

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	53.41	525.00	5°49'43"	S0°51'36\"/>	53.39
C2	39.27	25.00	90°00'00"	N42°56'44\"/>	35.36
C3	19.68	25.00	45°00'25"	S69°30'04\"/>	19.18
C4	73.78	60.00	70°27'11"	S82°10'27\"/>	69.22
C5	44.73	60.00	42°42'42"	N41°14'37\"/>	43.70
C6	54.19	60.00	51°44'54"	N3°59'01\"/>	52.36
C7	59.35	60.00	56°40'14"	N69°11'25\"/>	56.96
C8	68.54	60.00	65°27'00"	S88°44'57\"/>	64.87
C9	27.02	25.00	61°55'17"	S56°59'66\"/>	25.72
C10	39.27	25.00	90°00'00"	N47°03'16\"/>	35.36
C11	45.97	475.00	5°32'40"	N0°43'04\"/>	45.95
C12	37.10	25.00	85°01'18"	N46°00'03\"/>	33.79
C13	45.28	175.00	14°53'29"	S84°02'33\"/>	45.36
C14	60.59	225.00	15°25'37"	S84°18'37\"/>	60.40
C15	60.59	75.00	0°18'00"	N87°49'35\"/>	60.39
C16	57.56	75.00	43°58'25"	N65°41'22\"/>	56.16
C17	57.66	75.00	44°02'55"	N21°40'42\"/>	56.25
C18	22.20	75.00	1°40'40"	N1°11'05\"/>	2.20
C19	23.55	25.00	53°58'05"	N24°57'37\"/>	22.60

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C21	71.40	60.00	68°10'48"	N17°51'16\"/>	67.26
C22	79.37	60.00	75°47'17"	N54°07'47\"/>	73.70
C23	95.10	60.00	90°49'03"	S42°34'03\"/>	85.46
C24	55.66	60.00	53°09'02"	S29°25'00\"/>	53.68
C25	23.55	25.00	53°58'05"	S29°00'28\"/>	22.60
C26	39.27	25.00	90°00'00"	S42°58'35\"/>	35.36
C27	39.27	25.00	90°00'00"	N47°01'25\"/>	35.36
C28	37.77	75.00	28°51'22"	N16°27'06\"/>	37.37
C29	67.85	75.00	51°56'05"	N56°47'50\"/>	65.56
C30	12.19	75.00	9°18'53"	N87°22'09\"/>	12.17
C31	39.27	25.00	90°00'00"	N47°01'25\"/>	35.36
C32	39.27	25.00	90°00'00"	N42°58'35\"/>	35.36
C33	45.28	175.00	14°49'34"	S84°30'38\"/>	45.16
C34	1.83	175.00	0°36'03"	S76°53'50\"/>	1.83
C35	54.22	225.00	13°48'24"	S83°30'00\"/>	54.09
C36	47.14	25.00	10°48'57"	S37°27'15\"/>	40.48
C37	2.87	475.00	0°20'48"	S16°41'03\"/>	2.87
C38	99.22	525.00	10°49'44"	N9°11'19\"/>	99.08

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC1	10°49'31"	S3°21'30"E 94.33	94.47	500.00
SC2	6°53'55"	S12°13'13"E 60.17	60.20	500.00
SC3	14°53'29"	N84°02'33"E 51.83	51.98	200.00
SC4	15°25'37"	N84°18'37"E 53.69	53.85	200.00
SC5	20°00'00"	S42°58'35"E 70.71	78.54	50.00
SC6	90°00'00"	N47°01'25"E 70.71	78.54	50.00

