



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: August 28, 2025 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. 20 Tanglewood Dr - Conditional Use Permit - Additional Square Footage for New Addition to Accessory Structure

David Harris - Requesting Recommendation for Approval of CUP

- [0983-PUB-01.pdf](#)
- [0983-PLN-01.pdf](#)
- [0983-APP-01.pdf](#)

2. Genesis Estates - Two Lot Subdivision - 4108 S Shobe

Stan Cunningham - Requesting Recommendation for Approval of Subdivision Plat

- [0984-BOA-01.pdf](#)
- [0984-PLT-01.pdf](#)

3. Lombard Estates Ph. 3 - Final Plat

Hope Consulting - Requesting Recommendation for Approval of Final Plat

- [0937-LTR-02.pdf](#)
- [0937-BNDLTR-01.pdf](#)
- [0937-ASB-02.pdf](#)
- [0937-PLT-02.pdf](#)

4. The Villages at Magnolia Lane - PUD Subdivision

Hope Consulting - Requesting Discussion on PUD Subdivision

- [0985-PLN-01.pdf](#)

5. Midtown Bryant - Block 2 Lot 8 - Minor Exception

HD Homes - Requesting Minor Exception from Midtown Code to Allow for Additional Alley Access. (Attachment Pending)

Staff Approved

Permit Report

Adjournments

Article 2. Anticipated revenues shall be established at \$10,000.00 in fund 3506-7010 State Grants.
Article 3. It is deemed necessary for the smooth operation of Saline County Government that this ordinance be approved.
DATE: JULY 21, 2025. APPROVED: MATT BRUMLEY, SALINE COUNTY JUDGE
This publication paid for by the Saline County's Judge Financial Mgt. Dept. and cost \$98.10.

Legal Notices

EMERGENCY ORDINANCE NO. 2025 – 11
BE IT ORDAINED BY THE QUORUM COURT OF SALINE COUNTY, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED: AN ORDINANCE TO ESTABLISH A SUB-FUND OF COUNTY GENERAL TO BE CALLED THE SUT GENERAL FUND; AND TO DECLARE AN EMERGENCY.
Article 1. Affirmation. It comes before this Court that there is a need to establish a fund on the books of the county as a sub fund of the County General Fund No. 1000 to track the revenues, expenditures and/or appropriated transfers of additional SUT funds as received by the county from the State of Arkansas. This Court recognizes and affirms the need for such a fund to properly account for and control all such revenues received and expenditures made in compliance with all applicable laws.
Article 2. Establishment of Fund. There is hereby created on the books of the Saline County Treasurer and the books of the Saline County Clerk or Comptroller a fund to be known as the SUT General Fund with a fund number of 1801 as assigned by Arkansas Legislative Audit. The revenue code for revenues received in such fund will be assigned in accordance with the County Financial Management System Manual revised by Legislative Audit in October 2022.
Article 3. Operation of Fund. The SUT General Fund is subject to all the normal county budgeting, appropriation and expenditure regulations of Arkansas Code Annotated, Title 14 and the County Financial Management System. As a sub fund of the County General Fund any balance in the fund is considered accruable to County General and is part of the general fund balance in aggregate as defined in A.C.A. 14-15-805(3). Any revenue received is unrestricted county revenue and may be expended for any legal county expense.
Article 4. Emergency Clause. It is found by this Court that the revenue related to such fund makes it necessary to establish the SUT General Fund, a sub fund of County General in order to be able to properly track the revenue, appropriated expenditures and/or appropriated transfers. Therefore, an emergency is declared to exist and this ordinance shall be in full force and effect from the date of passage and approval.
Dated: JULY 21, 2025 APPROVED: MATT BRUMLEY, SALINE COUNTY JUDGE
This publication paid for by the Saline County Judge's Financial Mgt. Dept. and cost \$148.20.

outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-877-319-0598 today to schedule a free quote. It's not just a generator. It's a power move.

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Business & Service Directory

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Business Op-

Going out of Business Sale! 3 Buildings full of resale merchandise. NO Clothes. Must buy out right! Call. 501-672-6444

Legal Notices

NOTICE OF PUBLIC HEARING
A public hearing will be held by City of Bryant, AR Planning Commission on Monday, Sept. 8, 2025 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 33rd Street, for the purpose of public comment on the application for David Harris to obtain a Conditional Use for the purpose of adding a side shed to existing building with a zone at the site of 20 Tanglewood Dr. A legal description of this property can be obtained by contacting the Bryant Planning and Development Department at 501-943-0488.

Legal Notices

LEGAL NOTICE?
REQUEST FOR QUALIFICATIONS (RFQ)?
Saline County- Airport Engineer
Saline County is requesting Statements of Qualifications from qualified firms to provide professional engineering services for The Saline County Regional Municipal Airport, located in Saline County, AR.
Interested parties may obtain the full RFQ documents and instructions by visiting www.salinecounty.org.
Submittals must be received no later than Au-

ART PLAT WILL BE CONSIDERED AT THE PLANNING COMMISSION MEETING ON SEPTEMBER 2, 2025. FOR INFORMATION, CALL (501) 860-6893.

Looking for love in all the wrong places???? Check out the Freebie section in today's classifieds. You will find unconditional love there FREE! Furry & Free!!

Ready to take the Real Estate Plunge? Check out the Homes for Sale in the Classifieds daily.

NO. 63PR-25-359-IV IN THE CIRCUIT COURT OF SALINE COUNTY ARKANSAS, PROBATE DIVISION.

IN THE MATTER OF THE ESTATE OF ROBERT EARL BALLENTINE, DECEASED.
Last known address of decedent: 708 Sheffield Drive, Bryant, AR 72022. Date of Death: June 3, 2025.

A Petition for Appointment of Administrator was admitted to probate on July 9, 2025, and the undersigned, Terry Yazz, has been appointed Administrator thereunder. A contest of the probate of the estate can be effected only by filing a petition within the time provided by law.

All persons having claims against the estate must exhibit them, duly verified, to the undersigned within six (6) months from the date of the first publication of this notice, or they shall be forever barred and precluded from any benefit in the estate.

