



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

1. 2913 Springhill Rd and 2506 W Robinhood Dr (Adjacent Properties) - Rezoning from R-M to C-1

Ladonna Henry - Requesting Recommendation for Rezoning from R-M to C-1

- [0982-APP-01.pdf](#)

New Business

2. 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](#)

3. 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](#)

4. Lombard Estates Ph. 3 - Final Plat

Hope Consulting - Requesting Recommendation for Approval of Final Plat

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

5. The Villages at Magnolia Lane - PUD Subdivision

Hope Consulting - Requesting Discussion on PUD Subdivision

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

6. 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



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

Rezoning Application

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

Date: June 10, 2025

Applicant or Designee:

Name Ladema Henry

Address 209 Texas Ave

Phone 501-281-3549

Email Address ldR0218@
hotmail.com

Property Owner (If different from Applicant):

Name Lannie Humphries

Address North Little Rock AR 72118

Phone 501-3516-2907

Email Address _____

Property Information:

Address 2913 Springhill Rd.

Parcel Number 840 088 50021 / 840 088 50022

Existing Zoning Classification RM

Requested Zoning Classification C-1

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Lot 11, Block 2, Sherwood Park Subdivision AND The South 10 Feet of Lot 10, Block 2 of "Sherwood Park" subdivision.

Application Submission Checklist:

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

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

- ☐ Recent surveyed plat of the property including vicinity map

Additional Requirements:

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

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

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

READ CAREFULLY BEFORE SIGNING

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



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

Rezoning Application

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

Date: June 10, 2025

Applicant or Designee:

Name Ladonna Henry

Address 209 Texas Ave

Phone 501-281-3549

Email Address ldr0218@hotmail.com

Property Owner (If different from Applicant):

Name Lannie Humphries

Address North Little Rock AR 72118

Phone 501-3516-2907

Email Address _____

Property Information:

Address 2506 W Robinhood Dr.

Parcel Number 84008850023

Existing Zoning Classification Rm

Requested Zoning Classification C-1

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Lot 12, Block 2 of Sherwood Park Subdivision

Application Submission Checklist:

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

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

- ☐ Recent surveyed plat of the property including vicinity map

Additional Requirements:

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

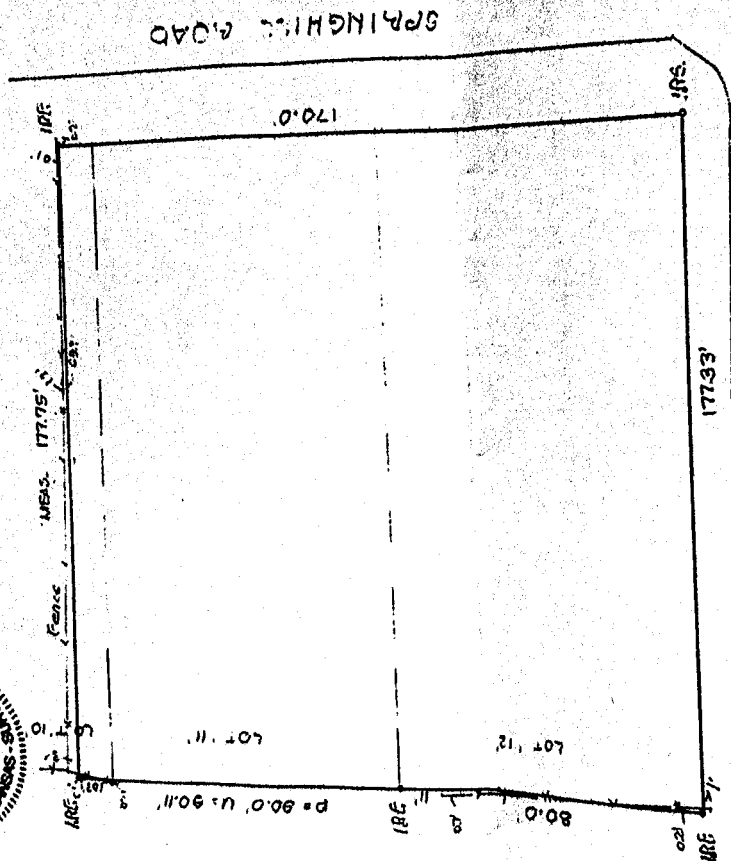
- ☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
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- ☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- ☐ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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

READ CAREFULLY BEFORE SIGNING

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

BROOKS SURVEYING, INC.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336/brooksar@brooksar.net



ACQUINHOOD STREET

LEGAL DESCRIPTION

Lots 11 and 12 and the South 10 feet of Lot 10, Block 2, SHERWOOD PARK
ADDITION to the City of Bryant, Saline County, Arkansas.



