

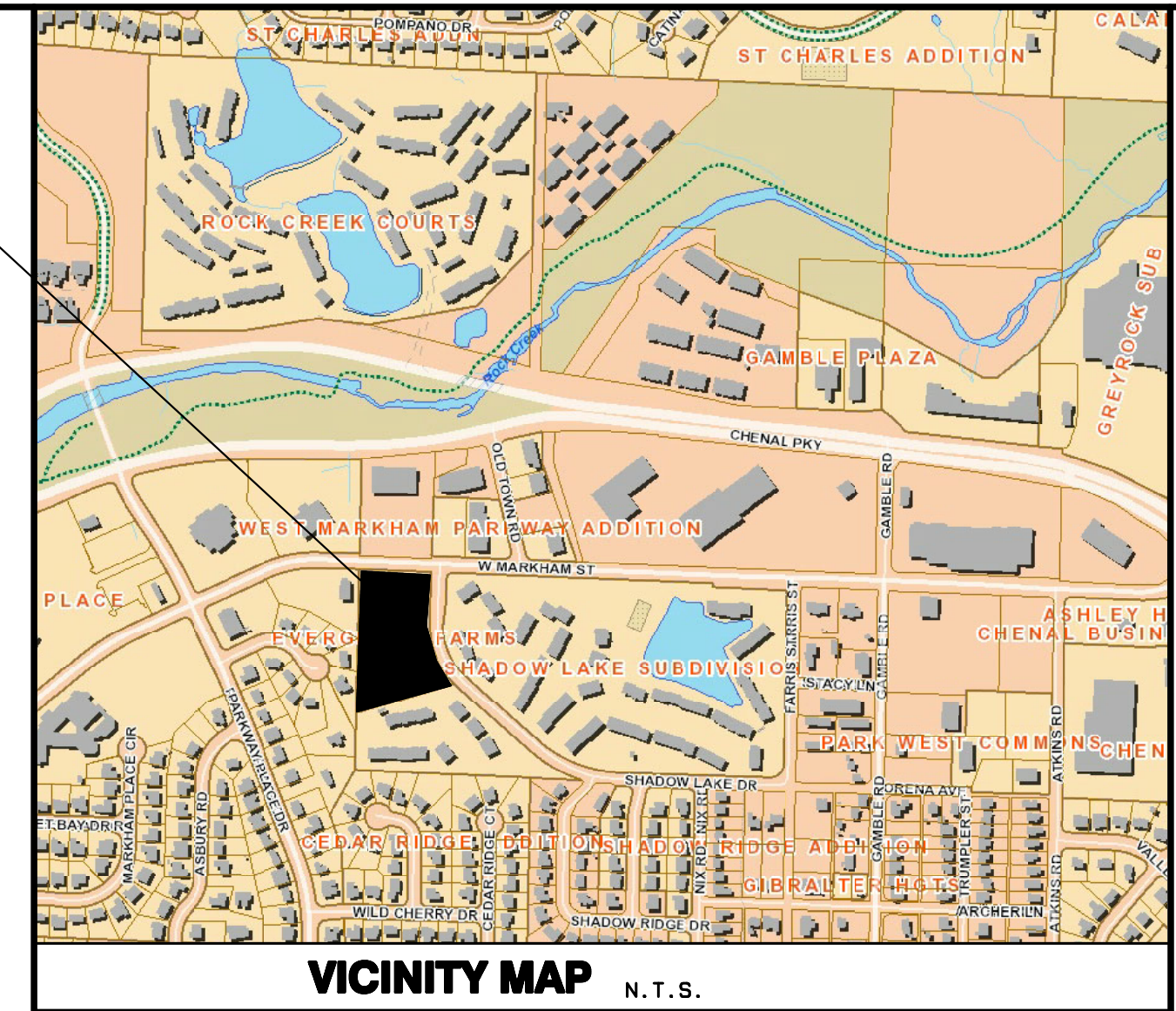
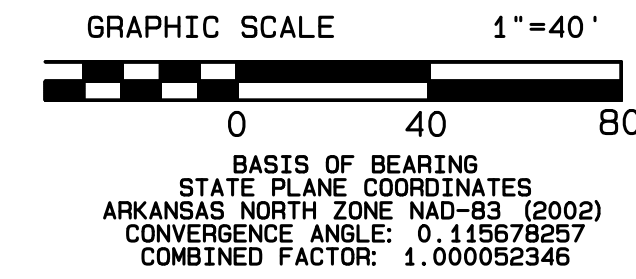
— W — W — W —

