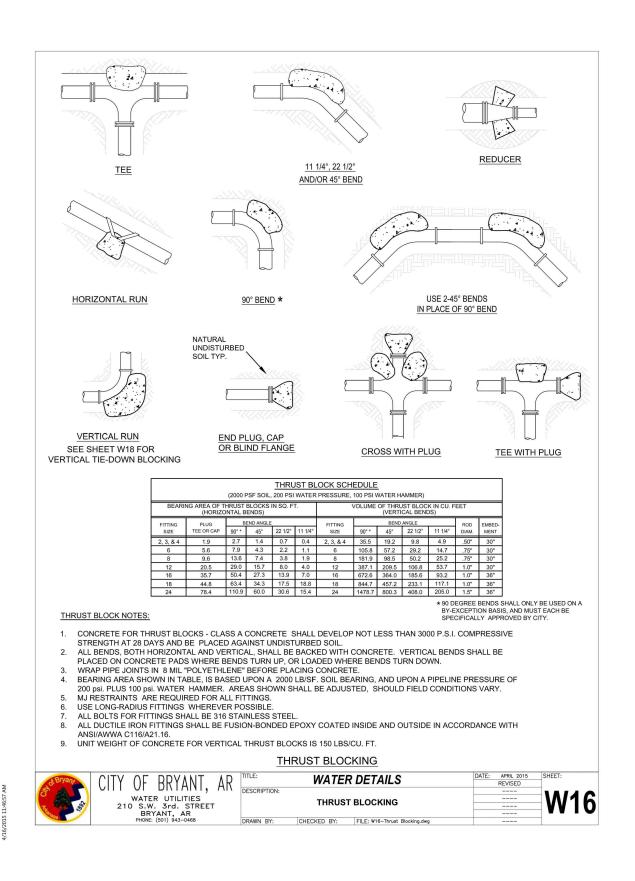


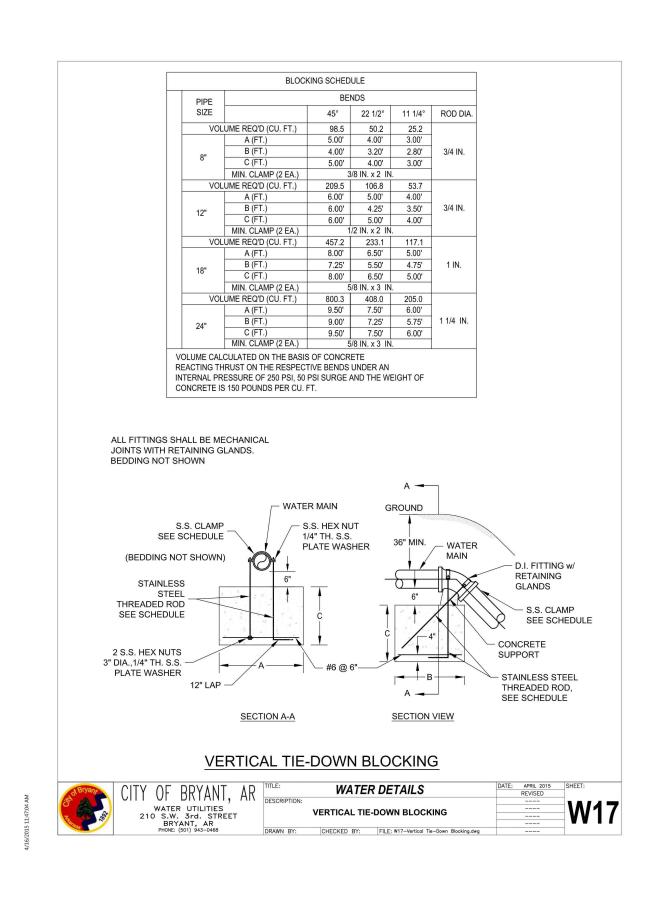


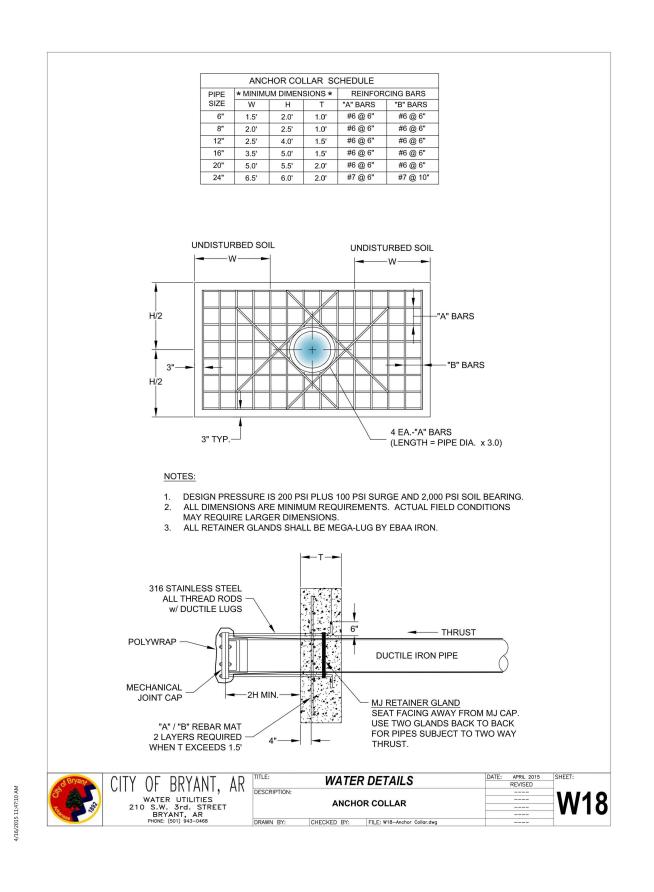
R & M DUNLAP PROPERTIES, LLC

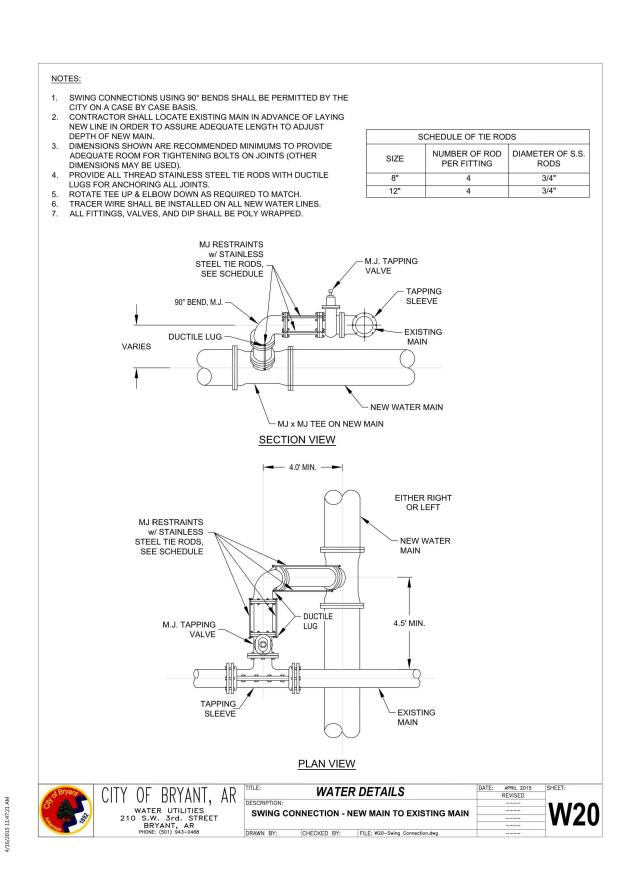
MEDICAL PLAZA
WATER UTILITIES DETAILS
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

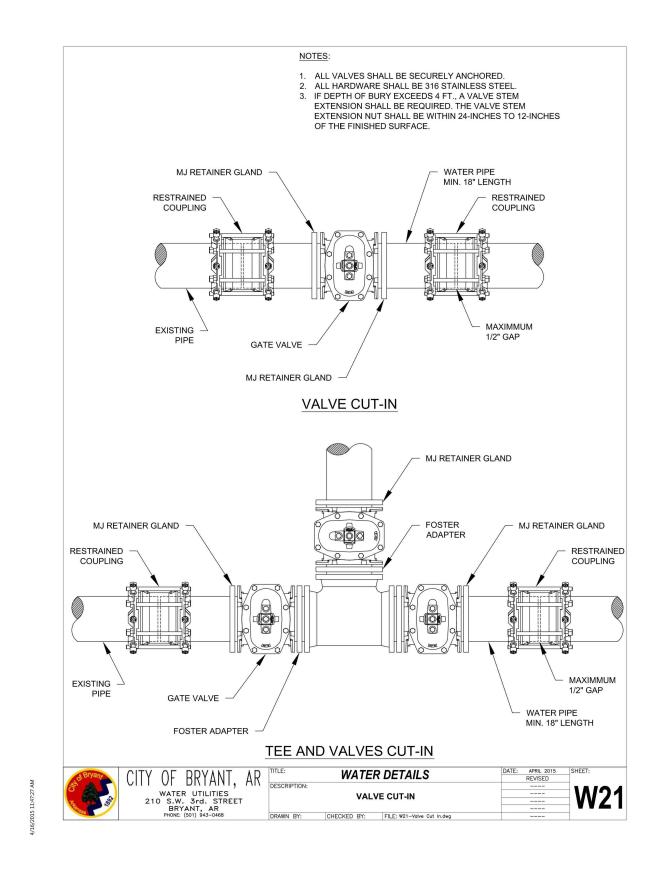
	DATE: 03/19/2025			D. BY:	:		DRAWING NUMBER:		
١	REVISED:			ECKEI	O BY:		2/ 1351		
	SHEET: C-4.0			LE:			24-1331		
	500	XX	XX	0	XX	XX	XX	XX	