Date of Survey: August 26, 2022

Scale: 1" = 30'

Property Address:

Parcels: 840-08850-021
840-08850-022

FILED
SALINE COUNTY
CIRCUIT CLERK

2009 OCT 13 AM 10:27

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT We, JAMES RAGAN and KAY RAGAN, Husband and Wife, Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid and delivered by the Grantee herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said YOULONDIA ELAINE HUMPHRIES (hereinafter referred to as the Grantee), and unto her heirs and assigns forever, the following lands lying in the County of Saline, and State of Arkansas, to-wit:

Lot 11, Block 2, Sherwood Park Subdivision, Saline County, Arkansas

AND

The South 10 feet of Lot 10, Block 2 in "Sherwood Park", a subdivision in Saline County, Arkansas.

To have and to hold the same unto the said Grantee and unto her heirs and assigns forever, with all appurtenances thereunto belonging.

And We, JAMES RAGAN and KAY RAGAN, Husband and Wife, hereby covenant with said Grantee that we will forever warrant and defend the title to the lands against all claims whatever.

WITNESS our Hands and Seals on this 13th day of October, 2009.

Certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE or AGENT

GRANTEE'S ADDRESS

Youlondia Elaine Humphries
2917 Cedar Park St
Benton, Ar. 72019

James Ragan (L.S.)
JAMES RAGAN

Kay Ragan (L.S.)
KAY RAGAN

09 090313

09 090314

This Instrument Prepared By:
John F. Lovell, Jr.
Attorney at Law
501 North Main Street
Benton, Arkansas 72015

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, within and for the County aforesaid duly commissioned and acting JAMES RAGAN and KAY RAGAN, Husband and Wife, to me well known as the Grantors in the foregoing Warranty Deed, and stated they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 13th day of October, 2009.

Gristy Lynn Pierce
NOTARY PUBLIC

My Commission Expires:
7-1-2019



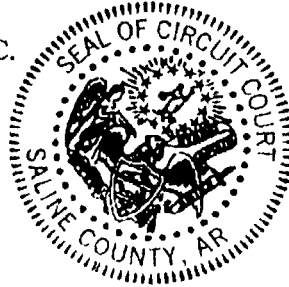
FILED FOR RECORD ON THIS 13 DAY OF Oct, 2009,
AT 10:27 AND SAME IS DULY RECORDED IN DEED BOOK 2009

PAGE 90313.

Doug Kidd

CIRCUIT CLERK AND RECORDER

By Kana Dauter D.C.



09 090315

Parcel 840-08850-023

This Instrument prepared, from information furnished by the parties for the benefit of the Grantees.
No opinion as to sufficiency of title, sufficiency of legal description, or nature or extent of oil, gas, or minerals conveyed.

McMULLAN & BROWN
P.O. Box 2839
Little Rock, AR 72203-2839



2022-018465

I certify this instrument
was filed on:

08/10/2022 03:40:22 PM

Myka Bono Sample
Saline County Circuit Clerk

Pages: 3
H LEE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Joel Brooks, a married person, ("Grantor") for and in consideration of the sum of TEN AND NO/100 (\$10.00) in hand paid by Lonnie Humphries and LaDonna Henry ("Grantees"), the receipt of which is hereby acknowledged, does hereby grant, convey, sell, and quitclaim unto the said Grantees, and unto Grantees' heirs and assigns forever, all Grantor's right, title, interest and claim in and to the following lands lying in Saline County, Arkansas:

Lot 12, Block 2, in Sherwood Park Subdivision as surveyed, platted, and recorded in the office of the Circuit Clerk of Saline County, Arkansas.
Subject to Protective Covenants of record.

TO HAVE AND TO HOLD the same unto the said Grantees and unto Grantees' heirs, successors, or assigns forever, with all appurtenances thereunto belonging.

