

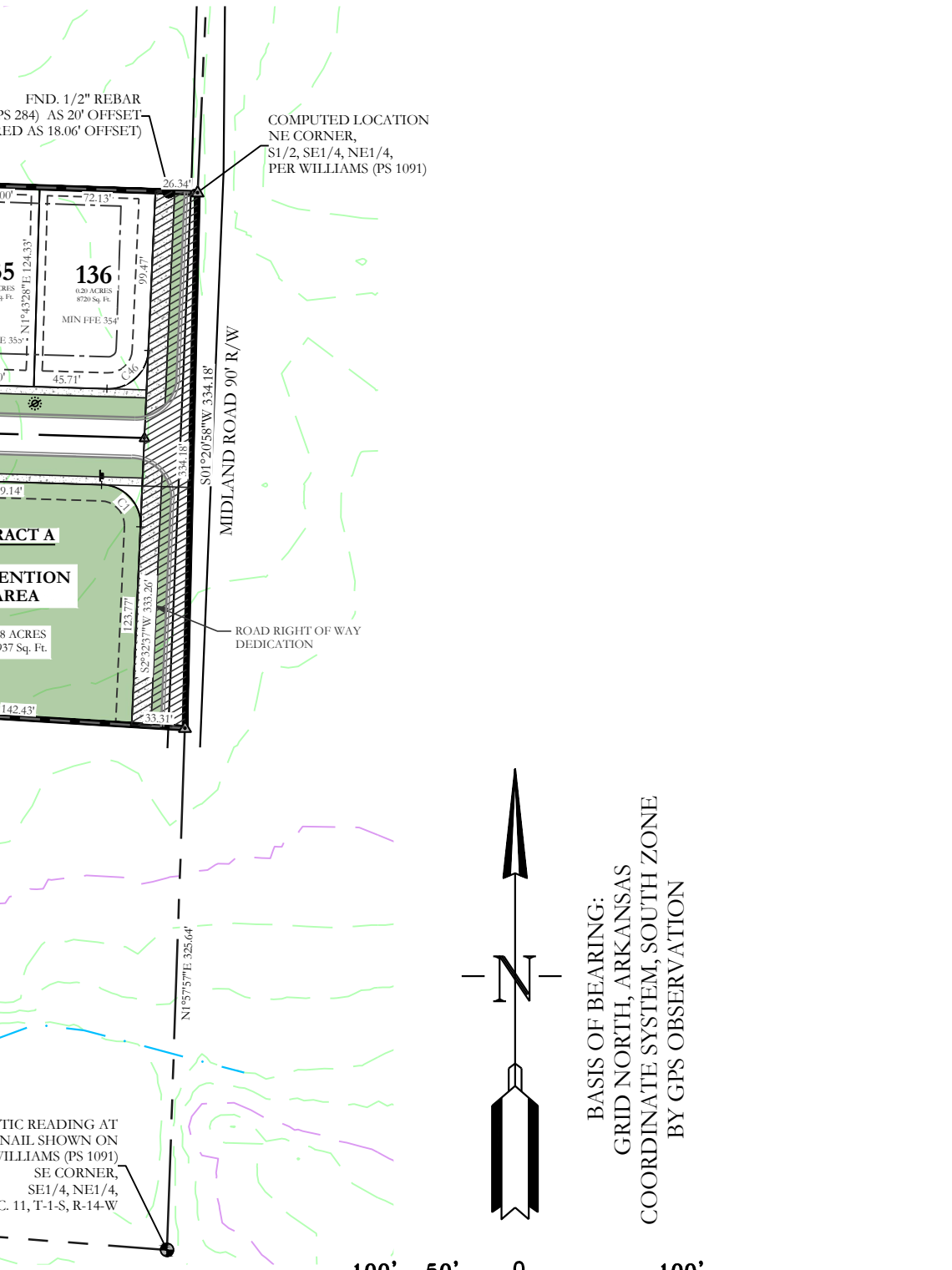
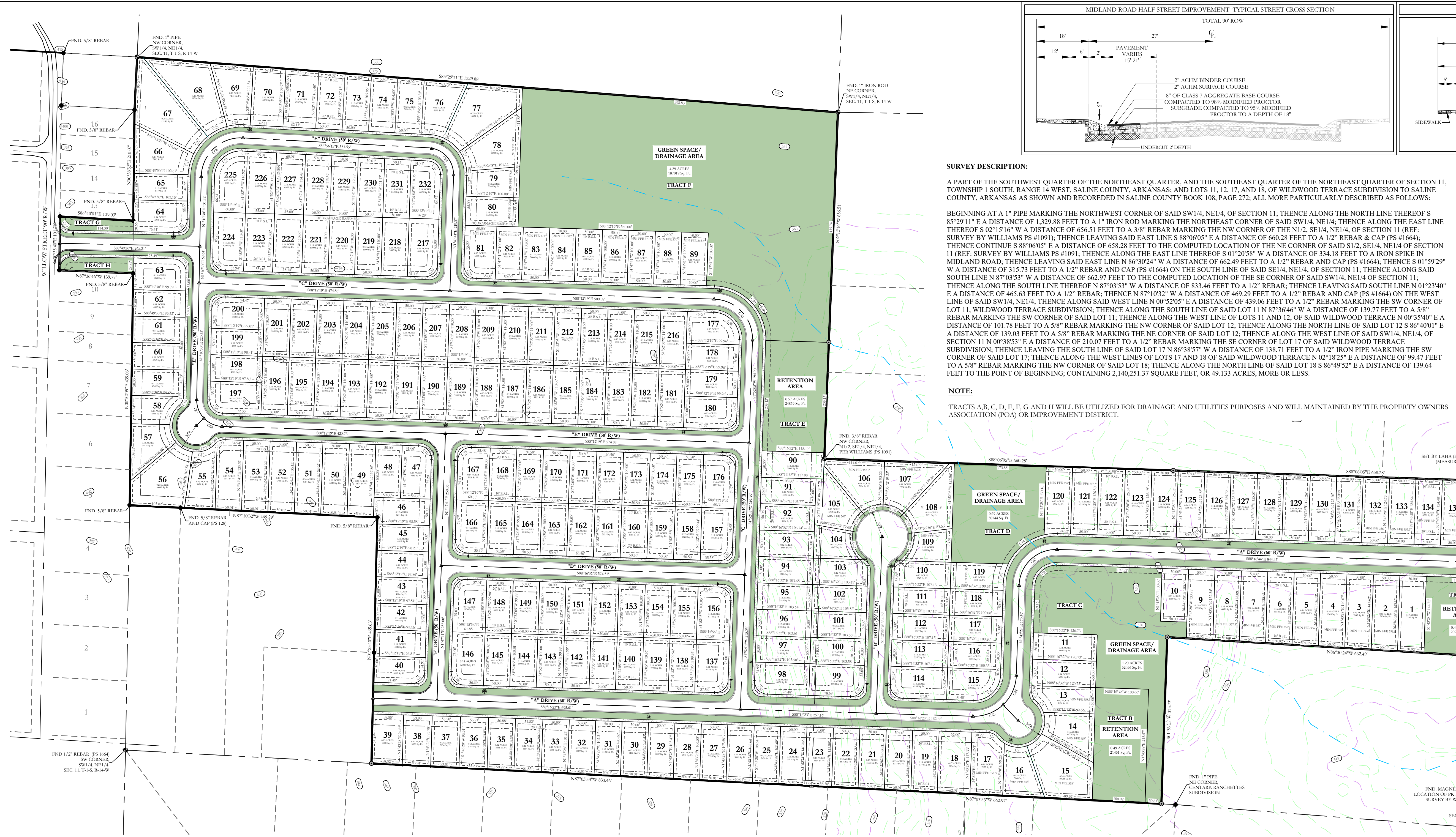
SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECORDED IN SALINE COUNTY BOOK 108, PAGE 272; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE MARKING THE NORTHWEST CORNER OF SAID SW1/4, NE1/4, OF SECTION 11; THENCE ALONG THE NORTH LINE THEREOF S 85°29'11" E A DISTANCE OF 1,329.88 FEET TO A 1" IRON ROD MARKING THE NORTHEAST CORNER OF SAID SW1/4, NE1/4; THENCE ALONG THE EAST LINE THEREOF S 02°15'16" W A DISTANCE OF 656.51 FEET TO A 3/8" REBAR MARKING THE NW CORNER OF SAID SW1/4, NE1/4, OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE LEAVING SAID EAST LINE S 88°06'05" E A DISTANCE OF 660.28 FEET TO A 1/2" REBAR & CAP (PS #1664); THENCE CONTINUE S 88°06'05" E A DISTANCE OF 658.28 FEET TO THE COMPUTED LOCATION OF THE NE CORNER OF SAID S1/2, SE1/4, NE1/4 OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE ALONG THE EAST LINE THEREOF S 01°20'58" W A DISTANCE OF 334.18 FEET TO AN IRON SPIKE IN MIDLAND ROAD; THENCE LEAVING SAID EAST LINE N 86°39'24" W A DISTANCE OF 662.49 FEET TO A 1/2" REBAR AND CAP (PS #1664); THENCE S 01°59'29" W A DISTANCE OF 315.73 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE SOUTH LINE OF SAID SW1/4, NE1/4, OF SECTION 11; THENCE ALONG SAID SOUTH LINE N 87°03'53" W A DISTANCE OF 662.97 FEET TO THE COMPUTED LOCATION OF THE SE CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF N 87°03'53" W A