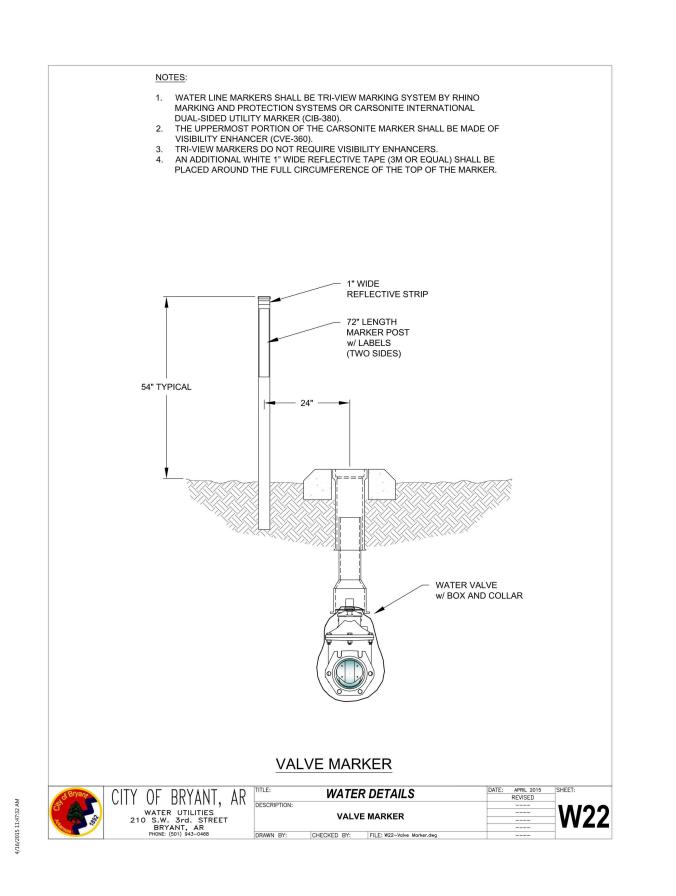


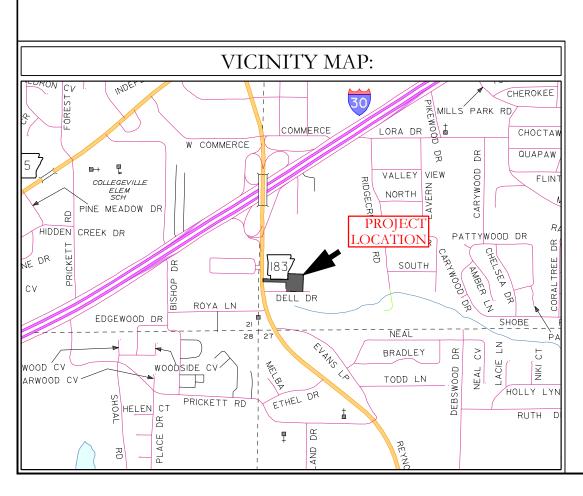










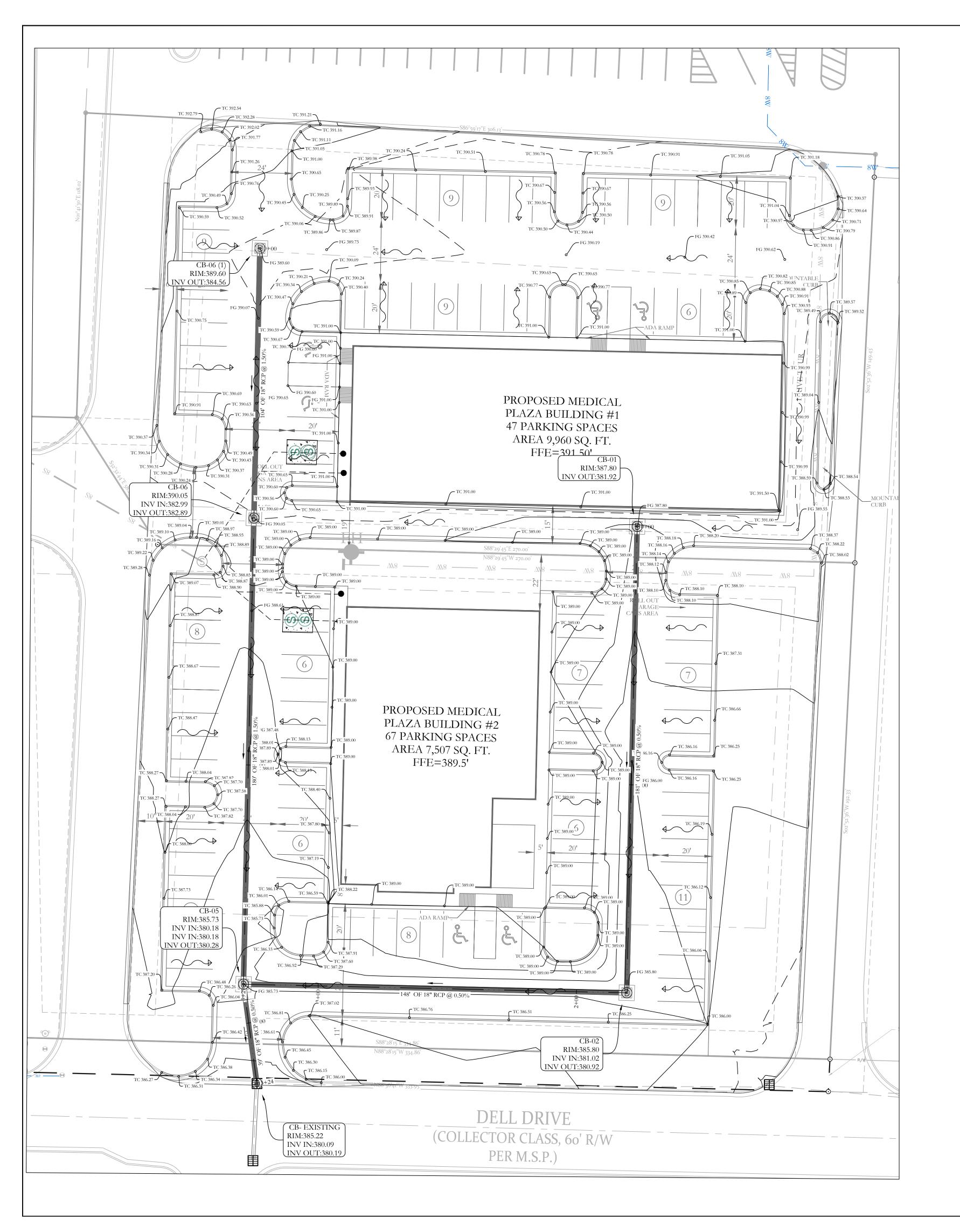


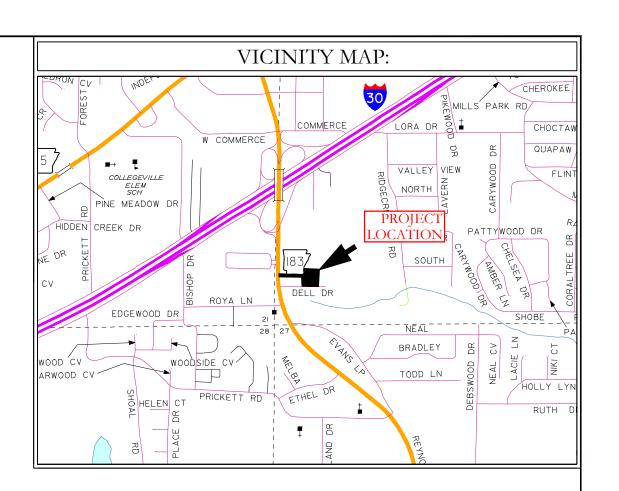
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
Www.hopeconsulting.com