AND, I, Qing Niu, spouse of Joel Brooks, do hereby release and relinquish unto the said Grantees, all my rights of dower, curtesy, and homestead in and to the said lands.

WITNESS our hands and seals this 8 day of August, 2022.

Joel Brooks
Joel Brooks
Qing Niu *for*
Qing Niu



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Saline

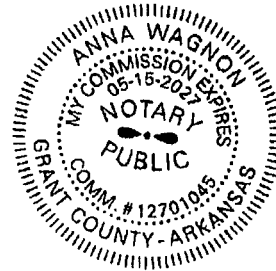
On this day, before me, the undersigned Notary Public, duly commissioned in the state and county aforesaid, personally appeared Joel Brooks and Qing Niu, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 8th day of August, ~~2021~~ 2022

Anna Wagon
Notary Public

My Commission Expires:

May 15, 2027



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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Independent Owner/Operators, NW AR AREA, DUMP TRUCK/END DUMP. Local Routes, Steady Work, Pay Every Week. Family Owned & Local. QUALITY TRUCKING. Call us at: 479-233-3907

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.

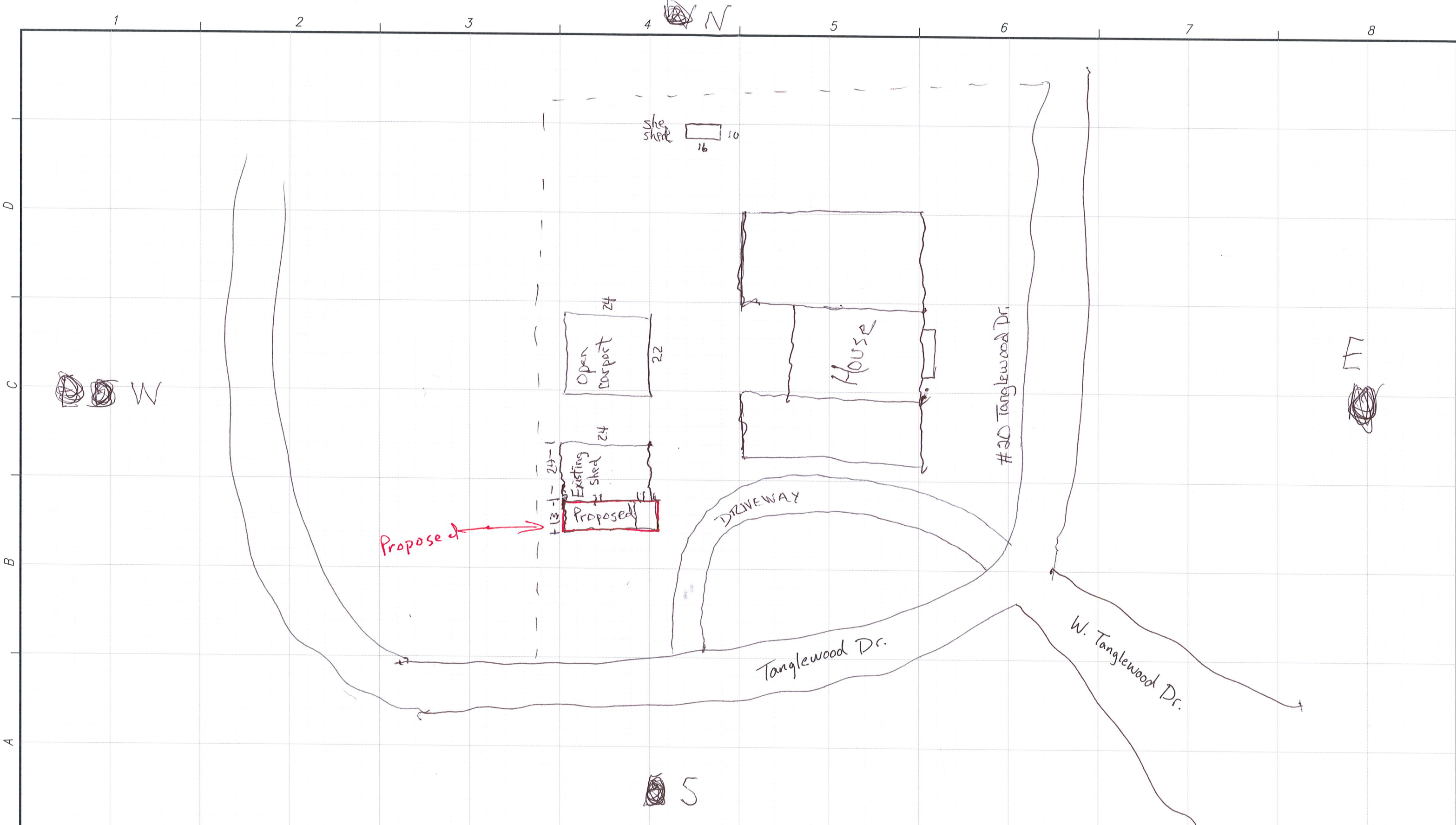
Terry Yazza, Administrator

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

Business & Service Directory



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

XXX##XXX.DWG



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

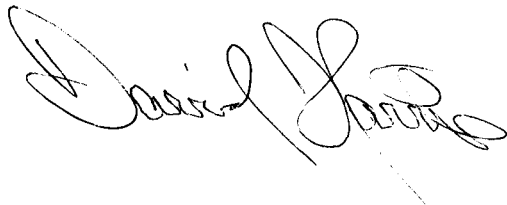
City of Bryant
Planning and Development
210 SW 3rd Street
Bryant, AR 72022

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:

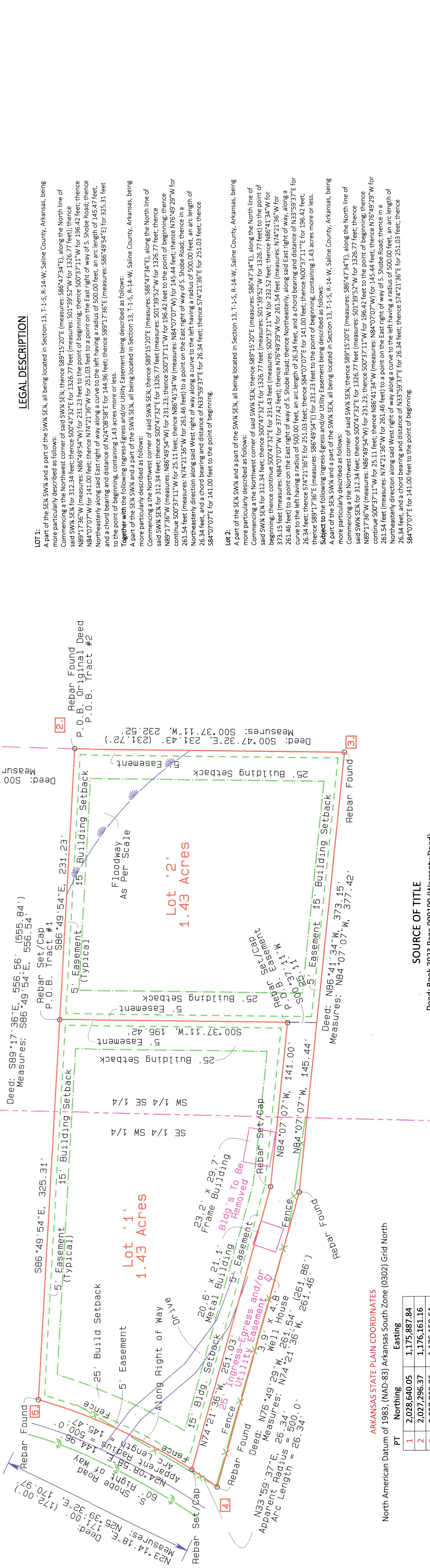
Prepared by:

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.

