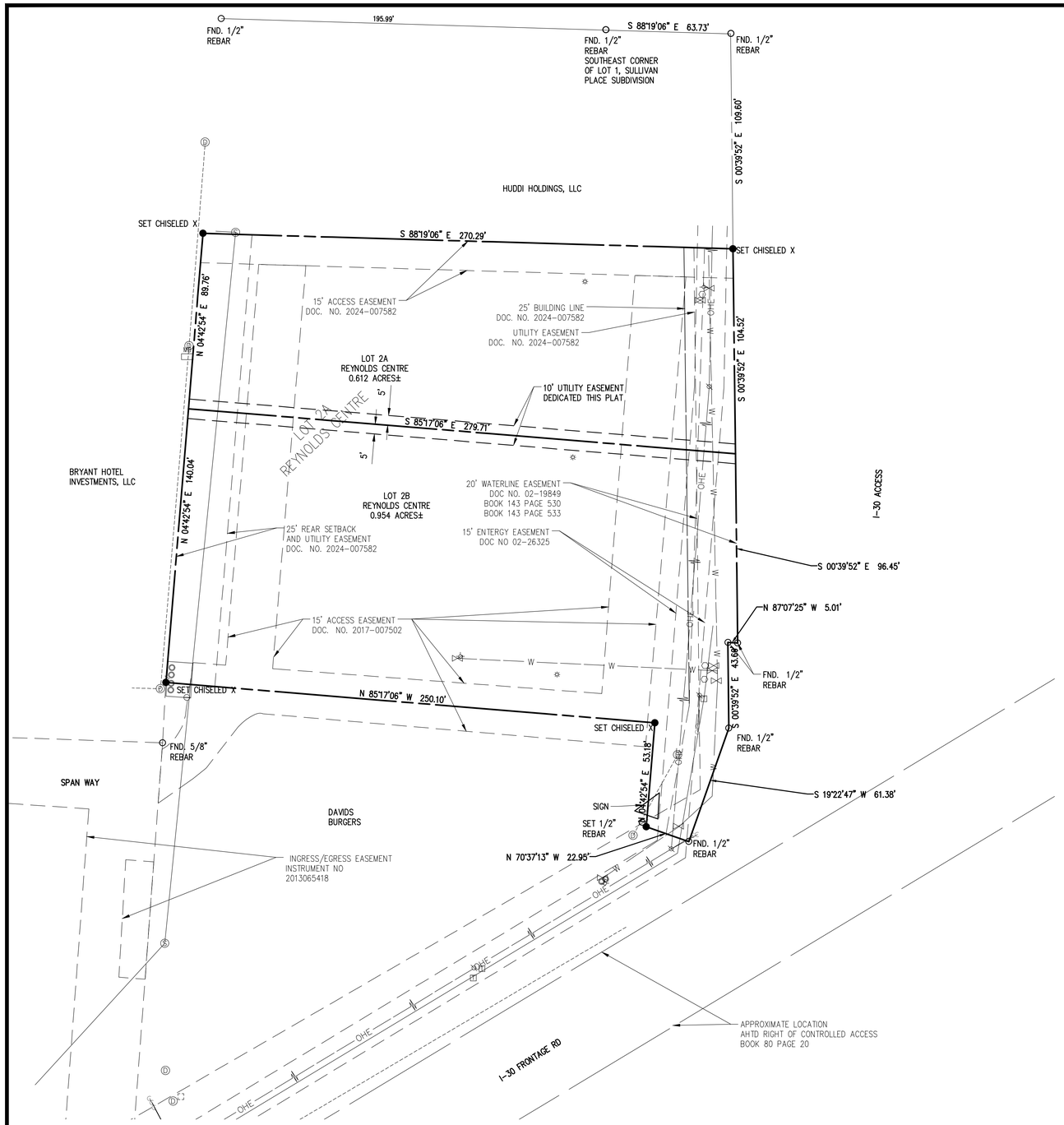


GENERAL NOTES:
1. 1/2" REBARS WITH CAP SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. ERROR OF CLOSURE EXCEEDS 1:30,000.
3. ALL UTILITY LOCATIONS ARE APPROXIMATE.

LOT 2A DESCRIPTION:

A PART OF LOT 2, REYNOLDS CENTRE, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 00°39'52" E A DISTANCE OF 104.52 FEET; THENCE N 85°17'06" W A DISTANCE OF 279.71 FEET; THENCE N 04°42'54" E A DISTANCE OF 89.76 FEET; THENCE S 88°19'06" E A DISTANCE OF 270.29 FEET TO THE POINT OF BEGINNING, CONTAINING 0.612 ACRES OR 26,667.31 SQ. FT. MORE OR LESS.

LOT 2B DESCRIPTION:

A PART OF LOT 2, REYNOLDS CENTRE, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 00°39'52" E A DISTANCE OF 104.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°39'52" E A DISTANCE OF 96.45 FEET; THENCE N 87°07'25" W A DISTANCE OF 5.01 FEET; THENCE S 00°39'52" E A DISTANCE OF 43.66 FEET; THENCE S 19°22'47" W A DISTANCE OF 61.38 FEET; THENCE N 70°37'13" W A DISTANCE OF 22.95 FEET; THENCE N 04°42'54" E A DISTANCE OF 53.18 FEET; THENCE N 85°17'06" W A DISTANCE OF 250.10 FEET; THENCE N 04°42'54" E A DISTANCE OF 140.04 FEET; THENCE S 85°17'06" E A DISTANCE OF 279.71 FEET TO THE POINT OF BEGINNING, CONTAINING 0.954 ACRES OR 41,574.78 SQ. FT. MORE OR LESS.