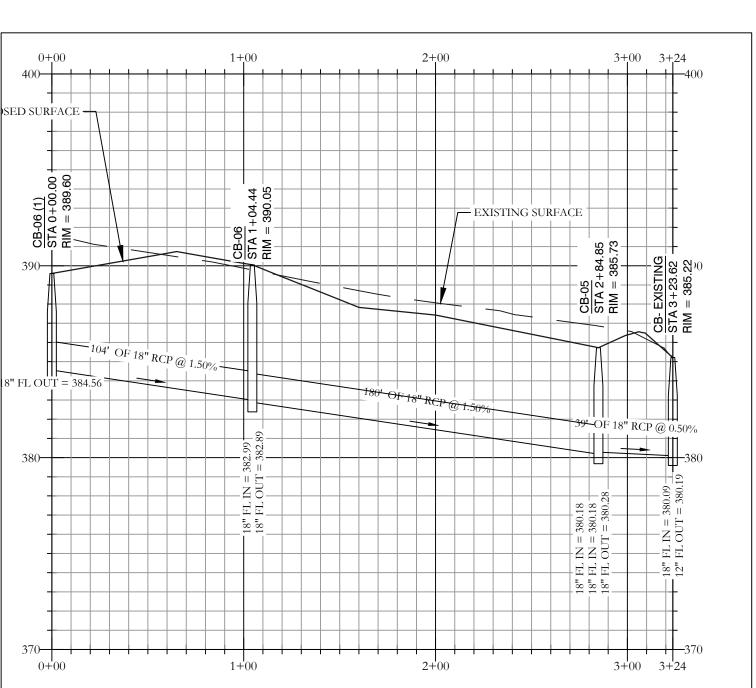
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA WATER UTILITIES DETAILS

	DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS									
DATE:	DATE: 03/19/2025 C.A.D. BY:						DRAWING NUMBER:			
REVISED:		CHEC	CHECKED BY:			24-1351				
SHEET:	C-4.1	SCAL	SCALE:			24-133				
500	XX	XX	0	XX	XX	XX	XX			

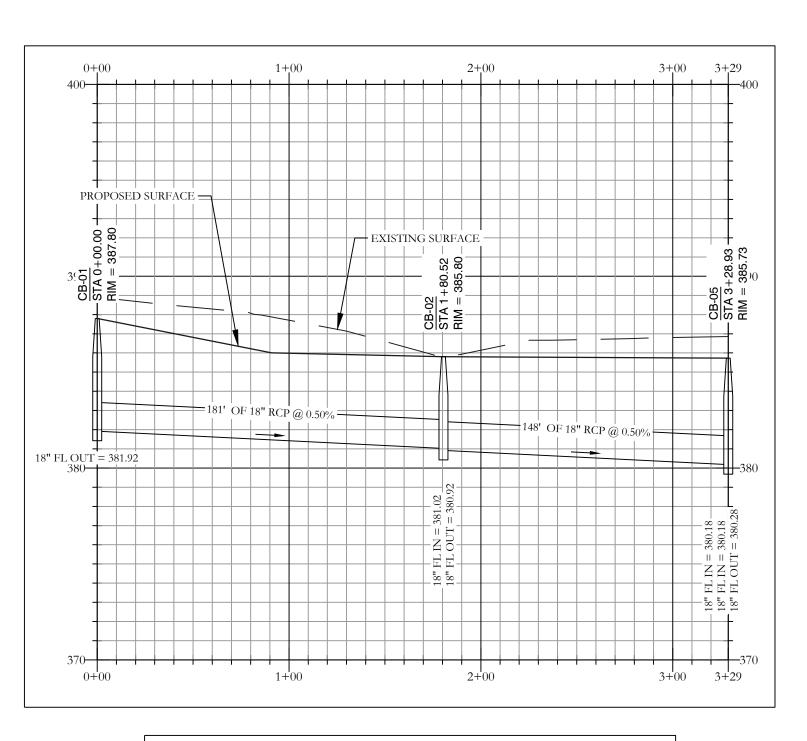






PROPOSED STORM DRAIN-A PROFILE

VERTICAL SCALE 1'' = 5'HORIZONTAL SCALE 1" = 50'



PROPOSED STORM DRAIN-B PROFILE

VERTICAL SCALE 1" = 5' HORIZONTAL SCALE 1" = 50'



B.S.L. - Building Setback Lines - Gas Meter

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

FOR USE AND BENEFIT OF: R & M DUNLAP PROPERTIES, LLC MEDICAL PLAZA STORM DRAINAGE PLAN & PROFILE

DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS 03/19/2025 C.A.D. BY: DRAWING NUMBER: CHECKED BY: 24-1351 SCALE: C-5.0 1' = 20" \longrightarrow Water Flow Path 500 XX XX 0 XX XX XX XX

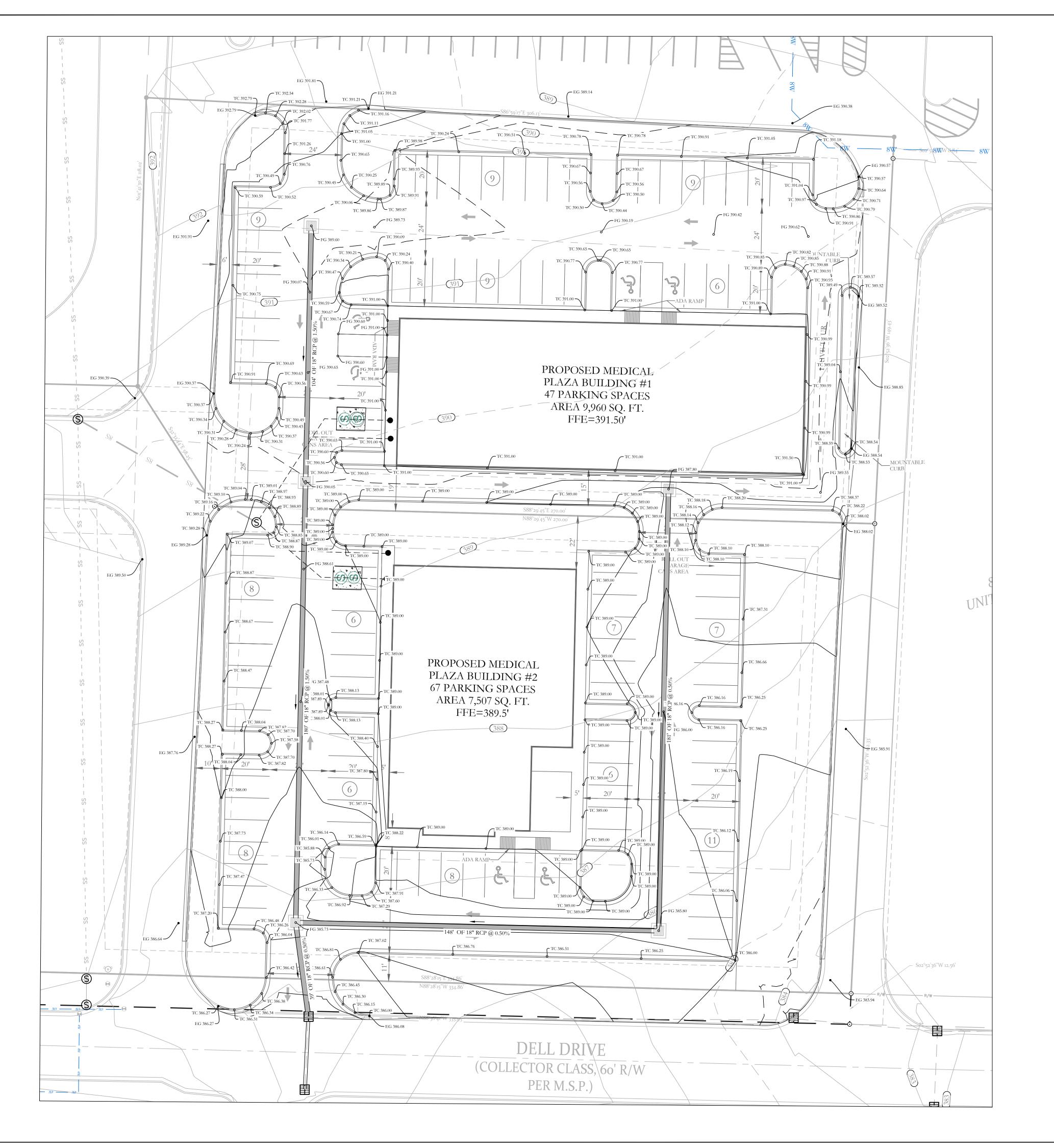
🕒 - PLSS Aliquot Corner 🔯 - Clean Ōut - Fnd. Corner Monument- Water Meter ⊙ - Set 1/2" Rebar/Cap (1664) Ø - Power Pole △ - Computed Point (P)- Per Deed or Plat Records

T - Telephone Pedestal

ESMT - Easement

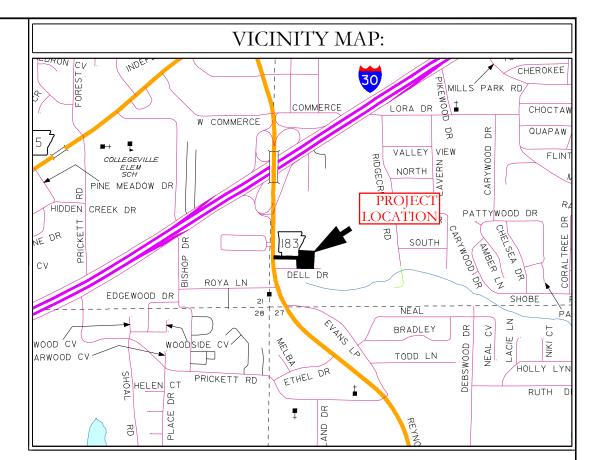
T - UGE - - - - Electric Line

GAS - - Gas Line



GRADING PLAN NOTES

- 1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
- 2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
- 3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
- 4. FILL SHALL BE COMPACTED AT LEAST 98% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
- 5. THE MOISTURE CONTENT OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
- 6. SUB-GRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
- 7. ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
- 8. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.