Line #	Direction	Length
L1	S2°03'16"W	9.99
L2	S88°30'42"E	59.77

PROPERTY DESCRIPTION:
 PART OF THE SW 1/4 SW 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, A FOUND ALUMINUM CAP; THENCE N02°02'25"E 1329.37' E ALONG THE WEST LINE OF SAID SW 1/4 SW 1/4 TO THE SOUTHWEST CORNER OF NW 1/4 SW 1/4, A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE S88°21'12"E 25.00' TO A FOUND 5/8" REBAR, BEING THE SOUTHWEST CORNER OF LOT 17, MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE ALONG THE WEST AND NORTH LINES OF MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE ALONG THE FOLLOWING COURSES: N02°09'16"E 472.45' TO A FOUND 5/8" REBAR, BEING THE NORTHWEST CORNER OF LOT 1, MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE S88°21'12"E 795.00' TO THE POINT OF BEGINNING; THENCE BEARING N02°02'47"E A DISTANCE OF 220.00'; THENCE BEARING S88°21'12"E A DISTANCE OF 140.39'; THENCE BEARING N02°15'39"E A DISTANCE OF 277.43'; THENCE S87°58'32"E 349.09' TO A SET 1/2" REBAR ON THE EAST LINE OF THE NW 1/4 SW 1/4; THENCE ALONG THE EAST LINE OF THE NW 1/4 SW 1/4, S01°26'19"W A DISTANCE OF 296.60' TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF THE OTWELL TRACT AS DESCRIBED IN SALINE COUNTY DEED BOOK 379, PAGE 448; THENCE ALONG THE SOUTH OF THE N/2 NE 1/4 SW 1/4 AND OTWELL AND ELLER TRACTS; THENCE S87°58'14"E 406.09' TO A FOUND 5/8" REBAR; THENCE ALONG THE SOUTH AND WEST LINE OF OAK MEADOWS SUBDIVISION AS DESCRIBED IN SALINE COUNTY BOOK 193, PAGE 38 FOR THE FOLLOWING COURSES: S87°58'35"E A DISTANCE OF 916.22' TO A FOUND 1/2" REBAR ON THE EAST LINE OF NE 1/2 SW 1/4 SECTION 10; THENCE ALONG THE EAST LINE OF NE 1/4 SW 1/4 SECTION 10; THENCE ALONG THE EAST LINE OF NE 1/4 SW 1/4 SECTION 10 TO A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF THE NE 1/4 SW 1/4; THENCE LEAVING THE WEST LINE OF OAK MEADOWS, ALONG THE SOUTH LINE OF THE NE 1/4 SW 1/4; N88°21'12"W 791.88' TO A POINT ON THE WEST LINE OF MAGNOLIA VILLAGE, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE LEAVING THE SOUTH LINE OF THE NE 1/4 SW 1/4 ALONG THE EAST AND NORTH LINES OF MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887 FOR THE FOLLOWING COURSES: N01°40'33"E A DISTANCE OF 191.46'; THENCE BEARING N87°58'35"W A DISTANCE OF 48.15'; THENCE BEARING N01°40'33"E A DISTANCE OF 122.99'; THENCE BEARING N87°57'47"W A DISTANCE OF 37.24'; THENCE BEARING N89°44'11"W A DISTANCE OF 217.82'; THENCE BEARING N01°40'33"E A DISTANCE OF 20.82'; THENCE BEARING N88°19'27"W A DISTANCE OF 352.00'; THENCE BEARING N86°34'41"W A DISTANCE OF 136.86'; THENCE BEARING N15°04'31"W A DISTANCE OF 32.65'; THENCE BEARING N84°15'03"W A DISTANCE OF 53.72'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 A DELTA ANGLE OF 10°49'44", AND WHOSE LONG CHORD BEARS N09°11'19"W A DISTANCE OF 99.08'; THENCE BEARING N88°21'09"W A DISTANCE OF 144.07'; THENCE N02°02'47"E A DISTANCE OF 5.00' TO THE POINT OF BEGINNING. CONTAINING 22.21 ACRES OR 967.341 ACRES.

- NOTES:**
1. DETENTION AREA AND GREEN SPACE WILL BE MAINTAINED BY AN IMPROVEMENT DISTRICT BEING SETUP BY ALAN KING OF IMPROVEMENT DISTRICTS INC.
 2. TRACT A AND B IS DESIGNATED AS A DRAINAGE AND UTILITY EASEMENTS.
 3. TRACT B IS DESIGNATED AS A DETENTION POND AREA
 4. NO FENCES TO BE CONSTRUCTED WHERE HATCHED. HATCHED AREA IS DRAINAGE AND UTILITY EASEMENT.