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 or do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

_____ _____
DATE OF EXECUTION — Terra Reynolds, LLC.

Source of Title 2025-005094

Current Zoning C3

CERTIFICATE OF RECORDING

This document, number_____, filed for record_____,

2015, in Plat Book_____, Page_____.

_____
Name(Clerk)

For Bill of Assurance see Deed Record Book_____, Page_____.

CERTIFICATE OF ENGINEERING ACCURACY

I, TRAVIS TOLLEY, 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 LOCATIONS, 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 — TRAVIS TOLLEY, REGISTERED PROFESSIONAL ENGINEER NO. 14054, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

I, JASON H. GRAYHAM, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND A COPY OF SAID BOUNDARY SURVEY HAS BEEN DULY FILED FOR RECORD AS REQUIRED.

_____ _____
DATE OF EXECUTION — JASON H. GRAYHAM, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1667, ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD _____ ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____ _____
DATE OF EXECUTION — NAME, BRYANT PLANNING COMMISSION

FLOOD PLAIN STATEMENT
NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 05125C0380E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JUNE 5, 2020.

OWNER/ DEVELOPER
TERRA REYNOLDS, LLC.

DATE OF SURVEY — AUGUST 7, 2025
ZONING — C3

ENGINEER/ SURVEYOR
CRAFTON, TULL & ASSOCIATES, INC.
10825 FINANCIAL CENTRE PKWY, SUITE 300
LITTLE ROCK, AR 72211
(501) 664-3245
(501) 664-6704 (FAX)

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14054 — TRAVIS A. TOLLEY

STATE OF ARKANSAS — REGISTERED PROFESSIONAL LAND SURVEYOR — NO. 1667 — SIGNATURE — JASON H. GRAYHAM

GRAPHIC SCALE IN FEET
30' 0 30'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS , -00° 16'47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

LEGEND (EXISTING SYMBOLS)

SYMBOLS: BENCHMARK; FOUND IRON PIPE/REBAR; PRIMARY CONTROL/SET MONUMENT; FOUND MONUMENT/ROW; AIR CONDITIONER; ARV AIR RELEASE VALVE; ELECTRIC BOX/PEDESTAL; ELECTRIC JUNCTION BOX; ELECTRIC METER; ELECTRIC TRANSFORMER; FDC FIRE DEPARTMENT CONNECTION; FH FIRE HYDRANT; GM GAS METER; GV GAS VALVE; GUARD POST; LP LIGHT POLE; PP POWER POLE; SANITARY MANHOLE; CO SANITARY SEWER CLEANOUT; SIGN; SPRINKLER HEAD; TELEPHONE PEDESTAL; TV PEDESTAL; WATER FAUCET; WM WATER METER; WV WATER VALVE; DOWN GUY; STORM SEWER MANHOLE; STORM SEWER PIPE; DROP/CURB INLET; GRATED INLET; TREE; TREE TO BE REMOVED

LINEWORK: EASEMENT; CURB; INTERMEDIATE CONTOUR (1206); INDEX CONTOUR (1205); SANITARY SEWER LINE (SPECIFY SIZE & TYPE) (SS); GAS LINE (G); WATER LINE (SPECIFY SIZE & TYPE) (W); UNDERGROUND TELEPHONE (UGT); UNDERGROUND ELECTRIC (UGE); OVERHEAD ELECTRIC (OHE); UNDERGROUND TELEVISION (UGTV); OVERHEAD TELEVISION (OHTV); CHAIN LINK FENCE; WOOD FENCE; BARBED WIRE FENCE; FIBER OPTIC (FO); RIGHT OF WAY; ROAD CENTERLINE

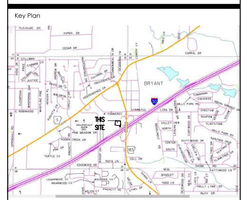
10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
501.664.3245 t 501.664.6704 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION: CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

LOT SPLIT OF LOT 2, REYNOLDS CENTRE ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

23140 I-30 NORTH
BRYANT, ARKANSAS

Key Plan



VICINITY MAP N.T.S.

No.	Description	Date

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PROJECT NO: 24303100
ISSUE DATE: 8/13/2025
CONTACT: J GRAYHAM
QC by: L SULLIVAN
QC Date: 8/13/2025

ISSUED FOR REVIEW

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

NOT FOR CONSTRUCTION · REVIEW SET

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DRAWING: C:\CAD\24303100 ZANDER\BRYAN WAREHOUSE\TUBS\SURVEY\DWG\24303100_SUR.DWG
LAYOUT: 24x36 ANSI D LANDSCAPE, 1:1 PLOT SCALE, 1:1 DRAWING SCALE
LAST PLOTTED BY: JASON GRAYHAM, 8/13/2025 10:06:40 AM