OWNER:	DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC	Name: R & M DUNLAP PROPERTIES, LLC
Address:	Address:
Phone:	Phone:
Email:	Email:

		LEGEND		
- PLSS Aliquot Corner	0/0	- Clean Out	— x— x— - Fence —— OHP—— - Overhead Power	- Existing Acces
- Fnd. Corner Monument		- Water Meter	—— OHP—— - Overhead Power	Agreement
⊙ - Set 1/2" Rebar/Cap (1664)	Ø	- Power Pole	—— – ss – – —— - Sewer Line	
△ - Computed Point		- Sewer Manhole	—— – w – – —— - Water Line	- Public Right-o
(M)- As Measured	Ø	- Light Pole	— – – ugт – – — - Telephone Line	- Public Right-o Way Dedication
(P)- Per Deed or Plat Records		- Telephone Pedestal	— – uge – – — - Electric Line	way Dealeatic
ESMT - Easement			—— GAS —— - Gas Line	
B.S.L Building Setback Line	S	- Gas Meter		

PORTLAND CEMENT CONCRETE
(MIN STRENGTH=4000 PSI) AGGREGATE BASE COMPACTED SUBGRADE

(MIN CBR 6)

ACHM SURFACE COURSE AGGREGATE BASE
COURSE CLASS 7 ASPHALT PAVEMENT SECTION NOT TO SCALE

HEAVY DUTY CONCRETE PAVEMENT SECTION NOT TO SCALE



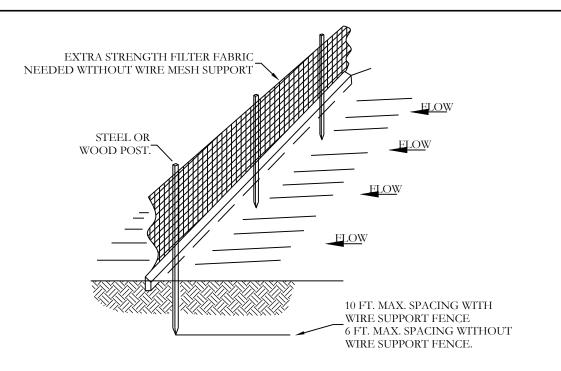


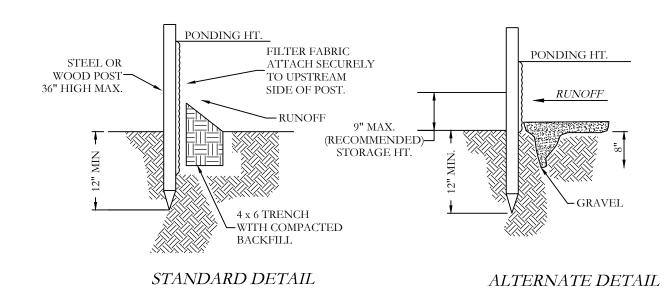
FOR USE AND BENEFIT OF: R & M DUNLAP PROPERTIES, LLC

> MEDICAL PLAZA GRADING PLAN

DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

03/19/2025 C.A.D. BY: DRAWING NUMBER: CHECKED BY: REVISED: 24-1351 C-6.0 1' = 20"500 XX XX 0 XX XX XX XX



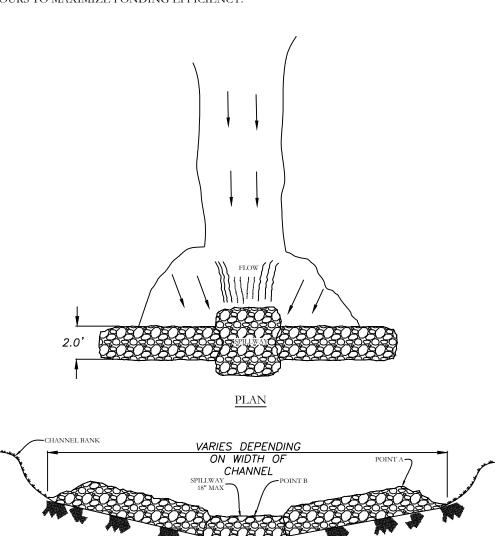


1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN

TRENCH WITH NATIVE BACKFILL

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY

3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



VIEW LOOKING UPSTREAM

POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
 PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
USE STRAW, ROCKS, OF FILTER FABRIC TO FILL ANY GAPS AND TAMP
BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
 SPILLWAY HEIGHT SHALL NOT EXEED 18"-24".
 INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM

TRENCH WITH GRAVEL

SILT FENCE

EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF

APPLICABLE) MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

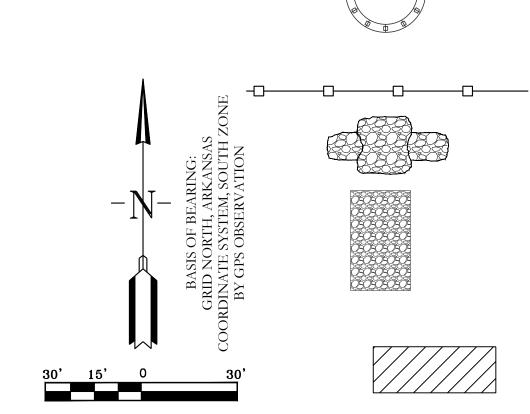
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.



PROPOSED MEDICAL PLAZA BUILDING #1 47 PARKING SPACES AREA 9,960 SQ. FT. FFE=391.50' PROPOSED MEDICAL PLAZA BUILDING #2 67 PARKING SPACES AREA 7,507 SQ. FT. FFE=389.5' _ S02°52′36"W 12.56′ DELL DRIVE (COLLECTOR CLASS,\60' R/W PER M.S.P.) - A18 — A18 ERC LEGEND

SITE POSTING

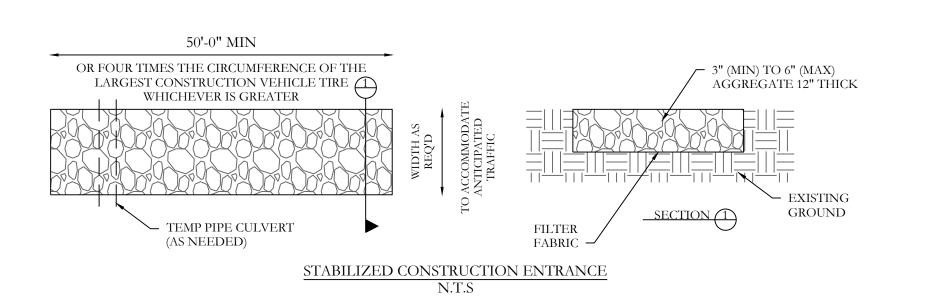
CONC. WASHOUT DETENTION AREA

——— SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA





HIDDEN CREEK DR

EDGEWOOD DR

VICINITY MAP:

VALLEY VIEW

PATTYWOOD DR

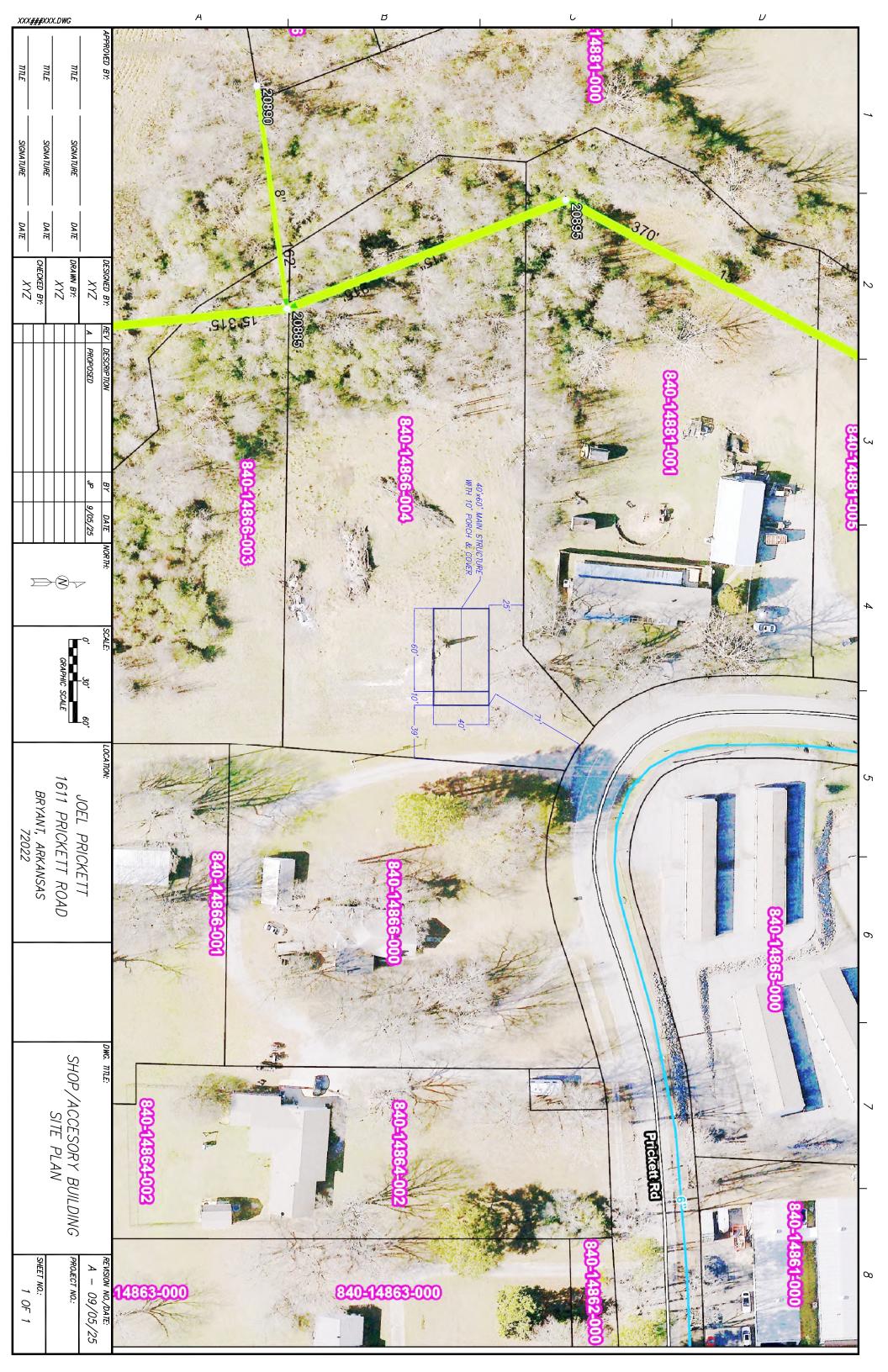


FOR USE AND BENEFIT OF: R & M DUNLAP PROPERTIES, LLC

> MEDICAL PLAZA EROSION CONTROL PLAN

	DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS									
DATE:	C.A.D. BY:				DRAWING NUMBER:					
REVISED:			CHECKED BY:				24-1351			
SHEET:	C-7.0		SCALE: 1' = 30"		7 24-1331					
500	XX	X	X	0	XX	XX	XX	XX		







Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit 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: <u>9-22-2025</u>	
Applicant or Designee:	Project Location:
Name Joel Prickett	Property Address 1607 Prickett Rd
Address 1607 Prickett Road	Bryant, AR 72022
Bryant, AR 72022	
Phone	Parcel Number <u>840 - 14866 - 004</u>
Email: Joelprickett 2025 @gmail.com	Zoning Classification <u>R-M Residential</u>
Property Owner (If different from Applicant):	
Name <u>Same</u>	
Phone	
Address	
Email Address	
Additional Information:	
Subdivision Lot and Block Number or Legal Descrip Attached	tion (Attach Legal Description to Application)
Current Use of Property Residentia	Undeveloped
Description of Conditional Use Request / Proposed	Use of Property (Attach any necessary drawings or images)
To Construct an Accessory bu	vilding on a lot prior to Construction
of a principal building.	

Application Checklist

Requirements for Submission

Letter stating request of Conditional Use and reasoning for request

Completed Conditional Use Permit Application

Submit Conditional Use Permit Application Fee (\$125)

Submit Copy of completed Public Notice [Attachment 1]

Submit one (1) copy of the Development Plan (Site Plan) showing:

- Location, size, and use of buildings/signs/land or improvements
- Location, size, and arrangement of driveways and parking. Ingress/Egress
- Existing topography and proposed grading
- Proposed and existing lighting
- Proposed landscaping and screening
- Use of adjacent properties
- Scale, North Arrow, Vicinity Map
- Additional information that may be requested by the administrative official due to unique conditions of the site.

Public Notice Requirements: **NOTE: Failure to provide notice in the following manners** shall require delay of the public hearing until notice has been properly made.

- Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. A copy of the public notice is provided on last page of application. [Attachment 1] Once published, the proof of publication must be provided to the Planning and Development office.
- Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to the public hearing.
 One (1) sign is required for every two hundred (200) feet of street frontage.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

READ	AREFULLY BEFORE SIGNING
	do hereby certify that all information contained within this application is
/	, do hereby certify that all information contained within this application is
true an	correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must
compl∜	ith all City Codes and that it is my responsibility to obtain all necessary permits required.

[Attachment 1]

SAMPLE NEWSPAPER NOTICE - This notice is to be run in the legal notices section of the Saline Courier no less than fifteen (15) days prior to the public hearing.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City of Bryant, AR Planning Commission on
Monday, October 13th, 2025 at 6:00 P.M. at the Bryant City Office
Complex, 210 Southwest 3rd Street, for the purpose of public comment on the
application for <u>Joel Prickett</u> (your name) to obtain a
Conditional Use for the purpose of Constructing an Accessory building on
lot prior to Construction of a Principal building (use requested)
within a R-M (current zoning) zone at the site of
Prickett Road, Bryant, AR 72022 (address). A legal description of
this property can be obtained by contacting the Bryant Planning and Development
Department at 501-943-0488

CREEKSIDE ADDITION PHASE 2B CITY OF BRYANT, SALINE COUNTY, ARKANSAS

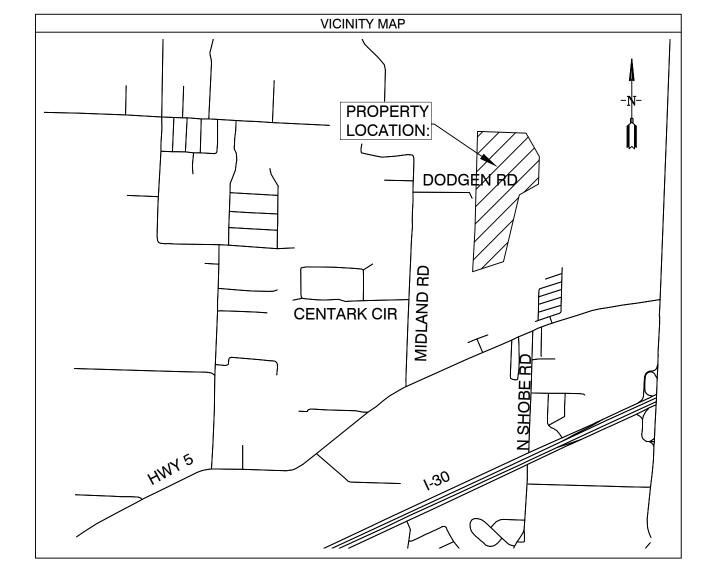
Prepared by:

GarNat Engineering, LLC

Designing our client's success www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road Bryant, AR 72022 Fx (888) 900-3068