DISTANCE OF 833.46 FEET TO A 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE N 01°23'40" E A DISTANCE OF 465.63 FEET TO A 1/2" REBAR; THENCE N 87°10'52" W A DISTANCE OF 469.29 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE WEST LINE OF SAID SW1/4, NE1/4; THENCE ALONG SAID WEST LINE N 09°52'05" E A DISTANCE OF 439.06 FEET TO A 1/2" REBAR MARKING THE SW CORNER OF LOT 11, WILDWOOD TERRACE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 N 87°36'46" W A DISTANCE OF 139.77 FEET TO A 5/8" REBAR MARKING THE SW CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF LOTS 11 AND 12, OF SAID WILDWOOD TERRACE N 00°35'40" E A DISTANCE OF 101.78 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF SAID LOT 12 S 86°40'01" E A DISTANCE OF 139.03 FEET TO A 5/8" REBAR MARKING THE NE CORNER OF SAID LOT 12; THENCE ALONG THE WEST LINE OF SAID SW1/4, NE1/4, OF SECTION 11 N 09°38'53" E A DISTANCE OF 210.07 FEET TO A 1/2" REBAR MARKING THE SE CORNER OF LOT 17 OF SAID WILDWOOD TERRACE SUBDIVISION; THENCE LEAVING THE SOUTH LINE OF SAID LOT 17 N 86°38'57" W A DISTANCE OF 138.71 FEET TO A 1/2" IRON PIPE MARKING THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINES OF LOTS 17 AND 18 OF SAID WILDWOOD TERRACE N 02°18'25" E A DISTANCE OF 99.47 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18 S 86°49'52" E A DISTANCE OF 139.64 FEET TO THE POINT OF BEGINNING; CONTAINING 2,140,251.37 SQUARE FEET, OR 49.133 ACRES, MORE OR LESS.