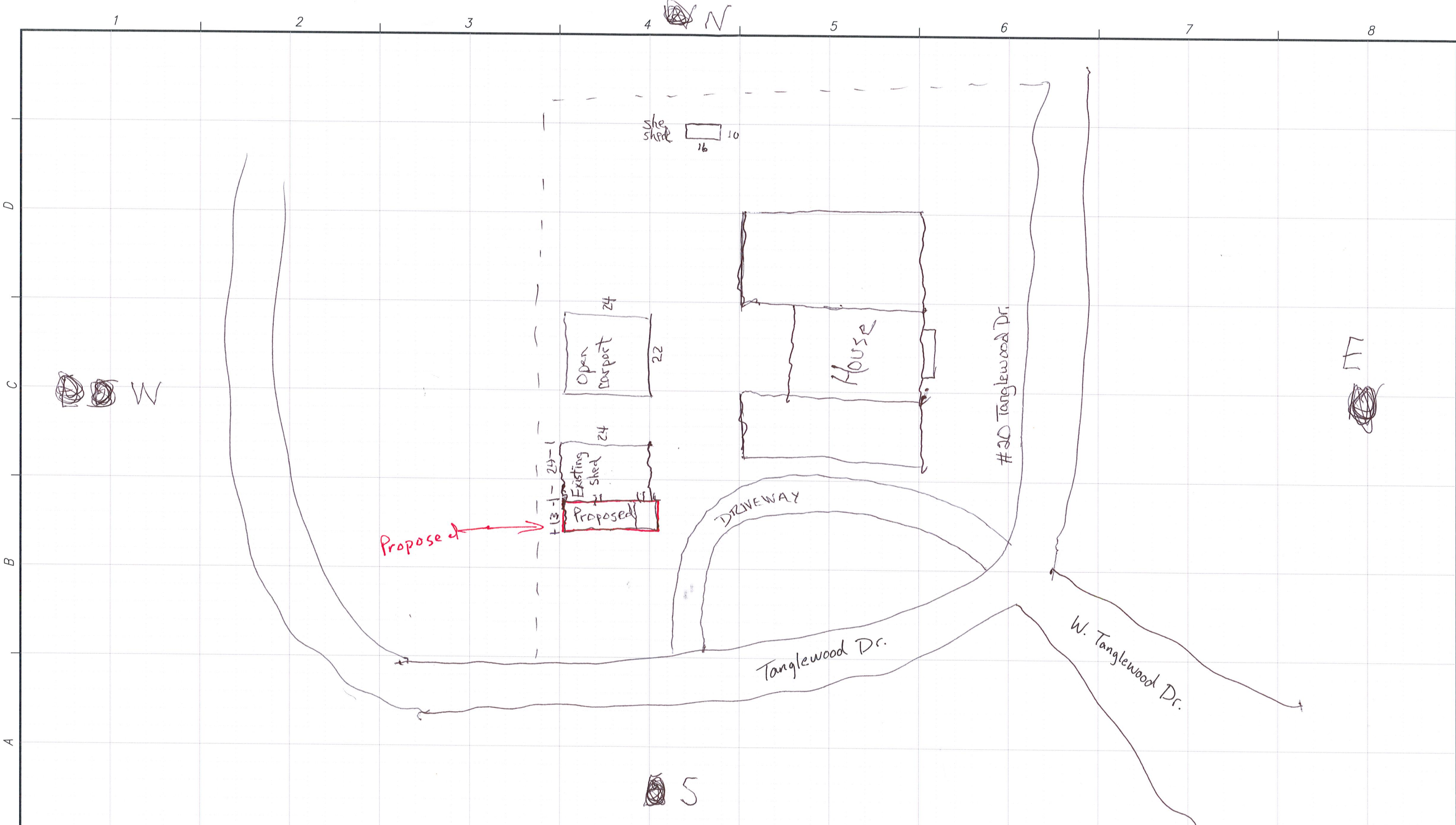
This notice first published the 22nd day of July 2025.

Terry Yazza, Administrator

Colin C. Heaton
Heaton & Harris LLP
Attorneys at Law
P.O. Box 111
Hot Springs, AR 71902-0111

Legal Notices

EMERGENCY ORDINANCE NO. 2025 – 10
BE IT ORDAINED BY THE QUORUM COURT OF SALINE COUNTY, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED: AN ORDINANCE TO ESTABLISH A SPECIAL REVENUE FUND TO BE CALLED THE PASSPORT ACCEPTANCE FACILITY FUND; AND TO DECLARE AN EMERGENCY.
Article 1. Affirmation. It comes before this Court that there is a need to establish a special revenue fund on the books of the county to track the revenues, expenditures and/or appropriated transfers of passport fees collected by a County office that has been authorized as a passport acceptance facility. This Court recognizes and affirms the need for such a fund to properly account for and control all such revenues received and expenditures made in compliance with all applicable laws and guidance by from the State of Arkansas.
Article 2. Establishment of Fund. There is hereby created on the books of the Saline County Treasurer and the books of the Saline County Comptroller and Financial Management Department a special revenue fund to be known as the Passport Acceptance Facility Fund with a fund number of 3049 as assigned by the Saline County Quorum Court. The revenue code for the collections from passport fees received will continue to be "Passport Application Fees – Revenue Code 7617."
Article 3. Operation of Fund. The Passport Acceptance Facility Fund is



APPROVED BY:			DESIGNED BY:			REV		DESCRIPTION		BY		DATE		NORTH:		SCALE:		NAME: David Harris		CITY OF BRYANT		STRUCTURE TYPE:		SUBMITTAL DATE:	
TITLE			SIGNATURE			DATE			DRAWN BY:								0'		ADDRESS: 20 Tanglewood Dr.		SQUARE FT:		WORK ORDER NO.:		
TITLE			SIGNATURE			DATE			CHECKED BY:								GRAPHIC SCALE		STREET:		LOT SIZE:		SHEET NO.:		
TITLE			SIGNATURE			DATE											INDICATE SCALE OF GRID ABOVE IN 1" PER FEET EXAMPLE 1" = 50'		PHONE:		BRYANT, ARKANSAS 72022		OF		



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

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: 7-28-25

Applicant or Designee:

Name David Harris
Address 20 Tanglewood Dr

Phone 501-860-8907
Email: drdavidharris@hotmail.com

Project Location:

Property Address 20 Tanglewood Dr

Parcel Number 840-09528-000
Zoning Classification R-E

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)

Lot 20 - Tanglewood Acres. Lot is .88ac in size

Current Use of Property Primary Residence

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)

side shed to existing building → 13' x 24'

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 CAREFULLY BEFORE SIGNING

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

David Harris
20 Tanglewood Dr
Bryant, AR 72022

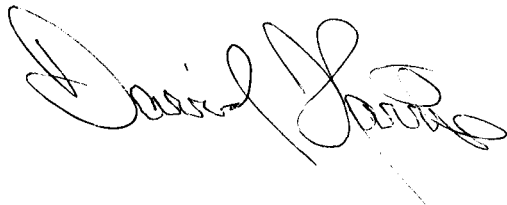
City of Bryant
Planning and Development
210 SW 3rd Street
Bryant, AR 72022

July 30, 2025

Greetings:

The purpose of this request for a conditional use permit is to be allowed to add a side shed to an existing building for storage and personal use.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "David Harris", with a long horizontal flourish extending to the right.

BILL OF ASSURANCE

Genesis Estates, an Addition, to the City of Bryant, Saline County, Arkansas.

1408 S Shobe Road, Bryant, AR 72022

To: The Public

WHEREAS, **Genesis Properties, LLC** the sole owners of the following described property in City of Bryant, Saline County, Arkansas, and desire to plat said property:

LEGAL DESCRIPTION:

NOW, THEREFORE, WITNESSED:

That we, the said Owners, hereinafter termed grantor(s), have caused said tract of land to be surveyed by **E.S.'Stan 'Cunningham, Jr., Cunningham Surveying, LLC** and a plat thereof made which is identified by the title **Genesis Estates, an Addition to the City of Bryant, Saline County, Arkansas.** and the date **August 18, 2025** and by the signatures of the said surveyor and the said grantor(s), and bears a Certificate of Approval executed by the Bryant Planning Commission, and is on record in the Office of the Circuit Clerk and ex-officio Recorder of Saline County, Arkansas, in Plat Book _____ Page _____ and the grantor(s) do hereby make this Bill of Assurance.