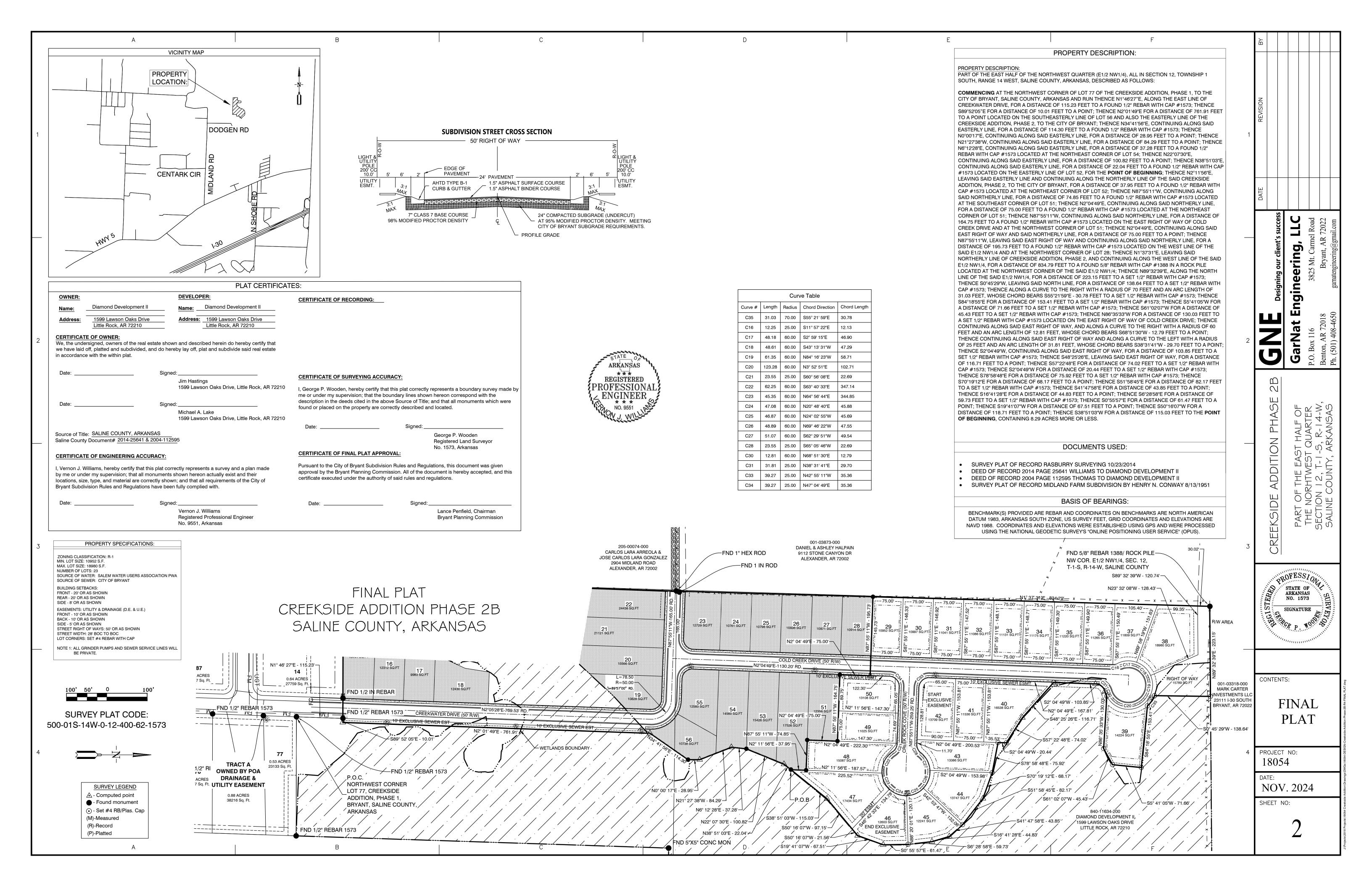


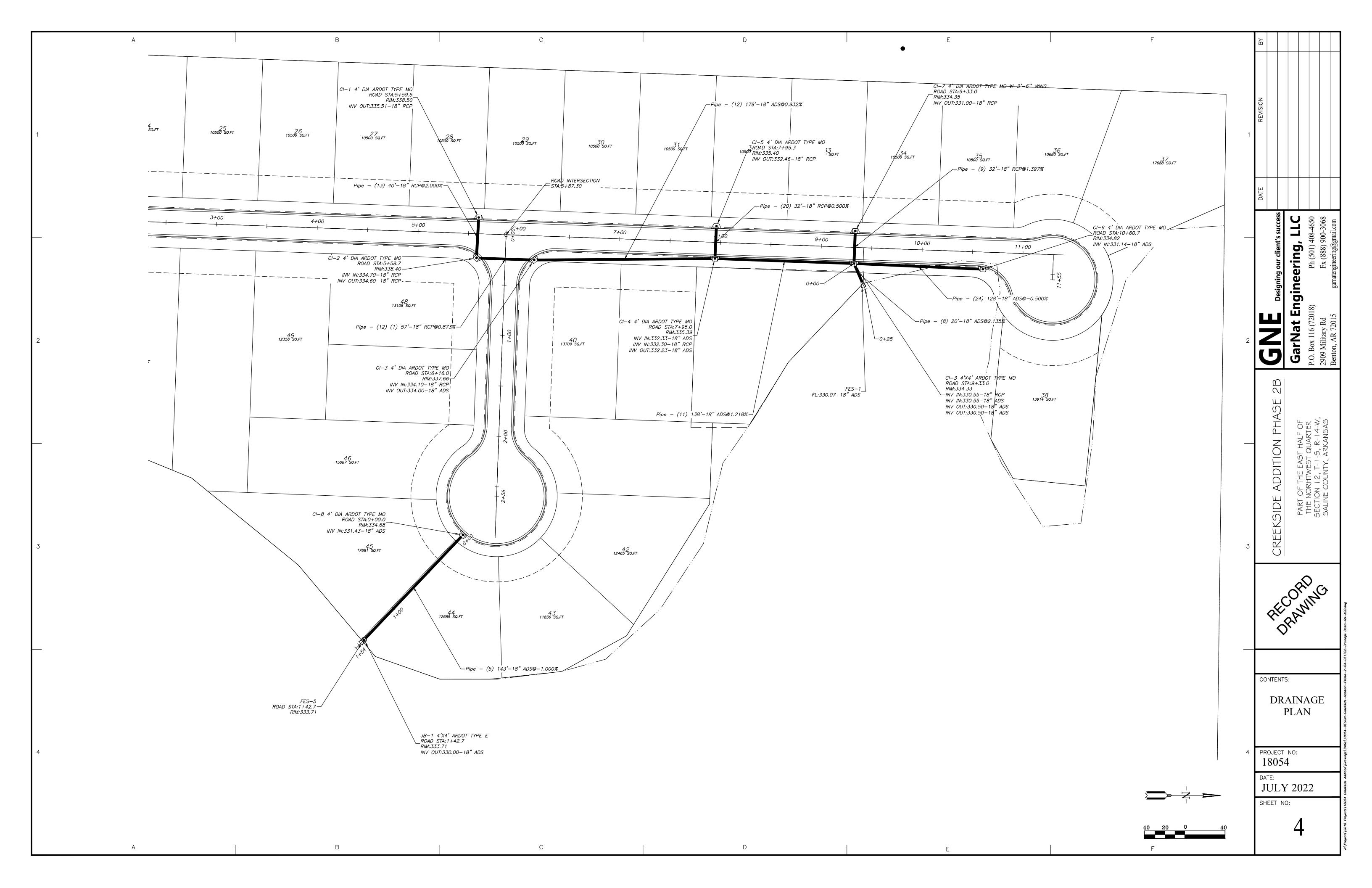


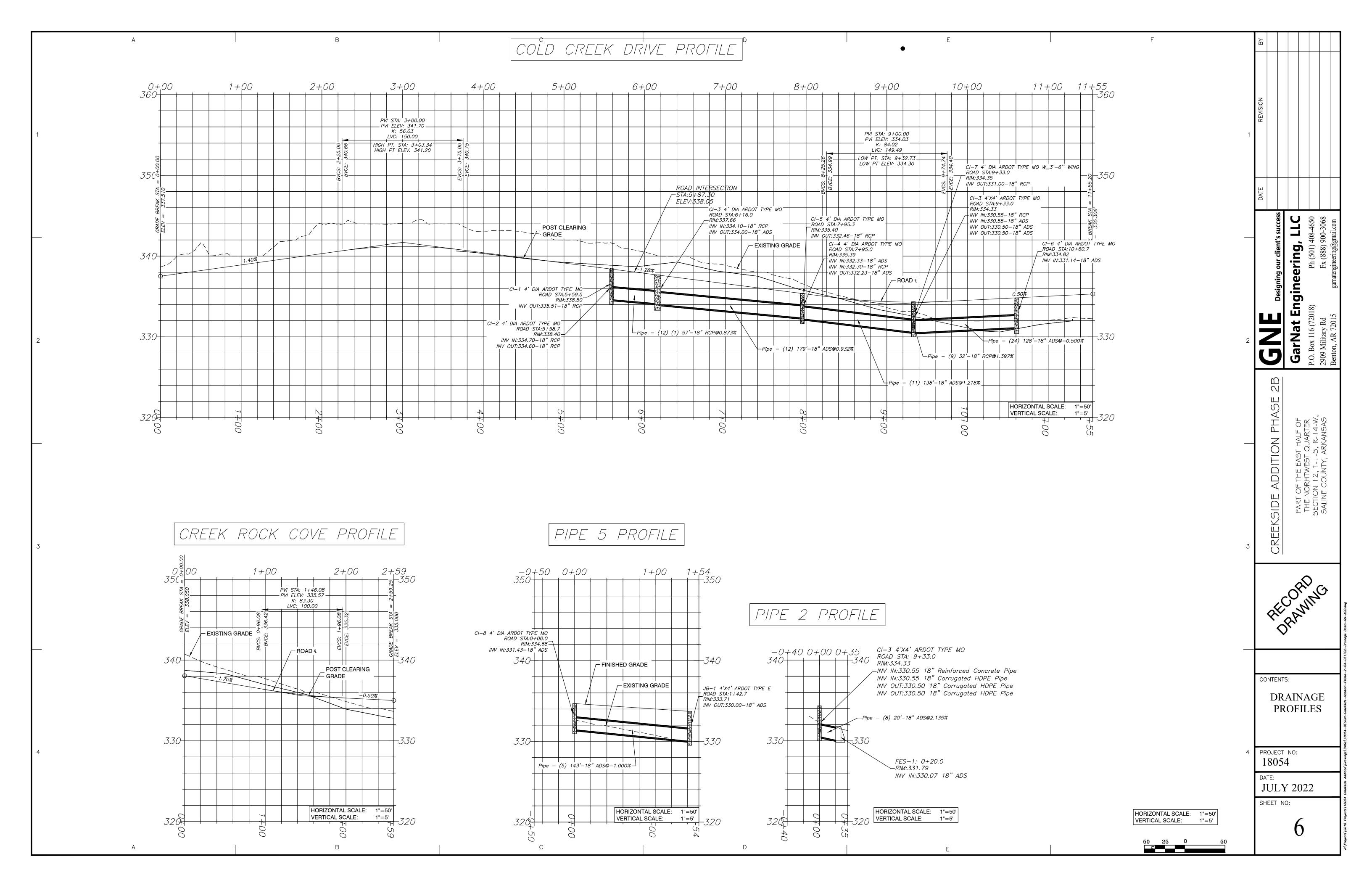
- 2 FINAL PLAT
- 4 DRAINAGE PLAN
- 6 DRAINAGE PROFILES
- 7 WATER AND SEWER UTILITY PLAN