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, Alexander, AR 72022

Book 2023, Page 009190 WD
Source of Title _____

Date of Execution _____

OWNER and SUBDIVIDER

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

SOURCE OF TITLE

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

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

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

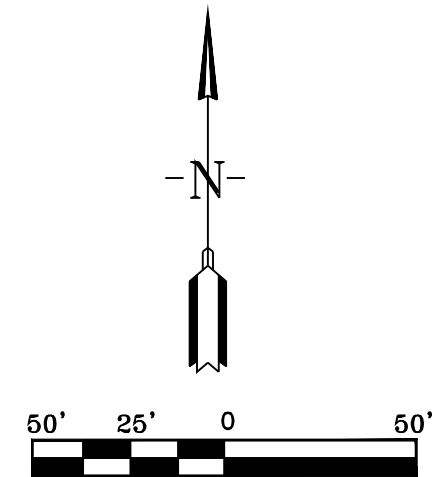
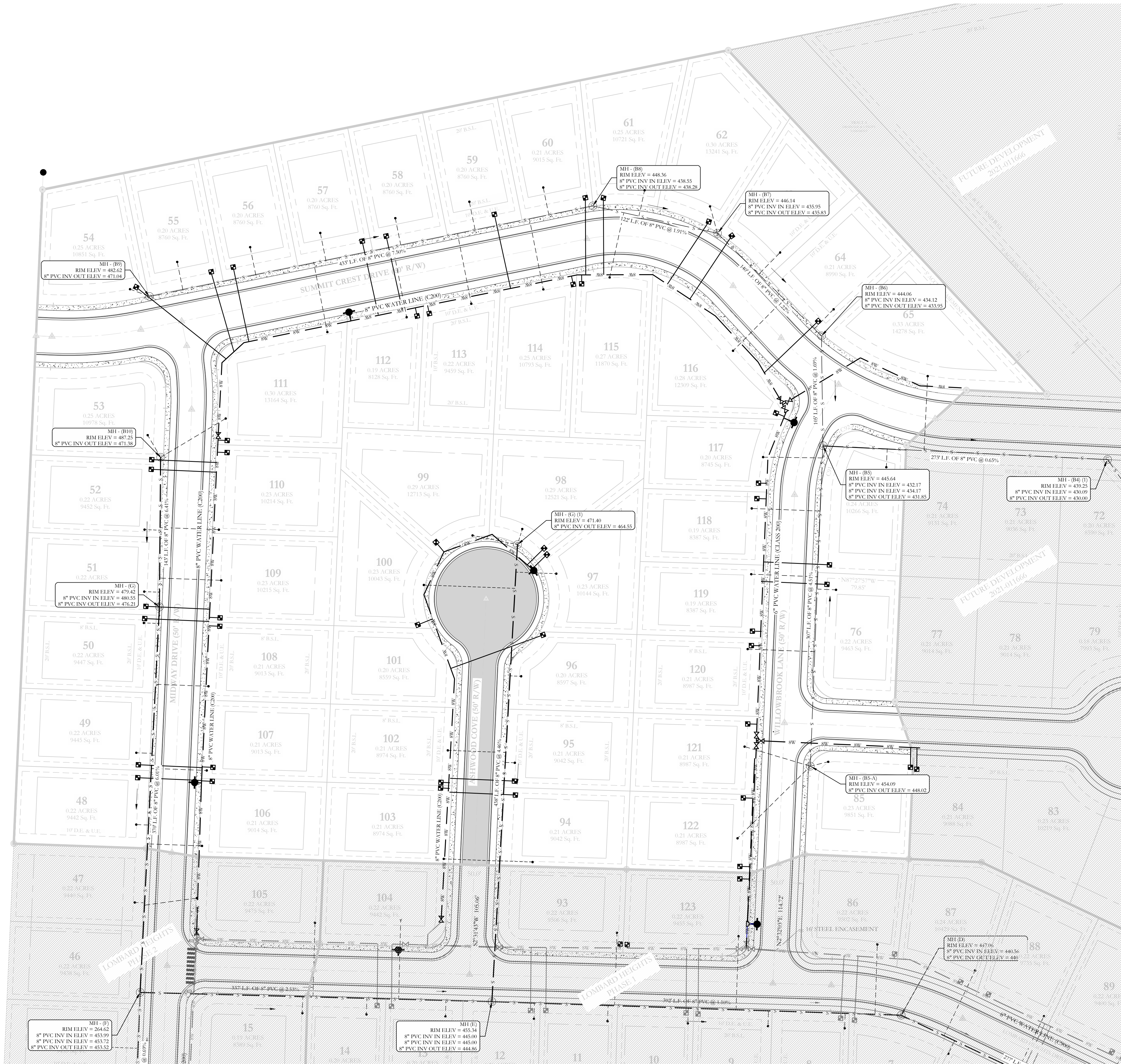
E.S. Stan Cunningham, Jr.
2105 Lorraine Drive
Little Rock, AR 72206
501-993-1589