The grantor(s) do hereby certify that they have platted said real estate in accordance with said plat. The lands embraced in said plat shall be forever known as designated on said plat; and every deed of conveyance for said property shall use this designation.

The filing of this Bill of Assurance and plat for record in the Office of the Circuit Clerk and ex-officio Recorder of Saline County shall be valid and complete delivery and dedication of the easements and rights of way as shown on the said plat.

This Bill of Assurance shall run for a period of **ten (10)** years and thereafter shall automatically renew itself every **ten (10)** years unless amended or terminated by a majority of the property owners of the lots in the subdivision.

All buildings constructed on said lots shall be constructed no nearer to the street than the building line shown on the plat, and all building shall be constructed in conformance with the City of Bryant, Saline County, Subdivision and Development Code.

WITNESS, our hands this _____ day of _____.

_____	_____
_____	_____
_____	_____

ACKNOWLEDGEMENT

(STATE OF ARKANSAS)

(COUNTY OF _____)

BE IT REMEMBERED that on this day came before me a Notary Public within and for the County and State
aforesaid, the undersigned _____
_____ and stated that they
had executed the foregoing Bill of Assurance.

Notary Public

My Commission Expires:

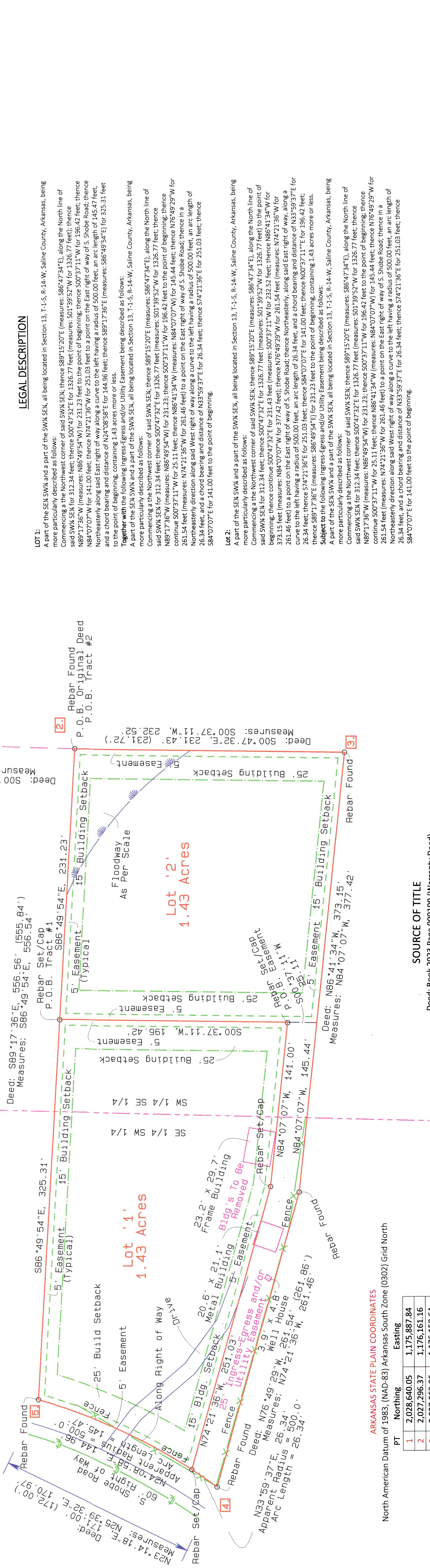
Prepared by:

Name:

Address:

LEGEND:
(F) Found
(B-X-X) Fence
Set #5 Rebar Set w/Cap
P.O.B. - Point of Beginning
Cap E.S. Stan Cunningham, Jr. PLS #1375

Original Tract
Part of the SW 1/4 SE 1/4
1.64 Acres
Part of the SE 1/4 SW 1/4
1.25 Acres
Total 2.89 Acres



PT	Northing	Easting
1	2,028,640.05	1,175,887.84
2	2,027,296.37	1,176,161.16
3	2,027,063.86	1,176,158.64
4	2,027,173.02	1,175,531.44
5	2,027,327.13	1,175,605.46

Notes:
1. This Survey was based on the following:
(a) All monuments found in the field
(b) Deed provided
(c) Previous survey by:
Watson Land Surveying for Genesis Properties, LLC dated 03/13/23

- Basis of Bearings – North American Datum of 1983 (NAD-83) Arkansas South Zone (0302) Grid North.
- This property is subject to any and all rules and regulations City or County that may apply.
- No easements recorded or unrecorded were noted at this time except those mentioned.
- This survey was completed without the use and benefits of a complete and accurate title search.
- Declaration is made to original purchaser of the survey it is not transferable to additional institutions or subsequent owners.

OWNER and SUBDIVIDER

GENESIS PROPERTIES LLC
Mariel Martinez
23 Whispering Drive,
Alexandria, AR 72022

CERTIFICATE OF RECORDING D. R. _____ Page _____ this document, number _____
_____ filed for record _____, 20 _____ in Plat Book _____ Page _____
Record Book _____ Name (Clerk) For Bill of Assurance see Deed _____

SOURCE OF TITLE

Deed: Book 2023 Page 009190 (Warranty Deed)
Records to Saline County, Arkansas,

FLOOD STATEMENT:

According to Flood Insurance Map No. 0512502A0E. Dated July 05, 2020, this property appears to exist in "ZONE AE" and a portion of this property is located in the 100 year Flood Plain.

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

(Name) GENESIS PROPERTIES LLC (Signed) _____

(Address) 23 Whispering Drive, Alexandria, AR 72022

Book 2023, Page 009190 WD
Source of Title _____
Date of Execution _____

CERTIFICATE OF SURVEYING ACCURACY I, E.S. Stan Cunningham, Jr. PLS #1375 hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on JUNE 23, 2025; that the boundary lines shown hereon correspond with of Title; and that all the description in the deeds cited in the above Source monuments which were found or placed on the property are correctly described and located.
(Signed) _____
Date of Execution _____

Prepared By: Cunningham Surveying, LLC
E.S. Stan Cunningham, Jr.
2105 Lorraine Drive
Little Rock, AR 72206
501-993-1589

Genesis Estates, an Addition,
to the City of Bryant, Saline County, Arkansas.

USE AND BENEFIT: Mariel Martinez and
Genesis Properties, LLC

Date: August 18, 2025

Address: 4108 S Shobe Road, Bryant, AR 72022

August 19, 2025

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

Subject: Final Plat – 5901 Lombard Road, Bryant, AR (Lombard Heights)
(Parcel #840-11625-028)

Dear Colton,

On behalf of our client, Southern General Contractors, I am formally requesting staff of the City of Bryant review for the Final Plat of Parcel #840-11625-028 located at 5901 Lombard Road, Bryant, AR.

We would like to be included in the September 8th Planning Commission Meeting at 6:00 P.M. We thank you for your review and look forward to addressing any comments.

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

Sincerely,

Jonathan Hope

August 20, 2025

Tim Fournier
Director of Public Works
210 SW 3rd Street
Bryant, AR 72022

**Re: Lombard Heights Phase 3
Detailed Cost Estimate for Water/Sewer, Streets, & Storm Water Bonds**

Dear Tim,

Hope Consulting has reviewed the project with the owner and the cost associated with the Utility Construction, Street Construction, and Storm Water Construction.

