



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

June 7, 2021

The Hon. Doug Curtis  
Saline County Clerk  
200 N. Main St.  
Benton, AR 72015

Re: City of Bryant Annexation Ordinance 2021-2

Dear Mr. Curtis,

This letter acknowledges receipt and filing of the following notice of municipal boundary change by the Office of the Arkansas Secretary of State:

Filing Type: Annexation pursuant to A.C.A §14-40-609 (petition of all landowners)

Effective Date: 2/25/21

County: Saline

City: Bryant

City Ordinance: 2021-2

Dated: 11/26/2021

County Court Order: CC 2020-4

Date Filed: 11/19/20

A file marked copy of the ordinance, court order and exhibits submitted to our Office are enclosed. By copy of this letter (and its enclosures), the Secretary of State hereby notifies the appropriate mapping authorities for Arkansas. Please retain these copies as official record of the filing of the municipal change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this filing, please do not hesitate to contact our Office at 501-683-3717.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shantell McGraw".

Shantell McGraw  
Elections Division

cc: Arkansas Geographic Information Systems Office (w/encl)  
Arkansas Department of Transportation Mapping Department (w/encl)  
Department of Finance and Administration (w/encl)  
Arkansas Public Service Commission (w/encl)  
Arkansas Economic Development Institute (w/encl)  
The Hon. Allen Scott, Mayor of Bryant (w/encl)  
Ashley Clancy, Bryant City Attorney (w/encl)



Arkansas Secretary of State  
John Thurston

Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

FILED  
SALINE COUNTY  
CLERK & COUNTY CLERK

2021 APR 22 AM 9:38

BY NR

Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

County: Saline City/Town: Bryant

City Ordinance/Resolution No: 2021-2 Date approved: January 26, 2021

County Court Case No: CC2020-4 Date Order Filed: 11.19.20

Type: Annexation by Petition of All Landowners ACA 14-40-609  
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 4/25/21 Set by:  Municipal Ordinance  Emergency Clause  Court  Default  
(Required by Act 655 of 2017)

For Circuit Court Challenge: Date Order Filed: \_\_\_\_\_  Upheld  Overturned  Other (attach explanation)

Please indicate which ward(s) the territory will be assigned to: \_\_\_\_\_  
(See A.C.A. § 14-40-203)

Initiating party:  
 All Landowners  Majority Landowners  Municipal Governing Body  State  Other \_\_\_\_\_

- Supporting Documentation attached (check all that apply):
- File marked copy of City Ordinance/Resolution (required)
  - File marked copy of County Court Order or certified annexation election results (required except for A.C.A. §14-40-501)
  - Copy of Arkansas GIS approved printed map and certification letter (required)
  - Proof of Publication for all Legal Notices (Include Hearing, Election, and City Ordinance/Resolution notices)
  - File marked copy of Petition Part (if applicable)
  - File marked copy of Complaint and final Circuit Court Order (Court Challenge only)

Municipal Contact:  
Name: Ashley Clancy Title: City Attorney  
Street Address: 210 SW Bro St  
City: Bryant St: AR Zip code: 72022

Complete one form per ordinance/resolution, attach it as a cover page to the supporting document set and submit to the County Clerk's Office within 45 days of the Effective Date as required by Act 655 of 2017

County Official:  
Signature: Doug Curtis by Nicole Knight Title: County Clerk  
Date: 4.22.21

Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documents within 30 days of receipt to: Arkansas Secretary of State, Attn: Municipal Boundary Filing, 500 Woodlane Ave Suite 256, Little Rock, AR 72201-1094

Office of the Arkansas Secretary of State use only  
Received by: [Signature]

FILED

JUN 07 2021

Rev. 2/2019

Arkansas Secretary of State

FILED  
SALINE COUNTY  
2021 APR 20 AM 8:46

Annexation  
Saratoga Subdivision  
Acceptance of Annexation

BY ML

**ORDINANCE NUMBER 2021 - 2**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRIORTY TO THE CITY OF BRYANT.**

**WHEREAS**, Thomas D.B. Collins, Ltd., filed a Petition with the County Court of Saline County, Arkansas, to annex certain property hereinafter described, to the City of Bryant, Saline County, Arkansas; and

**WHEREAS**, on November 19, 2020, Jeff Arey, County Judge of Saline County Arkansas, determined that said petition should be granted and that the property hereinafter described should be released from Saline County and annexed to the City of Bryant, Saline County, Arkansas.

**WHEREAS**, more than thirty (30) days have expired since entry of said order and the City of Bryant desires to accept said property into the City.

**BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;**

Section 1. That the property hereinafter described be annexed to and made a part of the City of Bryant, Saline County, Arkansas.

**TRACT 1 LEGAL DESCRIPTION**

**A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR; THENCE N85°53'52"W A DISTANCE OF 258.26 FEET TO A FOUND REBAR; THENCE N85°16'43"W A DISTANCE OF 1075.25 FEET TO A FOUND REBAR; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 127.30 FEET TO A FOUND PIPE; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS, S87°58'07"E A DISTANCE OF 543.90 FEET TO A FOUND REBAR; S87°56'47"E A DISTANCE OF 222.90 FEET TO A FOUND REBAR; AND S87°54'47"E A DISTANCE OF 561.45 FEET TO THE POINT OF BEGINNING; CONTAINING 4.83 ACRES (210,399 SQ. FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.**

**TRACT 2 LEGAL DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S2°09'25"W A DISTANCE OF 129.78 FEET TO A FOUND PIPE; THENCE N88°20'29"W A DISTANCE OF 1332.31 FEET TO A FOUND PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 198.24 FEET TO A FOUND REBAR; THENCE S85°16'43"E A DISTANCE OF 1075.25 FEET TO A FOUND REBAR; THENCE S85°53'52"E A DISTANCE OF 258.26 FEET TO THE POINT OF BEGINNING; CONTAINING 4.98 ACRES (216,990 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

The area to be annexed is to include all adjacent and abutting public streets and rights-of-way.

Section 2. That the hereinabove described property shall be annexed to and made a part of Ward 2 of the City of Bryant with a zoning designation of R-1.S and the same shall henceforth be a part of said ward as fully as existing part of said ward.

Passed and approved this January 26, 2021.

Attest:

  
Sue Ashcraft, City Clerk

Approved:

  
Mayor Allen E. Scott

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS  
NO. CC 2020-4

FILED  
SALINE COUNTY  
CLERK

2020 NOV 19 PM 2:29

IN THE MATTER OF ANNEXATION OF CERTAIN  
TERRITORY CONTIGUOUS TO THE CITY OF BRYANT, ARKANSAS

*JK*

**ORDER**

Comes for hearing the Petition of Thomas D.B. Collins, LTD, who is the one hundred percent (100%) property owner of portions of Section 7, Township 1 South, Range 14 West, asking that the following territory be annexed to the City of Bryant, Saline County, Arkansas, to-wit:

SURVEY AND LEGAL DESCRIPTION, SEE ATTACHED EXHIBITS "A" & "B"

After reviewing the documents and evidence, the Court finds:

1. That the Petition for Annexation and records have been reviewed for completeness and accuracy;
2. That no enclaves will be created by the annexation;
3. That said Petition contains a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and
4. That the annexing city shall annex any dedicated public roads and rights of way abutting or traversing the property to be annexed.

THEREFORE the Court hereby ORDERS, JUDGES, and DECREES that this Order and the Petition for Annexation be forwarded to the annexing city so that the annexing city may grant the Petition and accept the property for annexation.