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

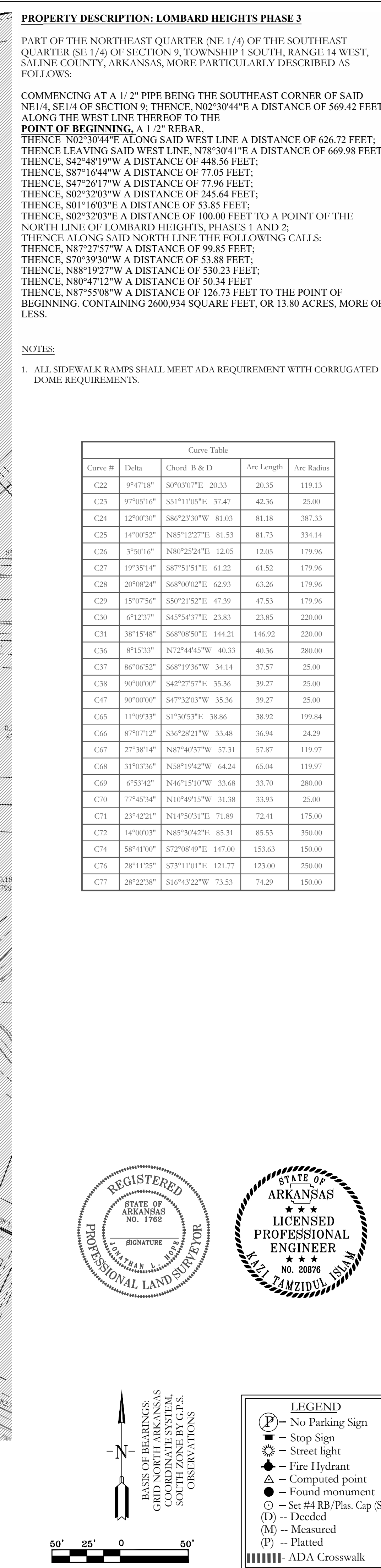
USE AND BENEFIT: Mariel Martinez and
Genesis Properties, LLC

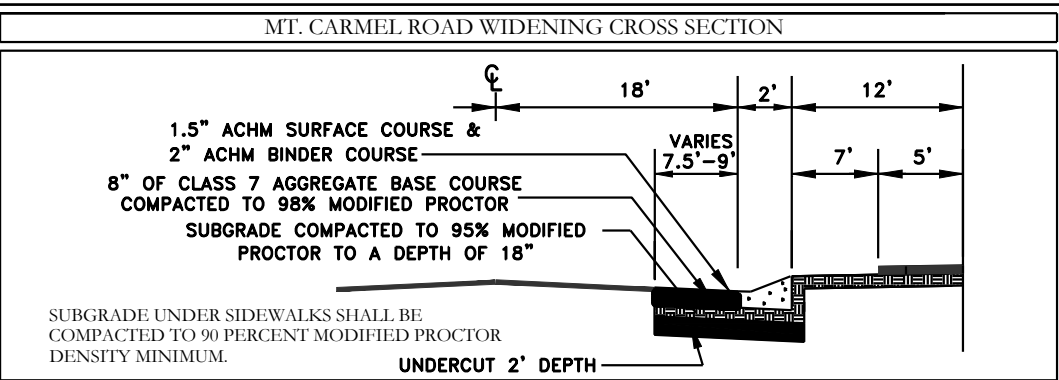
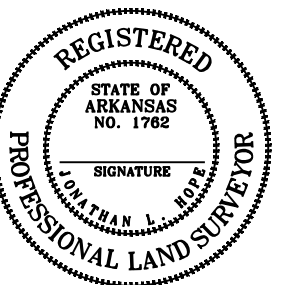
Date: August 18, 2025

Address: 4108 S Shobe Road, Bryant, AR 72022



WATER LEGEND:		TYPICAL FIRE HYDRANT:	
	2" BLOW OFF	 6" 6" 	
	GATE VALVE		
	REDUCER		
	FIRE HYDRANT		
	DOUBLE WATER SERVICE		
	SINGLE WATER SERVICE	FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)	
NOTE: ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.			
SEWER LEGEND:			
		NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	
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		





50' R.O.W.