1. Streets (1 Year Bond: 25% of the Total Cost)

- Total Street Costs on this Project was \$582,413.47
- Bond Cost was \$145,603.37

2. Water + Sewer (1 Year Bond: 50% of Total Cost)

- Total Water + Sewer Costs on this project was \$657,350.42
- Bond Cost was \$328,675.21

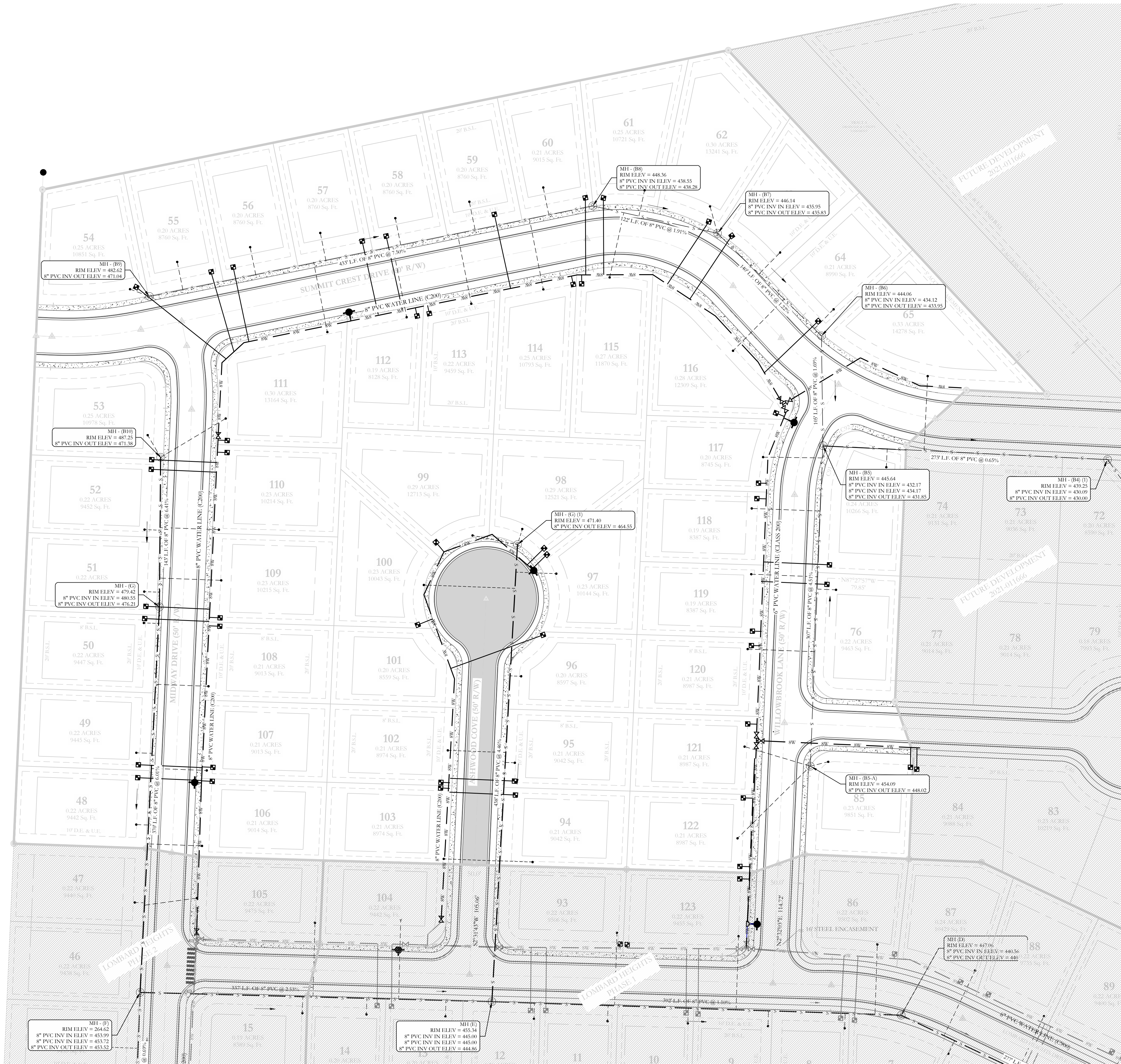
3. Storm Water (1 Year Bond: 100% of the Total Cost)

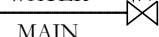
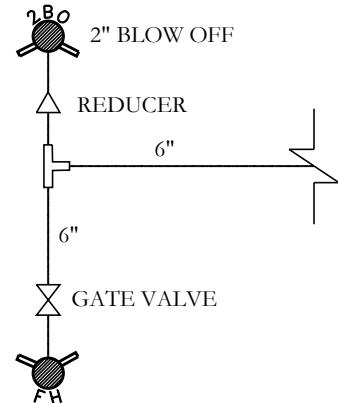
- Total Storm Water Costs on this project was \$186,915.43
- Bond Cost was \$186,915.43

Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

Jonathan Hope
Hope Consulting



WATER LEGEND:		TYPICAL FIRE HYDRANT:	
	2" BLOW OFF		2" BLOW OFF
	GATE VALVE		REDUCER
	FIRE HYDRANT		DOUBLE WATER SERVICE
	SINGLE WATER SERVICE		GATE VALVE
<u>NOTE:</u> ALL FIRE-HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.			
		FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)	

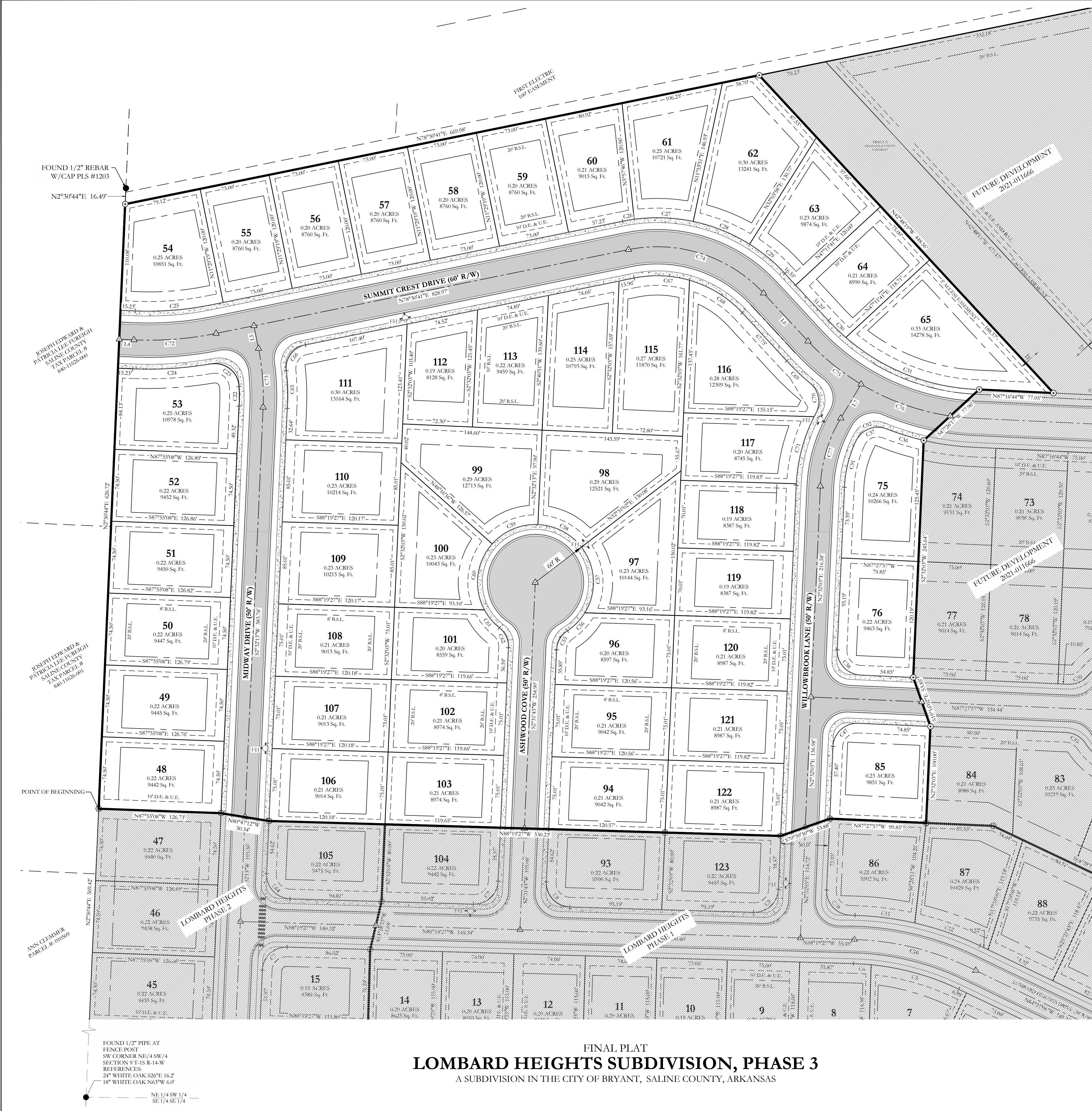
SEWER LEGEND:	
	SEWER MAIN
	SEWER MANHOLE