CITY OF BRYANT CERTIFICATIONS:

OWNER: Name: BULL DEVELOPMENT LLC, Address: P.O. BOX 908, BRYANT, AR 72089

DEVELOPER: Name: BULL DEVELOPMENT LLC, Address: P.O. BOX 908, BRYANT, AR 72089

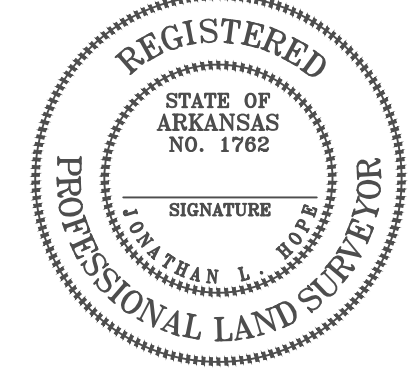
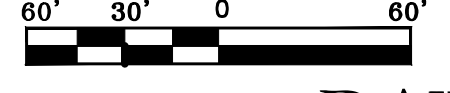
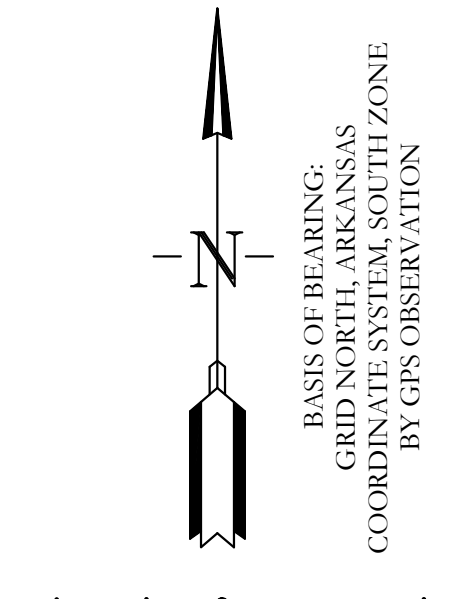
CERTIFICATE OF SURVEYING ACCURACY: I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot 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.

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.

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.

CERTIFICATE OF PROPERTY OWNERSHIP: I, _____ hereby certify that the deed records in the office of Circuit Clerk and Ex Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat.

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.



PRELIMINARY PLAT
DAWSON'S POINTE SUBDIVISION
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

- LEGEND**
- - Computed point
 - - Found monument
 - - Set #4 RB/Plas. Cap(SIP)
 - (M) - Measured
 - (R) - Record
 - (P) - Platted
 - ⊕ - Street Light
 - ⚡ - Fire Hydrant
 - ⊥ - Stop Sign

PROPERTY SPECIFICATIONS:

OWNER: BULL DEVELOPMENT LLC, P.O. BOX 908, BRYANT, AR 72089

DEVELOPER / SUBDIVIDER: BULL DEVELOPMENT LLC, P.O. BOX 908, BRYANT, AR 72089

ENGINEERS: HOPE CONSULTING INC., 117 S MARKET STREET, BENTON, AR 72015

NAME OF SUBDIVISION: DAWSON'S POINTE SUBDIVISION

ZONING CLASSIFICATION: PROPOSED R-1S

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2010 PAGE 4484

MIN. LOT SIZE: 7,500 SF.

NUMBER OF LOTS: 59

SOURCE OF WATER: CITY OF BRYANT

SOURCE OF SEWER: CITY OF BRYANT

SOURCE OF ELECTRIC ENERGY: SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS: FRONT - 25' OR AS SHOWN, REAR - 20' OR AS SHOWN, SIDE - 8' 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

STREET RIGHT OF WAY: 50' OR AS SHOWN

STREET WIDTH: 20' BOC TO BOC

LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING - SURVEYORS

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

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT, L.L.C.

PRELIMINARY PLAT
DAWSON'S POINTE SUBDIVISION
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 04-13-2016 **C.A.D. BY:** **DRAWING NUMBER:** 05-0570

REVISED: 06-07-2016 **CHECKED BY:** **SCALE:** 1" = 60'