11' 14' 14' 11'

5' 6' 6' 5'

1.5" ACM SURFACE COURSE
1.5" ACM SURFACE COURSE
7" OF CLASS 7 AGGREGATE BASE COURSE
COMPACTED TO 98% MODIFIED PROCTOR
SUBGRADE COMPACTED TO 93% MODIFIED
PROCTOR TO A DEPTH OF 18"
6" CROWN

UNDERCUT 2' DEPTH WHERE DIRECTED

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.

Source of Title: D.R. BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hoyle, 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
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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 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER /: SUBDIVIDER	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 5' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	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,	STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 28' BOC TO BOC LOT CORNERS: SET 1/2" REBURN WITH CAP
ZONING CLASSIFICATION: PUD	
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: BJ JOHNSON				DRAWING NUMBER:			
REVISED:				CHECKED BY:				21-1175			
				SCALE: 1"=100'							
500	1S	14W	0	17	330	62	1762				

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 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 4° 18' 58" 19' 44" W, A DISTANCE OF 1729.92 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 1779.93 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° 10' 02" 44" W, A DISTANCE OF 89.02 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, ALONG SAID CENTERLINE, N 09° 58' 11" W, 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, SE 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 45.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT CARMEL ROAD;

THENCE, ALONG SAID CENTERLINE, N 12° 47' 37" 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;