HOPE
CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
LOMBARD HEIGHTS
WATER & SEWER AS-BUILTS
LOMBARD HEIGHTS, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/20/2025	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-1388
SHEET:	SCALE: AS SHOWN	



PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 3

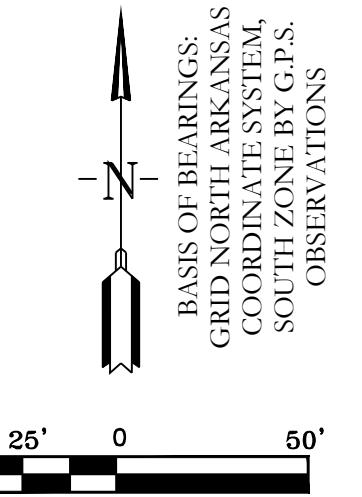
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, S87°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.

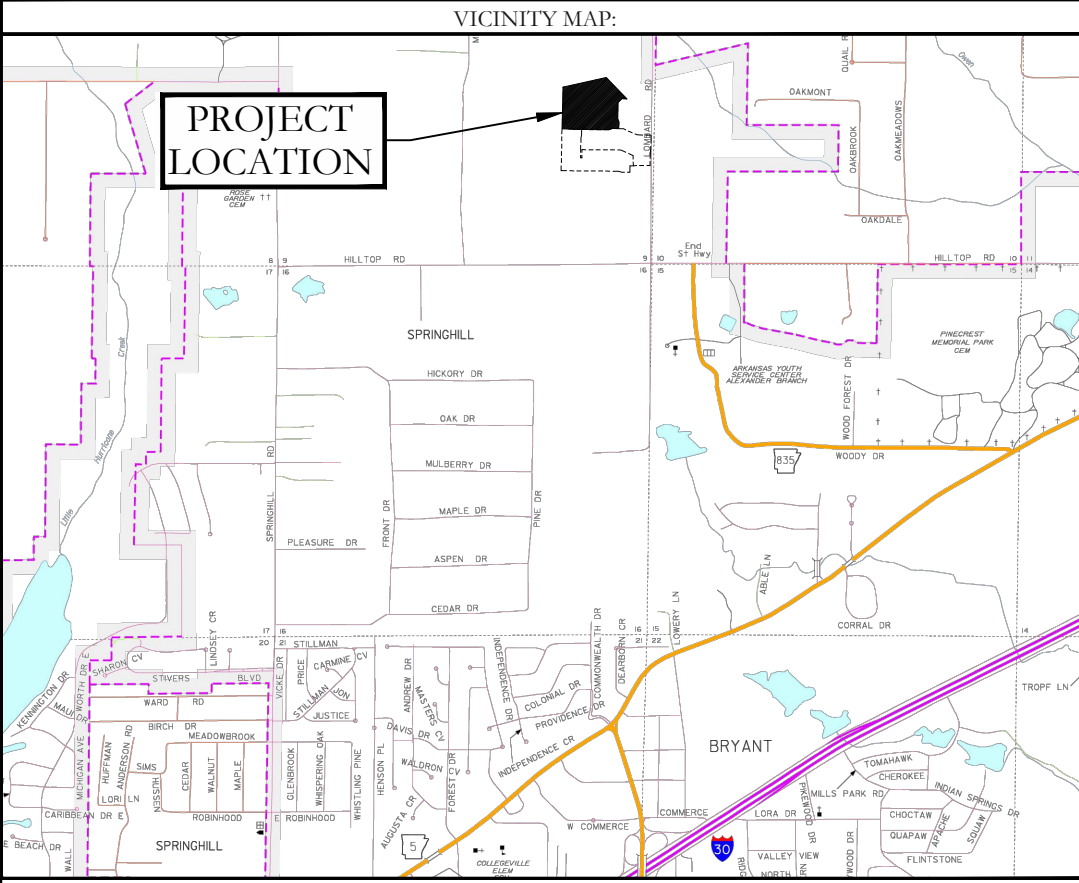
NOTES:

1. ALL SIDEWALK RAMP SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

Curve Table			
Curve #	Delta	Chord B & D	Arc Length
C22	9°47'18"	S0°03'07"E 20.33	20.35
C23	9°79'51"6"	S51°11'05"E 37.47	42.36
C24	12°00'30"	S86°23'30"W 81.03	81.18
C25	14°00'52"	N85°12'27"E 81.53	81.73
C26	3°59'16"	N80°25'24"E 12.05	12.05
C27	19°35'14"	S87°51'51"E 61.22	61.52
C28	20°08'24"	S68°00'02"E 62.93	63.26
C29	15°07'56"	S50°21'52"E 47.39	47.53
C30	6°12'37"	S45°54'37"E 23.83	23.85
C31	38°15'48"	S68°08'50"E 144.21	146.92
C36	8°15'33"	N72°44'45"W 40.33	40.36
C37	86°06'52"	S68°19'36"W 34.14	37.57
C38	90°00'00"	S42°27'57"E 35.36	39.27
C47	90°00'00"	S47°32'03"W 35.36	39.27
C65	11°09'33"	S1°30'53"E 38.86	38.92
C66	87°07'12"	S36°28'21"W 33.48	36.94
C67	27°58'14"	N87°40'57"W 57.31	57.87
C68	31°03'36"	N58°19'42"E 64.24	65.04
C69	6°53'42"	N46°15'10"W 33.68	33.70
C70	77°45'34"	N10°49'15"W 31.38	33.93
C71	23°42'21"	N14°50'31"E 71.89	72.41
C72	14°00'03"	N85°30'42"E 85.31	85.53
C74	58°41'00"	S72°08'49"E 147.00	153.63
C76	28°11'25"	S73°11'01"E 121.77	123.00
C77	28°22'36"	S16°43'22"W 73.53	74.29