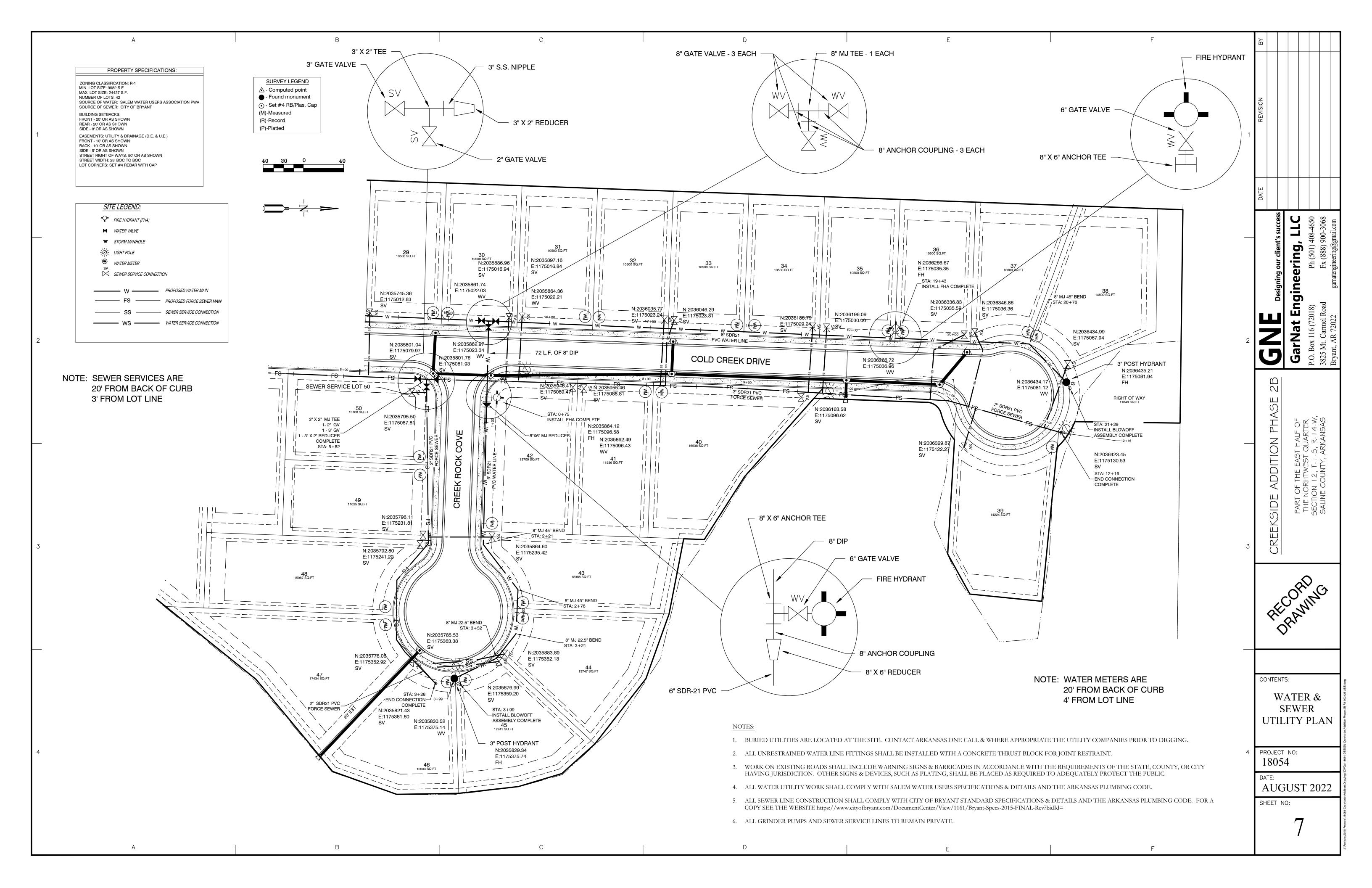


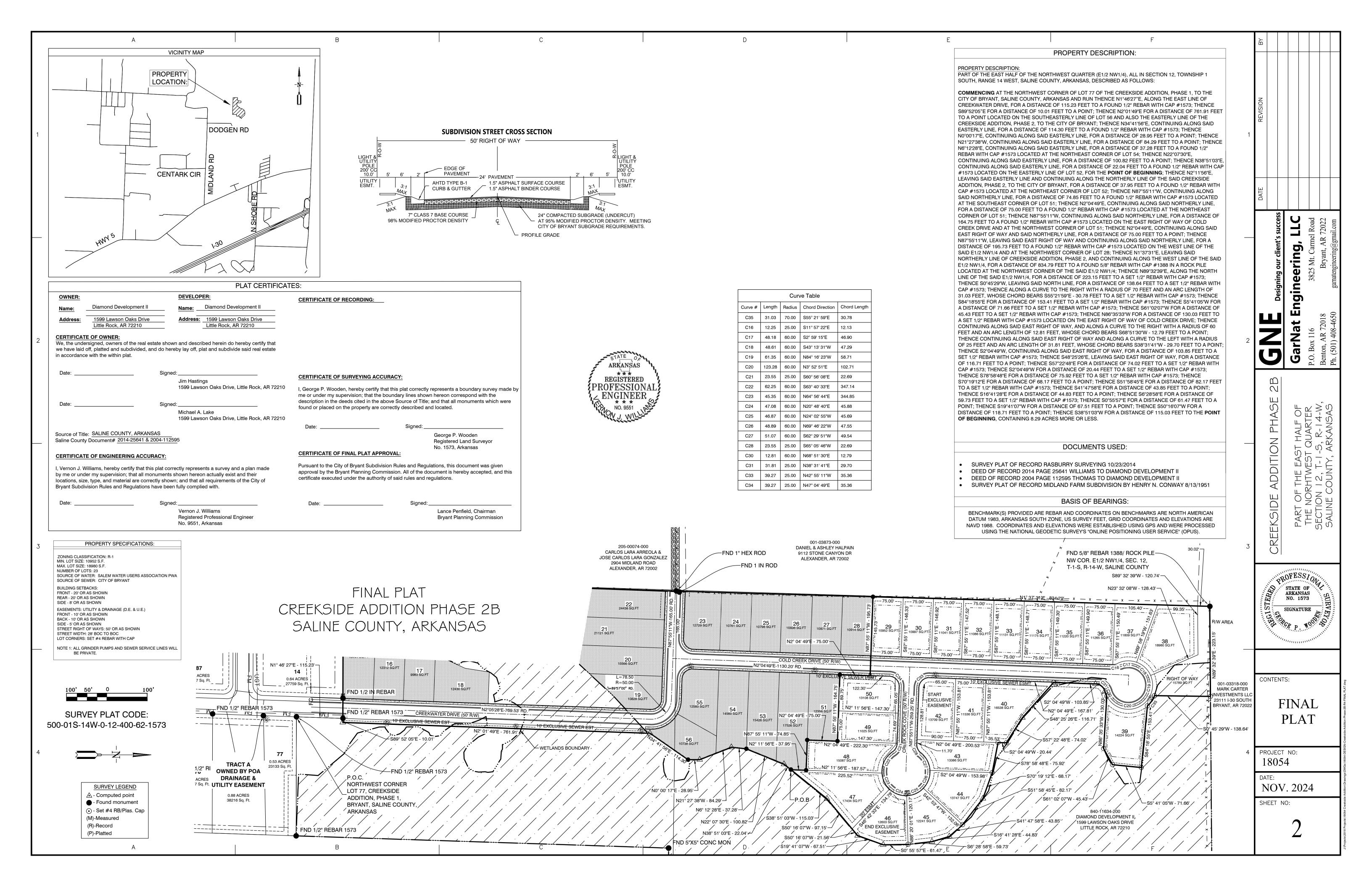
RECORDE













SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.

The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community

Development tab.