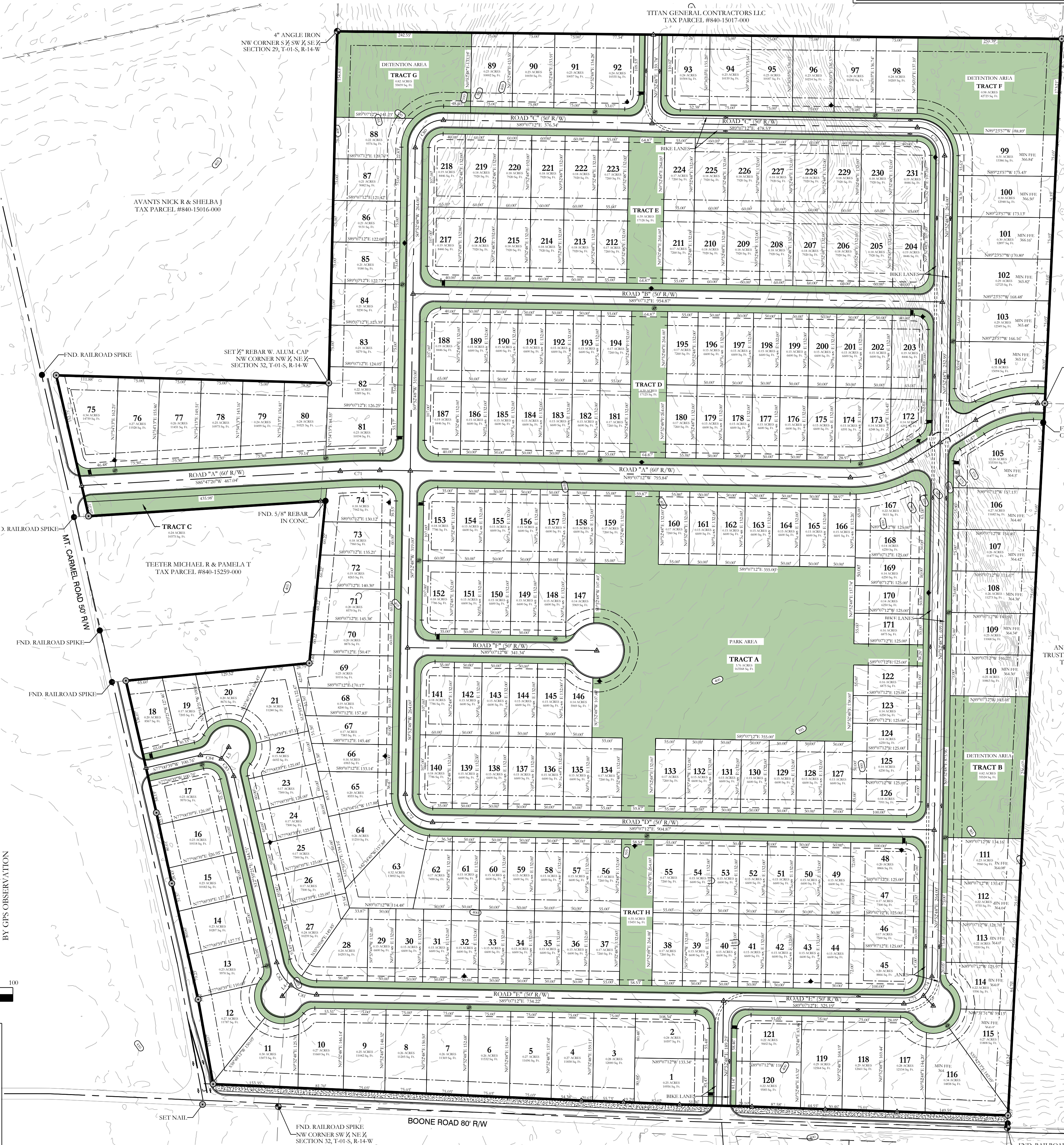
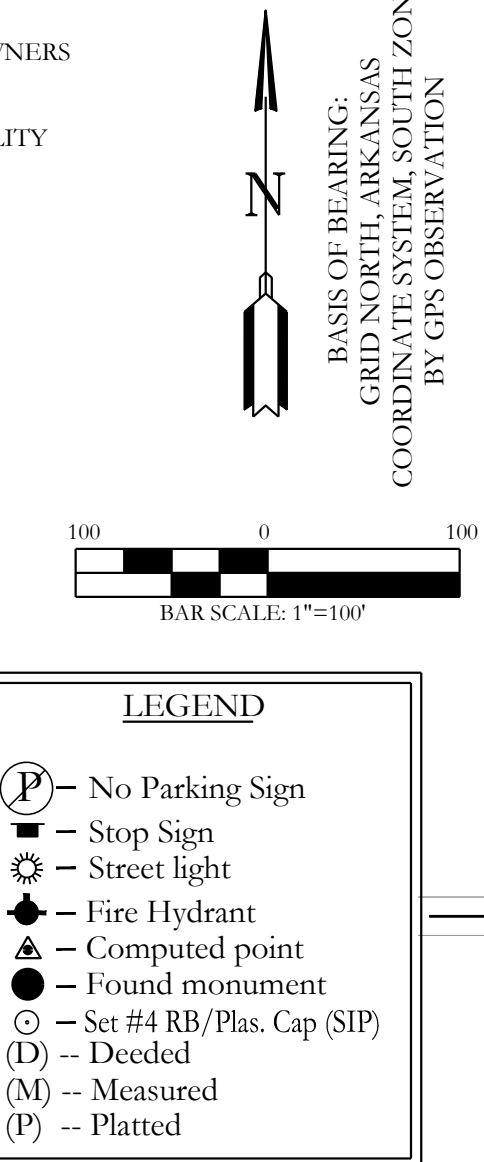
THENCE, N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON;

THENCE, S 89° 25' 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 651.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.32 ACRES (2,845, 277 Sqr. Yds.)

NOTE

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



SET 1/2" REBAR W. ALUM. CAIL
NE CORNER S 1/2 SW 1/4 SE 1/4
SECTION 29, T-01-S, R-14-W



TTAN GENERAL
CONTRACTORS LLC
X PARCEL #840-15017-000

POINT OF BEGINNING
ET $\frac{1}{2}$ " REBAR W. ALUM. CAP
IE CORNER NW $\frac{1}{4}$ NE $\frac{1}{4}$
ECTION 32, T-01-S, R-14-W

ANDERSON DANNY & DONNA
TRUSTEES ANDERSON LIVING TRUST
TAX PARCEL #840-15245-000

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K:\LAND PROJECTS 2004\SUBDIVISIONS\2021\21-1175 THE VILLAGES AT MAGNOLIA LANE\21-1175-PUD-12-20-23_1_11967_95663A9C.SV\$.DWG