LEGEND	
(P)	No Parking Sign
■	Stop Sign
⊙	Street light
⦿	Fire Hydrant
△	Computed point
●	Found monument
○	Set #4 RB/Plas. Cap (SIP)
(D)	Decoded
(M)	Measured
(P)	Platted
	ADA Crosswalk



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

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had our plat and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution	Name:
Source of Title:	2021-011666

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution	Jonathan L. Hope Registered Professional Land Surveyor No. 1762 Arkansas
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CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution	Kazi Tamizdul Islam Registered Professional Engineer, No. 20876 Arkansas
-------------------	---

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution	Lance Penfield, Bryant Planning Commission
-------------------	---

PROPERTY SPECIFICATIONS:	
OWNER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	NUMBER OF LOTS: 48
DEVELOPER/ SUBDIVIDER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	SOURCE OF WATER: SALEM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS: HOPE CONSULTING INC. 129 N MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN
NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION, PHASE 3	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ZONING CLASSIFICATION: R-1S	STREET RIGHT OF WAY: 50' OR AS SHOWN
SOURCE OF TITLE: 2017-11245	STREET WIDTH: 20' BOC TO BOC LOT CORNERS SET 1/2" REBAR WITH CAP

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 herein lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # _____, 06/05/2020.
Dated: 05125C0240E.

HOPE
CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:
SOUTHERN GENERAL CONTRACTORS

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

DATE: 08/18/2025	C.A.D. BY: BJJOHNSON	DRAWING NUMBER:
REVISID:	CHECKED BY:	20-1388
500	01S	14W
0	9	210
62	1762	

\\LAND PROJECTS\2025\BRYANT\BRYANT\2025\08-18-2025\LOMBARD HEIGHTS PHASE 3\20-1388.PLS 08-08-2025 DWG

OPEN SPACE CALCULATION	
TRACT A PARK AREA	3.72 ACRES
TRACT B DETENTION AREA	0.82 ACRES
TRACT C GREEN SPACE	0.24 ACRES
TRACT D GREEN SPACE	0.33 ACRES
TRACT E GREEN SPACE	4.33 ACRES
TRACT F DETENTION AREA	0.98 ACRES
TRACT G DETENTION AREA	0.82 ACRES
TRACT H GREEN SPACE	0.30 ACRES
GREEN SPACE BETWEEN BOC & SIDEWALK	4.63 ACRES
TOTAL	16.17 ACRES OR 24.76%

RESIDENTIAL DENSITY CALCULATIONS	
HOUSING UNITS	231 UNITS
TOTAL DEVELOPABLE AREA	65.32 ACRES
TOTAL COMMON USABLE OPEN SPACE	16.17 ACRES
RESIDENTIAL DENSITY	231/65=3.58 DUA

