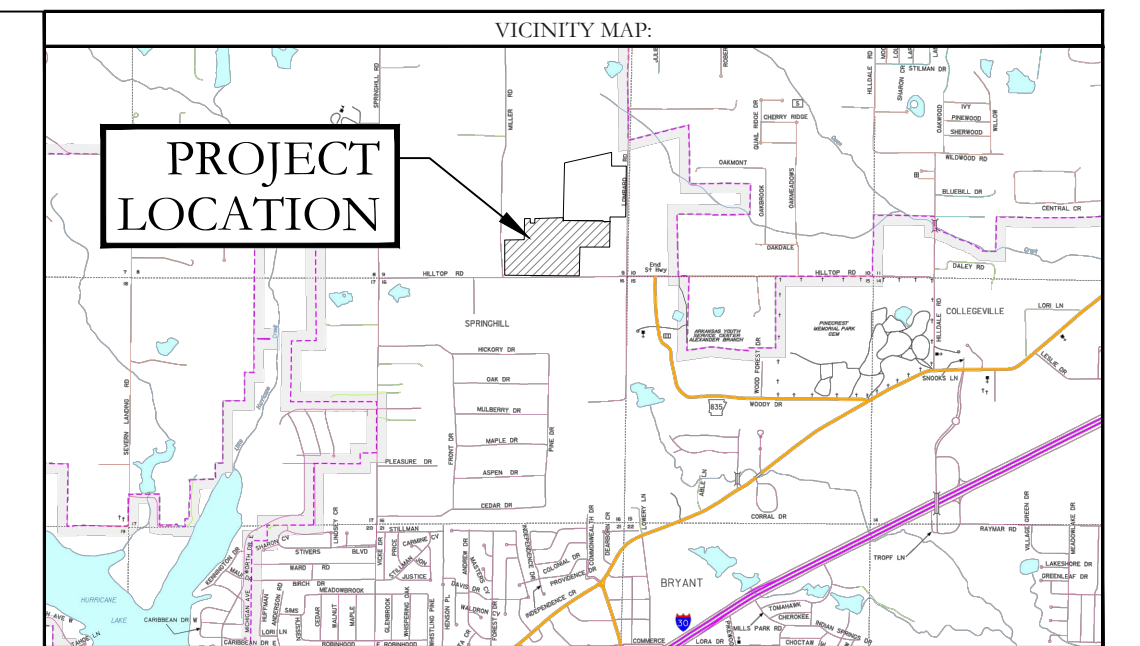


NOTE:
TRACTS A,B, C, D AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



OWNER: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE BRYANT, AR 72022

DEVELOPER: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE BRYANT, AR 72022

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 _____ Name: _____
Source of Title: 2021-009870

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 06/05/2023, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.

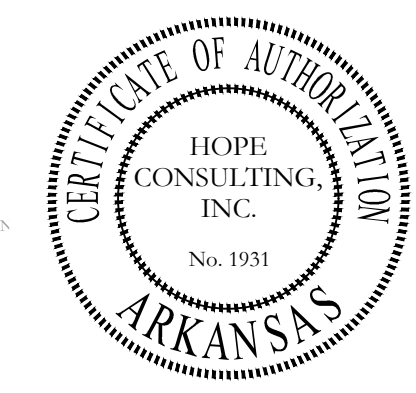
Date of Execution _____ Signed: Jonathan L. Hope
Registered Professional Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, Kazi Tamzidul Islam, hereby certify that this plan 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution _____ Signed: Kazi Tamzidul Islam
Registered Professional Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