*Jeff Arey*

\_\_\_\_\_  
Jeff Arey, Saline County Judge

11/19/20

\_\_\_\_\_  
Date

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS  
NO. CC 2020-4

FILED  
SALINE COUNTY  
CLERK

2020 NOV 19 PM 2:29

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TERRITORY CONTIGUOUS TO THE CITY OF BRYANT, ARKANSAS

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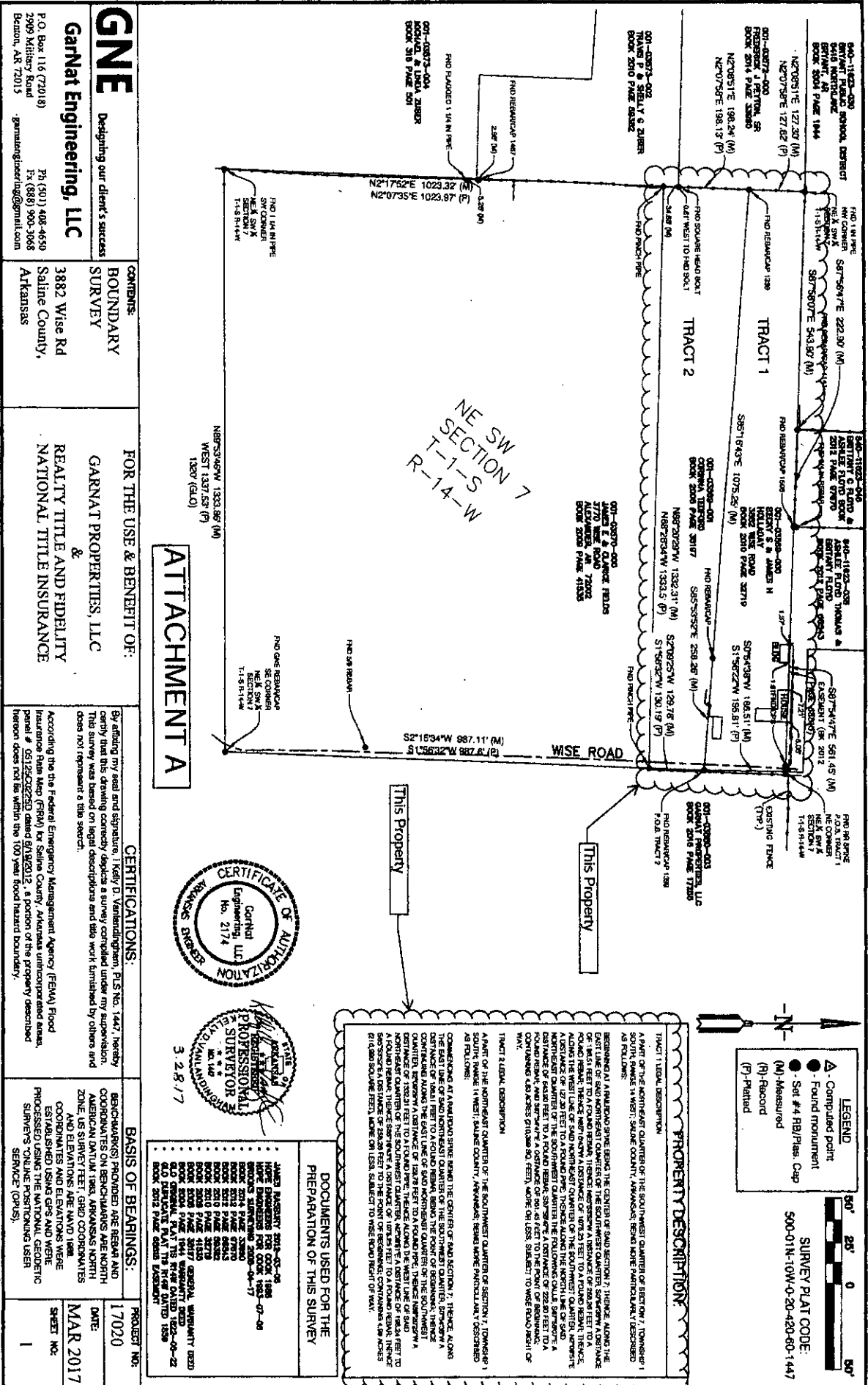
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*Jeff Arey*

Jeff Arey, Saline County Judge

11/19/20

Date



**GNE**  
 Designing our client's success  
**Garnat Engineering, LLC**  
 P.O. Box 116 (72018)  
 2999 Military Road  
 Benton, AR 72015  
 Ph (501) 408-4650  
 Fx (888) 960-3068  
 garnatengineering@gmail.com

**CONTENTS:**  
 BOUNDARY SURVEY  
 3882 Wise Rd  
 Saline County,  
 Arkansas

**FOR THE USE & BENEFIT OF:**  
 GARNAT PROPERTIES, LLC  
 &  
 REALTY TITLE AND FIDELITY NATIONAL TITLE INSURANCE

**CERTIFICATIONS:**  
 By entering my seal and signature, I, Kelly D. Vannandingham, P.L.S. No. 1447, hereby certify that this drawing correctly depicts a survey completed under my supervision. This survey was based on legal descriptions and data work furnished by others and does not represent a title search.

According to the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County, Arkansas unincorporated areas, parcel # 05125022253 dated 01/19/2012, a portion of the property described hereon does not lie within the 100 year flood hazard boundary.

**BASIS OF BEARINGS:**  
 BEARINGS/ANGLES PROVIDED ARE REBAY AND COORDINATES ON BEARINGS ARE NORTH AMERICAN DATUM 1983. ANGLES ARE NORTH ZONE. US SURVEY FEET. GRID COORDINATES ON AND ELEVATIONS ARE NAVD 83.