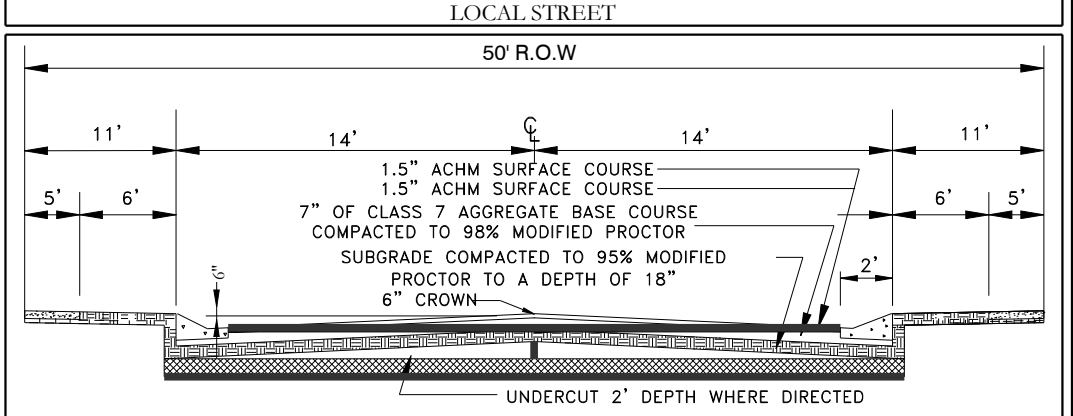
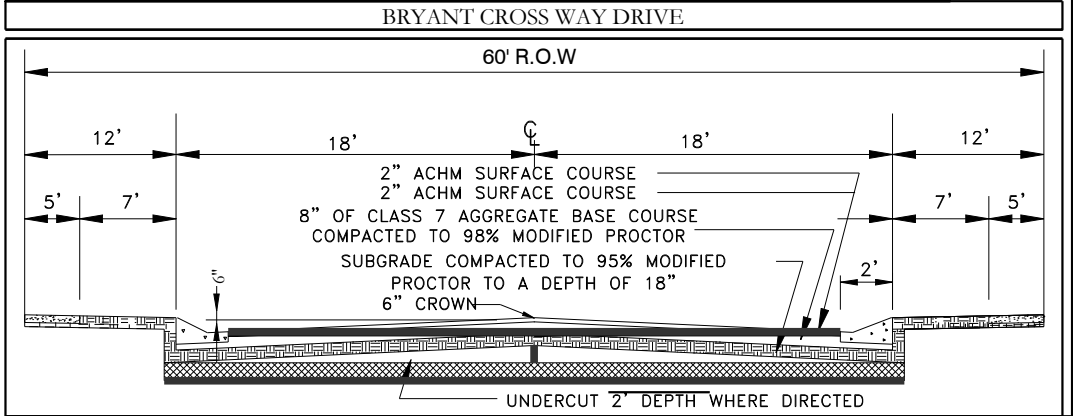
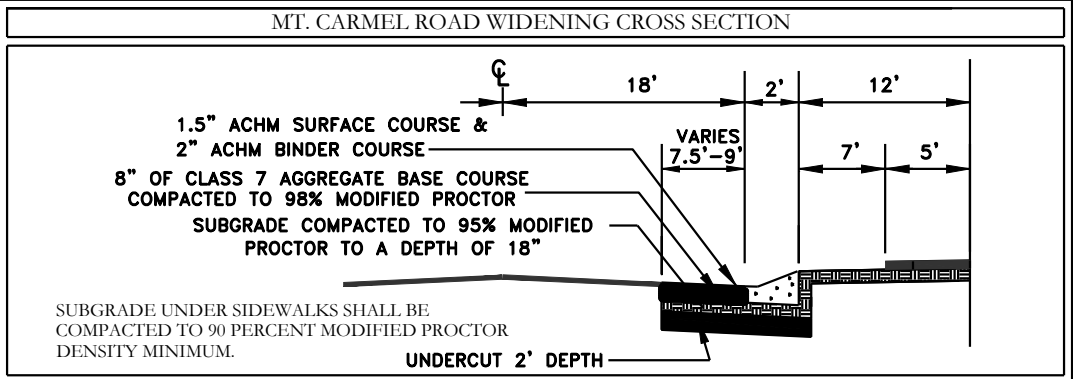
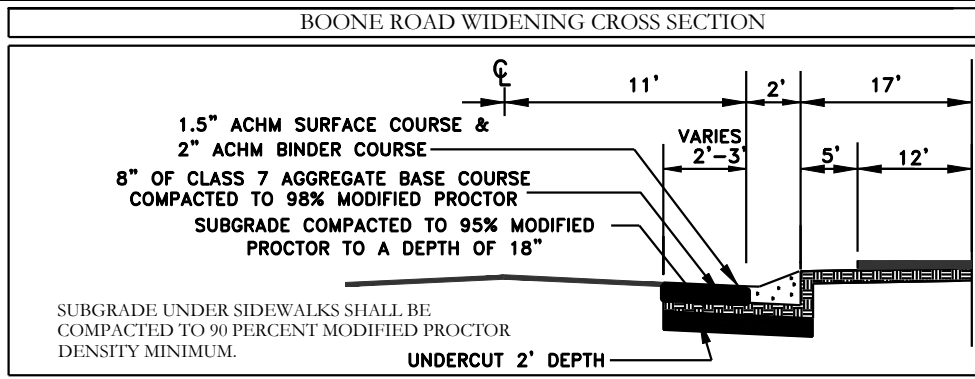
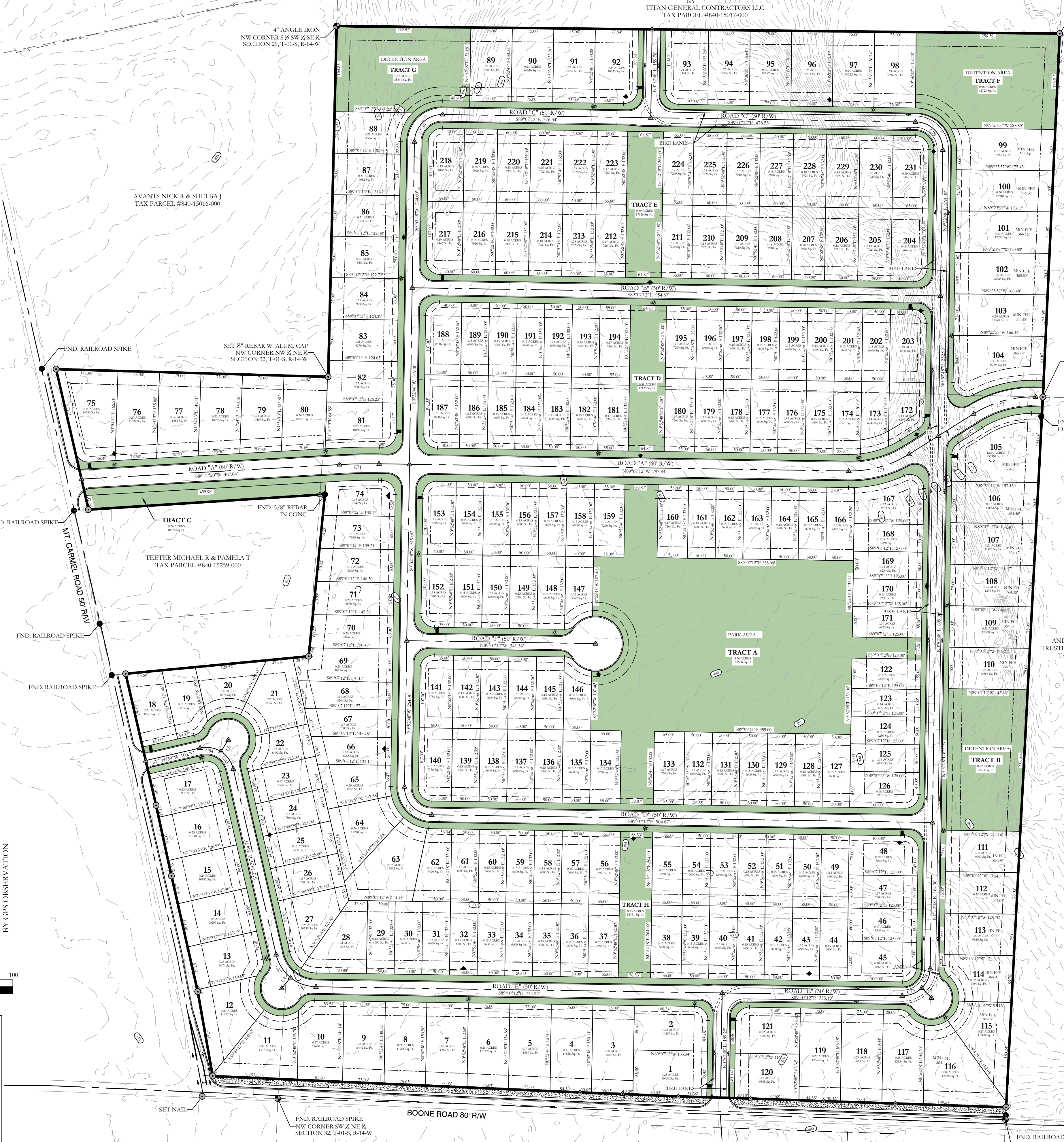
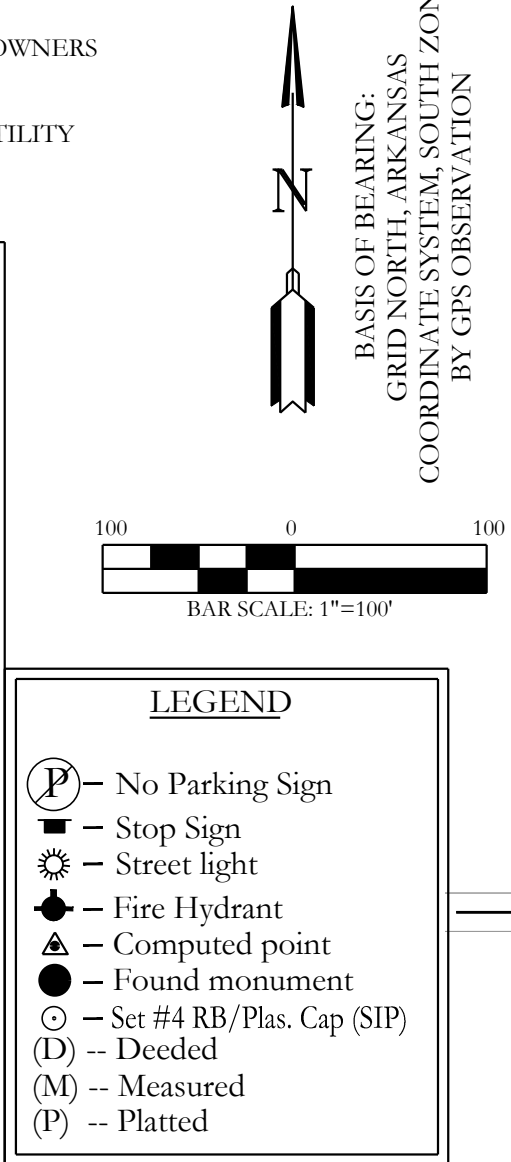
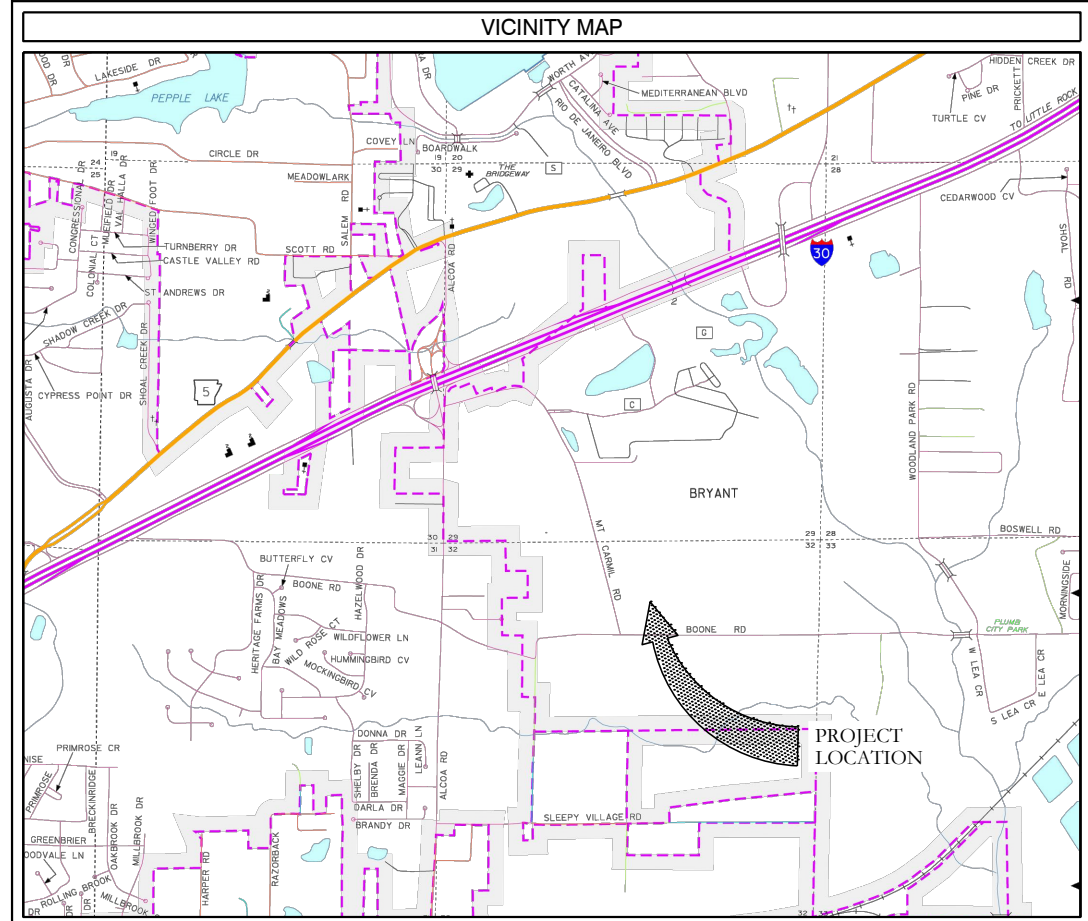
AS-SURVEYED DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/2 NE 1/2) IN SECTION 32, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) IN SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH ALUMINUM CAP BEING THE NE CORNER OF THE NW 1/4, NE 1/4 SECTION 29 AND 34.61 FEET NORTH OF A 4 X 4 CONCRETE POST;
THENCE, S 02° 57' 52" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1285.53 TO A RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4, SAID POINT BEING 8.11 FEET SOUTH OF AN EXISTING 1/2" REBAR;
THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4, N 88° 19' 44" W, A DISTANCE OF 1272.20 FEET TO AN EXISTING RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4;
THENCE, ALONG THE SOUTH LINE OF THE NE 1/4 NW 1/4, N 88° 23' 01" W, A DISTANCE OF 179.93 FEET TO A NAIL SET AT THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF MT. CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 09° 58' 11" W, A DISTANCE OF 97.38 FEET TO A POINT;
THENCE, N 10° 02' 44" W, A DISTANCE OF 89.82 FEET TO A POINT;
THENCE, N 12° 47' 37" W, A DISTANCE OF 213.29 FEET TO A POINT;
THENCE, N 12° 18' 58" W, A DISTANCE OF 131.22 FEET TO A POINT;
THENCE, N 13° 00' 12" W, A DISTANCE OF 247.42 FEET TO AN EXISTING SPIKE;
THENCE, LEAVING SAID CENTERLINE, N 84° 33' 08" E, A DISTANCE OF 357.44 FEET TO A SET 1/2" REBAR (PS# 1121) POINT BEING ON THE WEST LINE OF THE NW 1/4, NE 1/4;
THENCE, N 05° 43' 37" E, A DISTANCE OF 294.27 FEET TO A 5/8" REBAR SET IN CONCRETE; THENCE, S 86° 18' 15" W, A DISTANCE OF 454.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT. CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 12° 42' 57" W, A DISTANCE OF 262.83 FEET TO A SPIKE SET ON THE NORTH LINE OF THE NE 1/4 NW 1/4;
THENCE, ALONG SAID NORTH LINE, S 88° 22' 28" E, A DISTANCE OF 517.66 FEET TO A 1/2" REBAR WITH ALUMINUM CAP MARKING THE NW CORNER OF THE NW 1/4 NE 1/4;
THENCE, N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON;
THENCE, S 89° 23' 57" E, A DISTANCE OF 1306.74 FEET TO A SET 1/2" REBAR WITH AN ALUMINUM CAP ON THE EAST LINE OF THE SW 1/4 SE 1/4 SECTION 29;
THENCE, ALONG SAID EAST LINE, S 02° 39' 14" W, A DISTANCE OF 657.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.32 ACRES (2,845,277 Sq Ft).