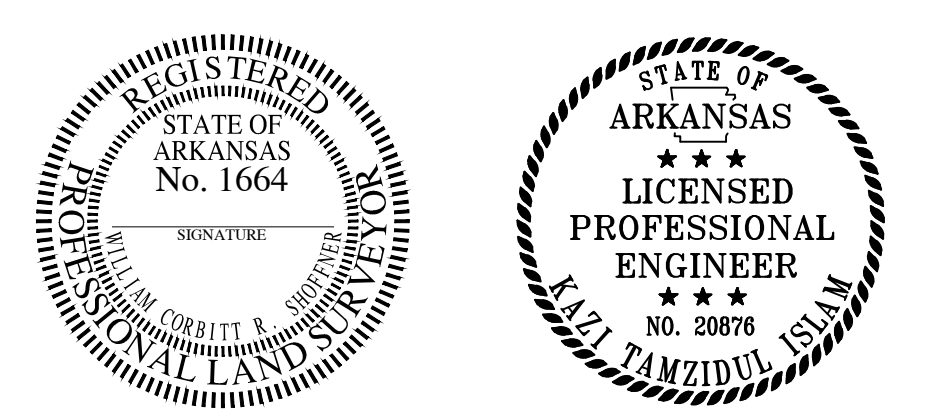
NOTE:

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



Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C26	39.94	75.00	30.52	S50° 24' 14"E	39.47	C52	39.30	25.00	90.07	S43° 14' 20"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	39.94	75.00	30.52	S19° 53' 49"E	39.47	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94	C28	39.94	75.00	30.52	S19° 53' 49"E	39.47	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	25.40	50.00	29.11	N33° 14' 16"W	25.13	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	41.74	50.00	47.83	N5° 14' 05"E	40.54	C30	157.21	100.00	90.07	S43° 10' 07"E	141.51	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C6	36.52	50.00	41.85	N30° 04' 37"E	35.71	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	44.53	50.00	51.03	S83° 29' 03"E	43.07	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.00	C33	49.06	50.00	56.22	N18° 12' 50"W	47.11	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 49' 35"W	35.33	C34	35.64	50.00	40.85	N30° 19' 01"E	34.89	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C35	35.89	50.00	41.13	N71° 18' 14"E	35.13	C61	80.19	50.00	91.80	S47° 07' 07"W	71.87
C11	16.16	25.00	37.05	N73° 16' 19"E	15.88	C36	9.65	25.00	22.12	N35° 15' 48"W	9.59	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	4.79	25.00	10.98	N49° 15' 32"E	4.78	C37	35.64	50.00	40.85	S67° 42' 32"E	34.89	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	47.41	50.00	54.33	N70° 53' 57"E	45.65	C38	35.64	50.00	40.85	S20° 51' 46"E	34.89	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	36.74	50.00	42.10	S19° 00' 20"E	35.92	C39	49.30	50.00	56.50	S21° 48' 32"W	47.33	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	41.15	50.00	47.16	S25° 37' 20"W	40.00	C40	9.50	25.00	21.76	S39° 13' 35"W	9.44	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C16	19.69	25.00	45.12	S20° 38' 19"W	19.18	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27	C42	78.54	50.00	29.00	N46° 43' 28"E	70.71	C68	120.28	75.00	91.80	S47° 07' 07"W	107.80
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36	C43	40.79	100.00	23.37	N13° 24' 36"E	40.51	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C19	39.27	25.00	89.92	S44° 06' 55"E	35.18	C44	94.53	100.00	51.87	N51° 01' 50"E	87.47	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C45	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	41.43	100.00	23.74	N14° 55' 27"E	41.13	C46	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	41.97	100.00	24.05	N38° 49' 00"E	41.67	C47	39.00	25.00	90.07	S43° 14' 25"E	35.38						
C23	41.97	100.00	24.05	N62° 51' 58"E	41.67	C48	39.24	25.00	89.93	S46° 45' 34"W	35.33						
C24	31.72	100.00	18.17	N83° 58' 30"E	31.58	C49	39.33	25.00	90.14	N43° 12' 13"W	35.40						
C25	27.85	75.00	21.28	S76° 17' 58"E	27.69	C50	39.21	25.00	89.86	N46° 47' 47"E	35.31						

**PLANNED UNIT DEVELOPMENT (PUD)
MIDLAND ROAD ESTATES**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



By affixing my seal and signature, I, William Cobitt R. Shoffner, 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 floodplain, according to the Federal Insurance Rate Map, panel #0125C036c, Dated: 06/05/2020.

CERTIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022

DEVELOPER: HAVEN'S DEVELOPMENT, LLC
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022

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.

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.

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Corbett R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 06/23/2023; 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.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission 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: _____
Signature: _____
Date of Execution: _____
Signature: _____

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER: HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
129 N. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: MIDLAND ROAD ESTATES

OPEN SPACE: 0.68 ACRES
TRACT A RETENTION: 0.49 ACRES
TRACT B GREEN SPACE: 1.20 ACRES
TRACT C GREEN SPACE: 0.60 ACRES
TRACT D RETENTION: 0.57 ACRES
TRACT E GREEN SPACE: 4.29 ACRES
TRACT F GREEN SPACE: 6.07 ACRES
TRACT G GREEN SPACE: 6.08 ACRES
TRACT H GREEN SPACE: 3.09 ACRES
TOTAL: 19.96 ACRES OR 11%

NUMBER OF LOTS: 232
EXISTING ZONING: R-15
PROPOSED ZONING: PUD
PROPOSED DENSITY: 385 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT: 20' OR AS SHOWN
REAR: 10' OR AS SHOWN
SIDE: 8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT: 10' OR AS SHOWN
REAR: 5' OR AS SHOWN
SIDE: 5' OR AS SHOWN

STREET RIGHT OF WAY: 50' OR AS SHOWN
STREET WIDTH: 26' TO 60'
LOT CORNERS SET 1/2" REBAR WITH CAP

FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

**PLANNED UNIT DEVELOPMENT (PUD)
MIDLAND ROAD ESTATES**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 06/23/2023
REVISIONS: _____
SHEET: 500

C.A.D. BY: BJOHNSON
CHECKED BY: _____
SCALE: 1" = 100'

DRAWING NUMBER:
23-0024