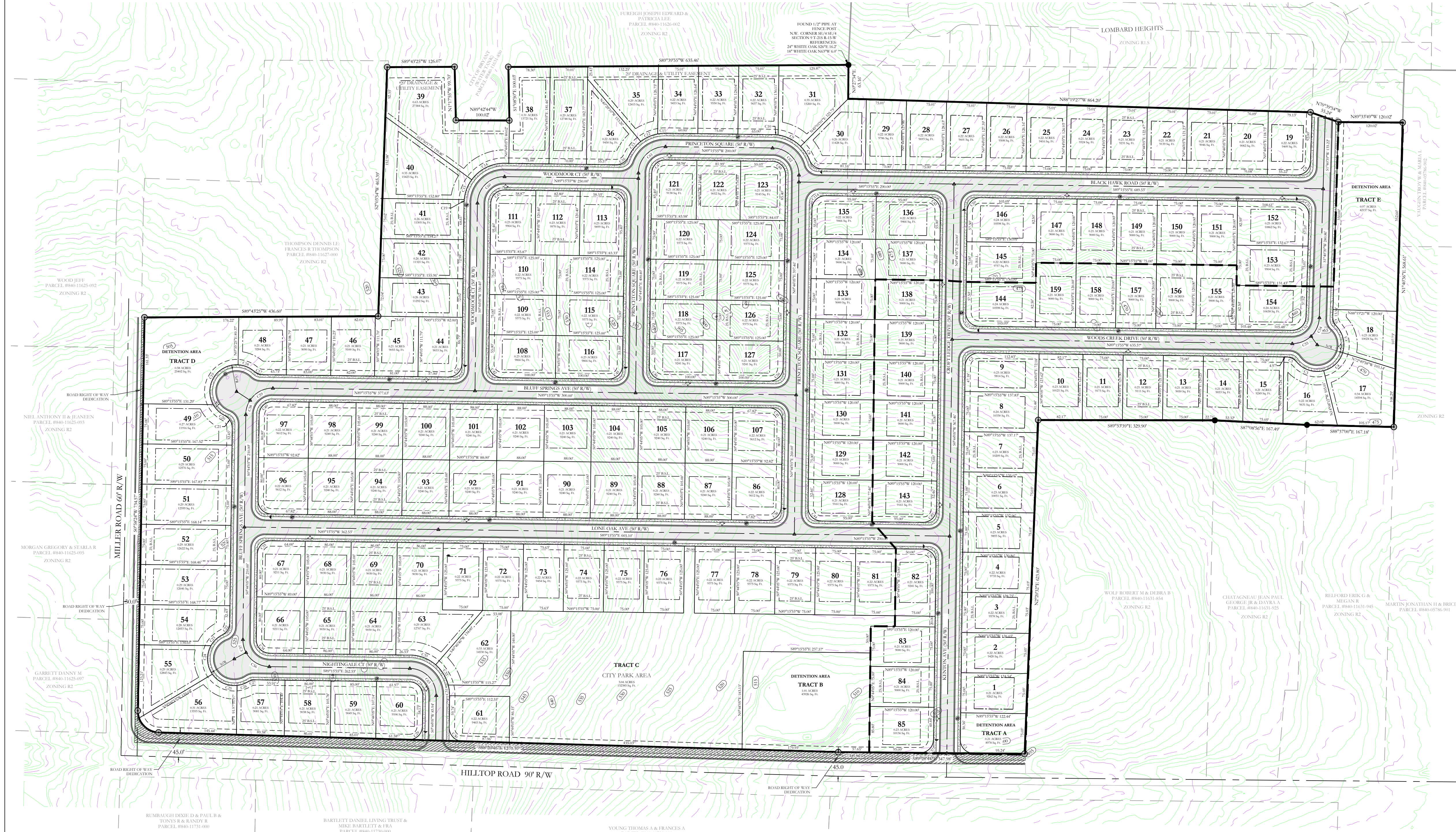
Date of Execution _____ Signed: Rick Johnson, Chairman
Bryant Planning Commission



By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

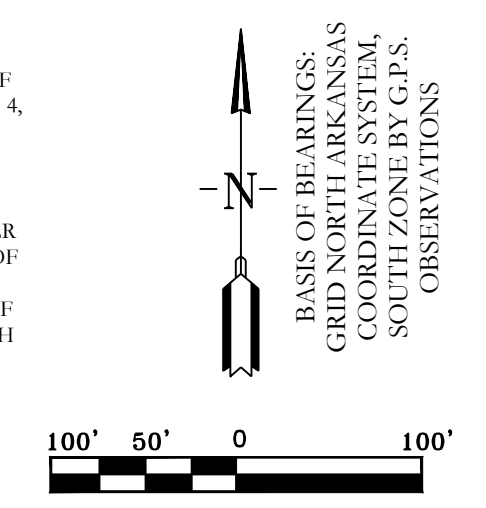
No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225L. Date: 06/05/2020



**PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Curve Table				Curve Table				Curve Table				Curve Table				Curve Table								
Curve #	Delta	Chord B & D	Arc Length	Arc Radius	Curve #	Delta	Chord B & D	Arc Length	Arc Radius	Curve #	Delta	Chord B & D	Arc Length	Arc Radius	Curve #	Delta	Chord B & D	Arc Length	Arc Radius					
C1	80°19'56"	S39°25'37"E 32.25'	35.05'	25.00'	C11	11°51'21"	S84°57'56"W 15.08'	15.10'	75.00'	C21	64°29'08"	S31°30'29"E 26.68'	28.14'	25.00'	C31	40°02'41"	N69°14'35"W 51.30'	52.42'	75.00'	C41	90°00'00"	N44°15'55"W 35.30'	39.27'	25.00'
C2	90°00'00"	S45°44'05"W 35.30'	39.27'	25.00'	C12	26°53'04"	S65°55'16"W 34.48'	34.76'	75.00'	C22	62°42'23"	S32°05'16"W 26.02'	27.36'	25.00'	C32	40°00'00"	N44°15'55"W 35.30'	39.27'	25.00'	C42	90°00'00"	N44°15'55"W 35.30'	39.27'	25.00'
C3	64°34'02"	N71°51'11"W 53.41'	56.35'	50.00'	C13	28°19'57"	S38°28'45"W 36.71'	37.09'	75.00'	C23	33°55'08"	S46°28'54"W 29.17'	29.60'	50.00'	C33	90°00'00"	N44°15'55"W 35.30'	39.27'	25.00'	C43	90°00'00"	N44°15'55"W 35.30'	39.27'	25.00'
C4	49°41'45"	N64°25'03"W 21.01'	21.68'	25.00'	C14	54°34'22"	S63°26'34"W 68.77'	71.44'	75.00'	C24	57°46'00"	S0°38'17"W 48.30'	50.41'	50.00'	C34	90°00'00"	S44°15'55"E 35.30'	39.27'	25.00'	C44	90°00'00"	S44°15'55"E 35.30'	39.27'	25.00'
C5	58°41'46"	S46°39'55"W 49.01'	51.22'	50.00'	C15	30°53'22"	S20°53'31"W 39.51'	39.98'	75.00'	C25	61°03'50"	S65°23'32"E 50.80'	53.29'	50.00'	C35	89°47'11"	S45°37'40"W 35.29'	39.18'	25.00'	C45	90°00'00"	S45°44'05"W 35.30'	39.27'	25.00'
C6	69°59'27"	S13°19'27"E 50.75'	53.22'	50.00'	C16	90°00'00"	S45°44'05"W 35.30'	39.27'	25.00'	C26	25°15'28"	N71°20'49"E 21.80'	22.04'	50.00'	C36	90°00'00"	S45°44'05"W 35.30'	39.27'	25.00'	C46	90°00'00"	N44°15'55"W 35.30'	39.27'	25.00'
C7	45°30'04"	S21°04'23"E 19.34'	19.85'	25.00'	C17	66°25'19"	S57°31'26"W 27.39'	28.98'	25.00'	C27	35°38'12"	N76°25'58"E 15.30'	15.55'	25.00'	C37	90°00'00"	N44°15'55"W 35.30'	39.27'	25.00'	C47	90°00'00"	S45°44'05"W 35.30'	39.27'	25.00'
C8	68°14'54"	N55°08'28"W 28.05'	29.78'	25.00'	C18	40°23'20"	N69°04'15"W 17.20'	17.62'	25.00'	C28	90°00'00"	S44°15'55"E 35.30'	39.27'	25.00'	C38	90°00'00"	N45°44'05"E 35.30'	39.27'	25.00'	C48	90°00'00"	N45°44'05"E 35.30'	39.27'	25.00'
C9	23°57'58"	N33°00'00"W 31.14'	31.37'	75.00'	C19	38°01'52"	N67°53'31"W 32.58'	33.19'	50.00'	C29	90°55'00"	S46°11'39"W 35.64'	39.67'	25.00'	C39	90°00'00"	S44°15'55"E 35.30'	39.27'	25.00'	C49	90°00'00"	S45°44'05"W 35.30'	39.27'	25.00'
C10	89°03'26"	S46°12'22"W 35.06'	38.86'	25.00'	C20	122°32'15"	S31°49'20"W 87.60'	106.93'	50.00'	C30	89°04'51"	N43°48'21"W 35.07'	38.87'	25.00'	C40	90°00'00"	S44°15'55"E 35.30'	39.27'	25.00'	C50	90°00'00"	S46°12'22"W 35.06'	38.86'	25.00'
C11	36°57'17"	N63°17'37"W 47.13'	47.94'	75.00'	C21	4°53'14"	S31°04'42"W 6.40'	6.40'	75.00'	C31	15°27'58"	N65°59'54"W 20.18'	20.24'	75.00'	C41	90°00'00"	S44°15'55"E 35.30'	39.27'	25.00'	C51	90°00'00"	N44°15'55"W 35.30'	39.27'	25.00'
C12	73°9'40"	N85°26'05"W 10.02'	10.03'	75.00'	C22	34°18'21"	S46°35'53"E 29.49'	29.94'	50.00'	C32	34°29'22"	N31°58'34"W 44.47'	45.15'	75.00'	C42	90°00'00"	S45°44'05"W 35.30'	39.27'	25.00'	C52	90°00'00"	N45°44'05"E 35.30'	39.27'	25.00'