NOTE:

- TRACT A, F, G AND H WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
- TRACT B, C, D, AND E WILL BE UTILIZED AS A DETENTION, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



CERTIFICATIONS:	
OWNER:	DEVELOPER:
Name: _____	Name: _____
Address: _____	Address: _____

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

Date of Execution _____ Name: _____
Address: _____
Source of Title: D.R. BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution _____ William W. McFadden
Registered Professional
Engineer, No. 14048 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____ RICK JOHNSON
BRYANT PLANNING COMMISSION

PROPERTY SPECIFICATIONS:	
OWNER:	MIN. LOT SIZE: NUMBER OF LOTS: 231
DEVELOPER/ SUBDIVIDER:	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS:	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 5' OR AS SHOWN EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION:	THE VILLAGES AT MAGNOLIA LANE
ZONING CLASSIFICATION: PUD	STREET RIGHT OF WAY: 30' OR AS SHOWN STREET WIDTH: 28' BOK TO BOC LOT CORNERS SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK _____ PAGE _____	

HOPE CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
PH. (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

PLANNED UNIT DEVELOPMENT		THE VILLAGES AT MAGNOLIA LANE		A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS	
DATE:	03/01/2024	C.A.D. BY:	B. JOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:		21-1175	
500	1S	14W	0 17	330	62 1762

ALL LAND PROJECTS SHOWING SUBDIVISIONS MUST BE IN THE VILLAGES AT MAGNOLIA LANE SET 1/2" REBAR WITH CAP