09/19/2025 Date:	Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.
Sign Co. or Sign Owner	Property Owner
NameARKANSAS SIGN & NEON	Name GASSY'S PHILLIPS 66
Address 8525 DISTRIBUTION DR	Address 6101 HWY 5
City, State, ZIFTLE ROCK AR 72209	City, State, Zip
Phone 501.562.3942 lora@arkansassign.com Email Address	Phone 501-399-9910 Email Address BRYANTONESTOPLLC@GMAIL.COM
GENERAL INFORMATION	
Name of Business GASSY'S PHILLIPS 66	
Address/Location of sign 6101 HWY 5	
Zoning Classification	
Please use following page to provide details on	the signs requesting approval. Along with information

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required to be submitted. Renderings of the sign(s) showing the correct dimensions is also required to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

READ REFULLY BEFORE SIGNING

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

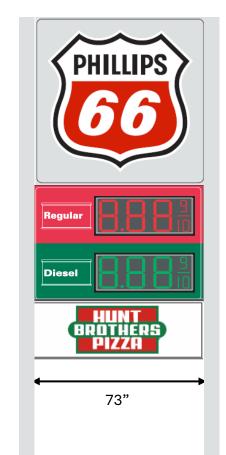
SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
Α	POLE	7' X 9'	63	24'	15'	
В						
С						
E						
F						
G						

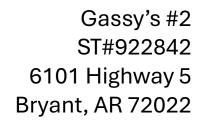
Gassy's #2 PHILLIPS 66—ST#922842 6101 Highway 5 Bryant, AR 72022



Pylon sign placement







- 6x6 Dual Pole Mount Rivet ID
- 2-Product LED Price Sign (Regular, Diesel)
- Paint Poles Titanium Gray
- Poles = 8" x 8" DIRECT BURY
- 24' above grade



PO Box 1602 – Owasso, OK 74055 918-371-0887 – imagebuildersok@gmail.com

*not to scale







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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 07/24/2025	Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.
Sign Co. or Sign Owner	Property Owner
Name TR JON ONS	Name Central Arkaisas InLitables
Address 18 Kaye	Address 6271 Hwy 5 N#5
City, State, Zip Sucksonville AR 72076	City, State, Zip Bryon 42, 72022
Phone 201-555-6450	Phone 201 - 576 - 5787
Email Address ar Signary Segmailcom	Email Address the Coentral Atables. Com
GENERAL INFORMATION	
Name of Business (entia) Antignoss	Interables
Address/Location of sign & 221 Hwy 5 A	J #5 Bryan AR 72022
Zoning Classification CI	1

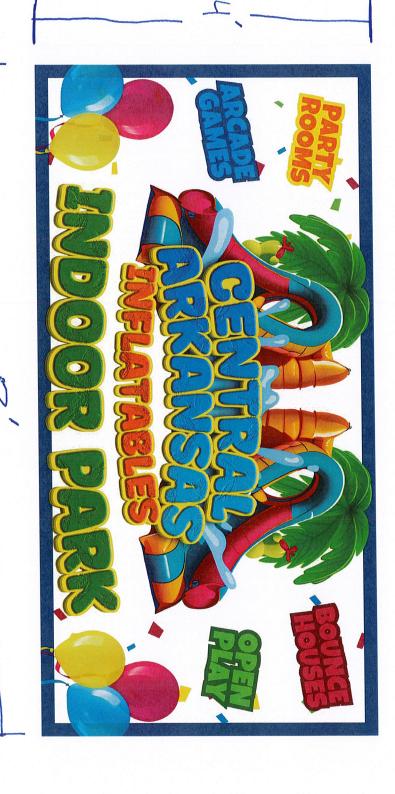
Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required to be submitted. Renderings of the sign(s) showing the correct dimensions is also required to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

Zoning Classification

, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measurement standards found on	Façade Width (Linear Ft of building façade where wall	He	ight
			Pg.7 of Sign Code)	sign is being installed)	То Тор	To Bottom
Α	Front Fasade Side Facade	4'×8'	325F	75'		
В	Side Facade	4'×8'	325F	60'		
С						
D						
E						
F						



SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measurement standards found on	Façade Width (Linear Ft of building façade where wall	He	ight
	iviolidinent, other)		Pg.7 of Sign Code)	sign is being installed)	То Тор	To Bottom
А	Wall mount Channel letter	169 in x37.5 in	44	26 feet	17′	14
В						
С						
D						
E						
F						



SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Community Development tab.

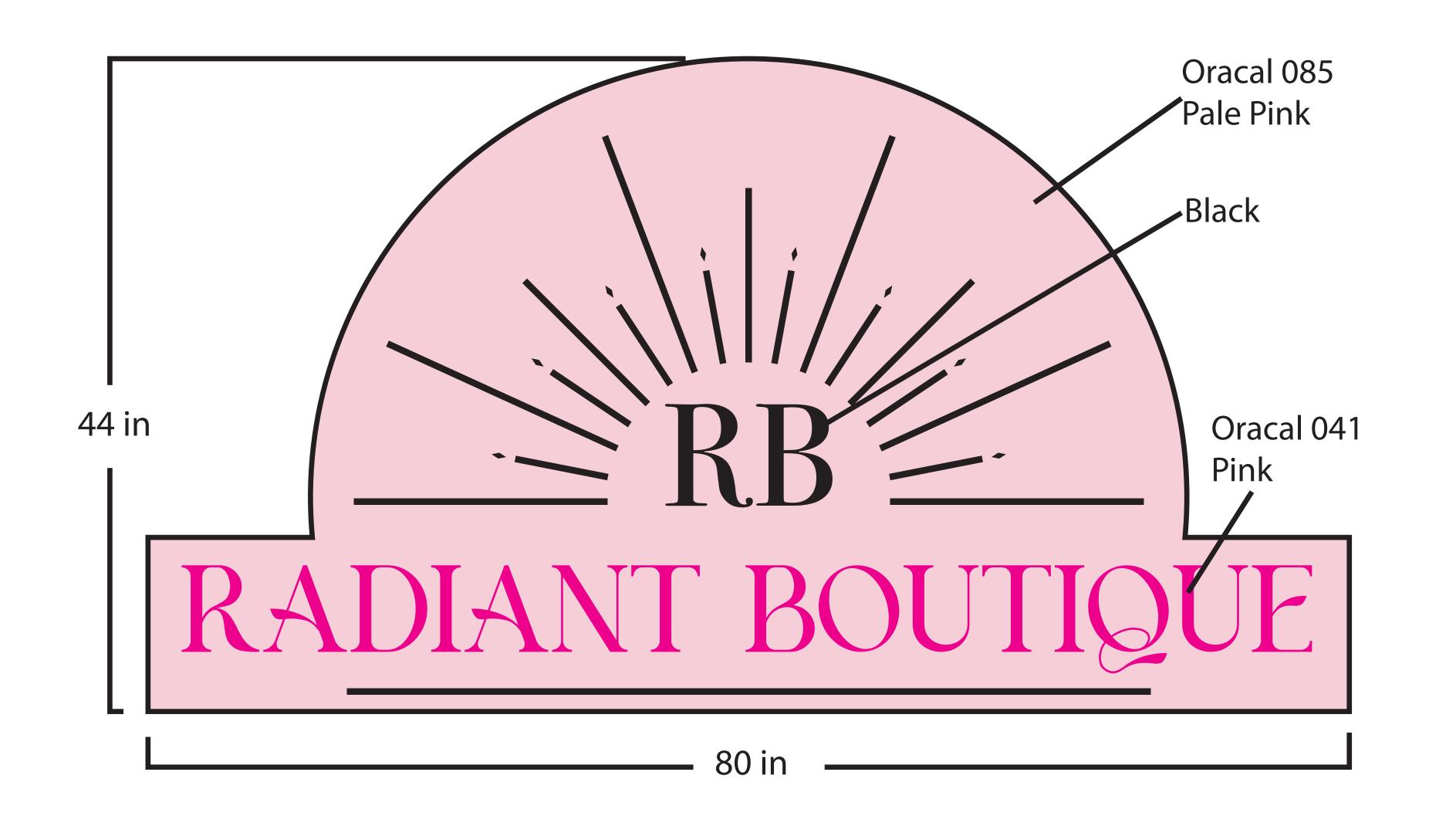
Note: Electrical Permits may be Required, Please contact the Date: 8 / 27 / 2025 Community Development Office for more information. Sign Co. or Sign Owner **Property Owner** Name LITTLE BOCK FENT & AWNING . CO Name BAMBOD PROPERTY . U.C. Address 13019 CHERRY CAUREL DR Address 6525 MURRAY ST City, State, Zip UTTUE ROCK - AR 72209 City, State, Zip LITTLE ROCK, AR 72211 Phone 501 - 554 · 0502 Phone 501.562.8914 Email (Alternate Phone BAMRODWING REYANT @ GMAIL. COM Fmail Alternate Phone GENERAL INFORMATION BAMBOO WING Name of Business____ Address/Location of sign 2202 N REYNOLDS RD - BRYANT /AR 72022 Zoning Classification Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required to be submitted. Renderings of the sign(s) showing the correct dimensions is also required to be submitted with the application. A fifty dollar (\$50) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for a sign variance or Alternative Signage Plan request shall be two hundred and fifty dollars (\$250). Additional documentation may be required by Sign Administrator. READ CAREFULLY BEFORE SIGNING do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in public right

of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to

obtain all necessary permits.

SIGN	Type (Façade, Pole,	Dimensions (Height, Length, Width)	Sqft (Measurement	Façade Width (Linear Ft of building	Height	
	Monument, other)	e e e e e e e e e e e e e e e e e e e	standards found on Pg.7 of Sign Code)	façade where wall sign is being installed)	То Тор	To Bottom
А	Facade/ Awning	24"H × 168"W	285F	20FT		
В						
С						
D						
E						
F						

____ 24 ^m **Z** 168₁





SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measurement standards found on	Façade Width (Linear Ft of building façade where wall	He	Height	
	Worldment, other)		Pg.7 of Sign Code)	sign is being installed)	То Тор	To Bottom	
А	Wall mounted sign	44"x80"x5"	24	20 feet	21.8	18	
В							
С							
D							
Е							
F							





SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measurement standards found on	Façade Width (Linear Ft of building façade where wall	Height	
	, ,		Pg.7 of Sign Code)	sign is being installed)	То Тор	To Bottom
А	Wall mount contour cabinet	86 in x 48 in	28	42 feet	16′	12′
В						
С						
D						
Е						
F						