<p>ELEC: ENTERGY JEREMY HENDERSON 9 ENTERGY COURT LITTLE ROCK, AR, 72211 501-223-6125</p>	<p>WATER: CENTRAL ARKANSAS WATER JASON LOWDER 221 EAST CAPITOL AVENUE LITTLE ROCK, AR 72203 501-377-1245</p>
<p>GAS: CENTERPOINT ENERGY JONI BATES 2295 EAST ROOSEVELT ROAD LITTLE ROCK, AR 72206 501-377-4558</p>	<p>TELEPHONE: AT&T LOREN PAGE 820 LOCUST STREET CONWAY, AR 72034 501-218-5842</p>
<p>SEWER: LITTLE ROCK WAT. RECLAM. AUTH. VINCENT HUTH #11 CLEARWATER DRIVE LITTLE ROCK, AR 72211 501-376-2903</p>	<p>FIDELITY COMMUNICATIONS JIM MILLER 10041 MURPHY DRIVE HAWELLE, AR 72113 501-859-0384</p>

SE 1/4, NW 1/4, SECTION 5	3.238 ACRES
TOTAL	3.238 ACRES

CURRENTLY ZONED: 03
LOT AREA: MIN = 7000 SF
SET BACKS FRONT: 25 FT
SET BACKS SIDE: 10% AVG LOT WIDTH
SET BACKS REAR: 25 FT
BLOG HEIGHT: 45 FT
REQUIRED PARKING IS 108 SPACES (114 PROVIDED)

1. PROPERTY IS ZONED '03'. CONDITIONAL USE IS FOR R5 ZONING.
2. WATER WILL BE SUPPLIED BY CENTRAL ARKANSAS WATER.
3. WASTEWATER DISPOSAL WILL BE SUPPLIED BY LITTLE ROCK WASTEWATER.
4. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE, OR BURIAL SITE.
6. THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
7. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST MARKHAM & SHADOW LAKE DRIVE.
8. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
9. THE DUMPSITE ENCLOSURE WILL MATCH BUILDING DESIGN.



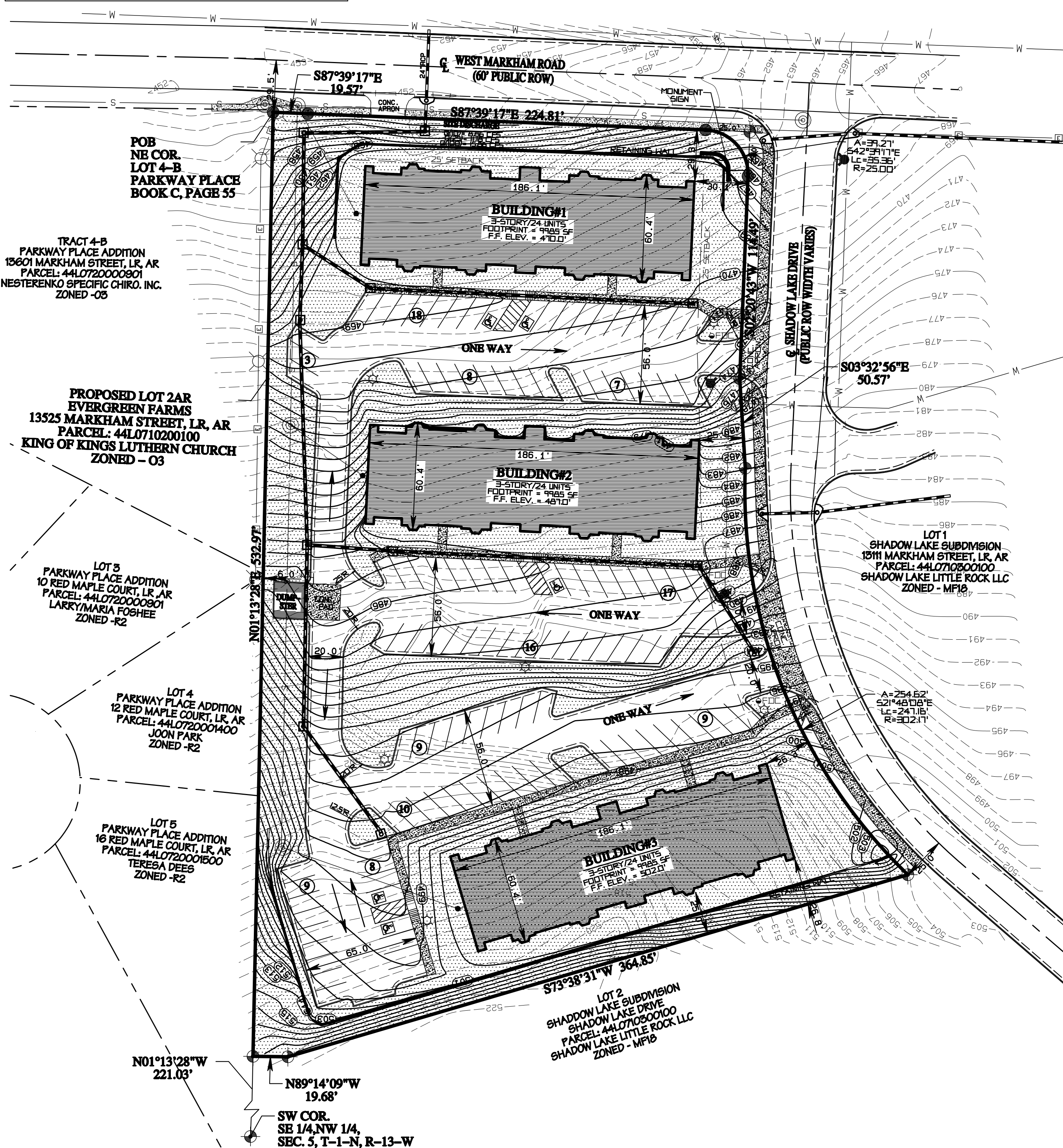
HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC



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Site Plan of PROP. Lot 2AR
Evergreen Farms
3.238 ACRES IN SE1/4, NW 1/4,
Section 5, T-1-N,R-13-W,
Little Rock, Pulaski Co., Ar.

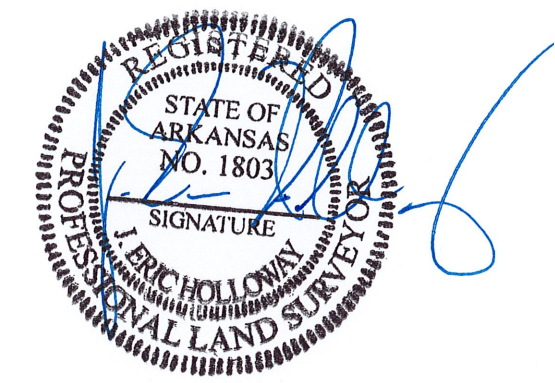
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checked: JEH			
date: 2/23/2021			
scale: AS NOTED			



SITE PLAN
OF
PROPOSED LOT 2AR
EVERGREEN FARMS
3.238 ACRES IN THE SE1/4, NW 1/4,
SECTION 5, T-1-N, R-13-W
LITTLE ROCK
PULASKI COUNTY, ARKANSAS
2/23/2021

Lands lying in the Southeast Quarter of the Northwest Quarter of Section 5, Township 1N, Range 13 West more particularly described as follows:

Beginning at the Northeast Corner of Lot 4-8 Parkway Place Subdivision filed for record Plat Book C 6097; thence South 89 degrees 14 minutes 09 seconds East 19.68 feet to a point on the West Right-of-Way of Markham Street; thence along said Right-of-Way South 87 degrees 39 minutes 17 seconds East 19.57 feet; thence South 87 degrees 39 minutes 17 seconds East 224.81 feet; thence leaving said South Right-of-Way along the North boundary of the NW 1/4 of Sec. 5, Twp. 1N., R. 13W., N.M. Co., Okla. by the following bearings and distances: thence South 89 degrees 39 minutes 17 seconds East 35.36 feet to a point on the West Right-of-Way of Shadow Lake Road; thence along said Right-of-Way South 89 degrees 39 minutes 17 seconds East 19.57 feet; thence South 03 degrees 32 minutes 56 seconds South 50.57 feet; thence along a curve to the left 254.52 feet having a radius of 302.17 feet and a chord bearing and distance of South 21 degrees 48 minutes 08 seconds East 116.16 feet; thence along the North boundary of the NW 1/4 of Sec. 5, Twp. 1N., R. 13W., N.M. Co., Okla. by the following bearings and distances: thence South 36 degrees 09 minutes 16 seconds West 364.85 feet; thence North 89 degrees 14 minutes 09 seconds West 19.68 feet to a half section corner on the NE 1/4 of Sec. 5, Twp. 1N., R. 13W., N.M. Co., Okla.; thence North 89 degrees 14 minutes 09 seconds East 532.97 feet to the point of beginning containing 3.238 acres more or less.



To: Hines Homes, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 7(a) (b)-(1) (c), 8-9, 10(a) 11, 16, and 20 of Table A thereof. The field work was completed on Jan. 16, 2021.

Date: _____

J. Eric Holloway, PLS
License Registration No.: 1803

THERE ARE NO PORTIONS OF THIS LOT INCLUDED AND WITHIN THE
100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE
RATE MAP #05119C03186, DATED JULY 6, 2015.

500-01N-13W-0-05-410-60-1803