LEGAL DESCRIPTION:
ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" CAPPED REBAR AR 1S# 1024 FOUND AT THE SW CORNER OF THE SW 1/4 NE 1/4; **THENCE** N 89°38'29" E ALONG THE EAST SOUTH LINE THEREOF A DISTANCE OF 128.05 FEET TO A FOUND 60-D NAIL AT A FENCE CORNER AND BEING THE SE CORNER OF THE SW 1/4 NE 1/4; **THENCE** N 89°59'56" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 136.52 FEET TO A FOUND BRIDGE SPIKE BEING THE SE CORNER SE 1/4 NE 1/4; **THENCE** N 0°01'30" E A DISTANCE OF 130.16 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SE 1/4 NE 1/4; **THENCE** N 02°44'51" E ALONG THE EAST LINE THEREOF A DISTANCE OF 816.61 FEET TO A 1/2" ALUMINUM CAPPED REBAR AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 270 (ALBERT PIKE); **THENCE** ALONG SAID SOUTH LINE THE FOLLOWING COURSES:
N 83°58'56" W A DISTANCE OF 201.14 FEET;
N 65°38'55" W A DISTANCE OF 318.36 FEET;
N 84°50'45" W A DISTANCE OF 800.08 FEET;
N 64°42'59" W A DISTANCE OF 187.61 FEET;
N 73°41'47" W A DISTANCE OF 187.61 FEET;
S 89°53'45" W A DISTANCE OF 129.12 FEET TO A FOUND 1/2" CAPPED REBAR AR 1S#4141 FOUND ON THE WEST LINE OF THE FRACTIONAL NE 1/4 NE 1/4; **THENCE**, S 01°51'39" W A DISTANCE OF 126.53 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SW 1/4 NE 1/4 AS SHOWN ON SURVEY BY LEWIS & CLARK SURVEYING DATED 11/03/20, SAID POINT BEING 64.78 FEET NORTH OF A FOUND ALUMINUM CAPPED REBAR MARKING THE TECHNICAL NE CORNER AS SHOWN ON SURVEY BY DON MICHAEL BRADY 4/13/2002;
THENCE, S 88°31'10" W A DISTANCE OF 1322.70 FEET TO A FOUND 2" PIPE AS SHOWN ON THE DON M. BRADY SURVEY DATED 4/13/02; **THENCE**, S 07°04'59" W ALONG A FENCE LINE A DISTANCE OF 27.99 FEET TO A 1/2" CAPPED REBAR AR 1S#4144; **THENCE**, S 68°15'40" W ALONG A FENCE LINE A DISTANCE OF 34.98 FEET TO A 1/2" ALUMINUM CAPPED REBAR FOUND ON THE WEST LINE OF THE SW 1/4 NE 1/4; **THENCE**, S 03°53'48" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1298.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 113.35 ACRES (0.6668115 SQ FT) MORE OR LESS;



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:
NXT GEN HOMES LLC

**PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 03/10/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISION:	CHECKED BY:	20-1341
SHEET:	SCALE: 1"=100'	

500	01S	14W	0	09	200	62	1762
-----	-----	-----	---	----	-----	----	------