**PROJ. NO.:** 17020  
**DATE:** MAR 2017  
**SHEET NO.:** 1

**ATTACHMENT A**



**DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY**

- 1. JAMES MASSERTY 2014-02-08
- 2. HURD EMBERTSON 1985-07-08
- 3. BOOK 2014 PLAT 2380
- 4. BOOK 2014 PLAT 2380
- 5. BOOK 2014 PLAT 2380
- 6. BOOK 2014 PLAT 2380
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- 95. BOOK 2014 PLAT 2380
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- 98. BOOK 2014 PLAT 2380
- 99. BOOK 2014 PLAT 2380
- 100. BOOK 2014 PLAT 2380

**PROPERTY DESCRIPTION**

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**LEGEND**

- ▲ Computed point
- Found monument
- Set #4 BB/P/As. Cap
- (M) - Measured
- (R) - Record
- (P) - Plat

**SURVEY PLAT CODE:** 500-01-N-10W-0-20-420-80-1447

## EXHIBIT B

### Legal Description

#### TRACT 1 LEGAL DESCRIPTION

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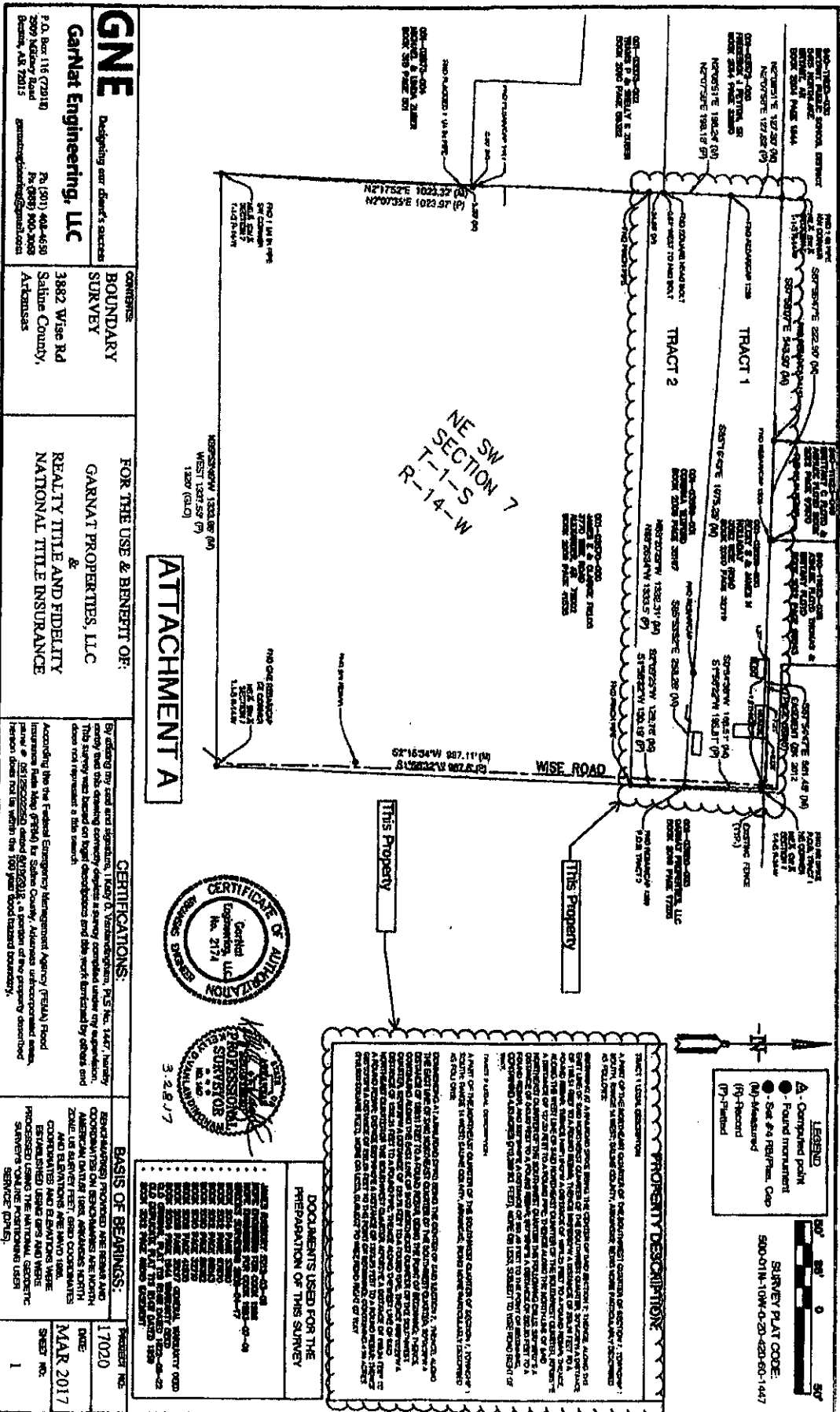
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NE SW  
SECTION 7  
T-1-S  
R-14-W

This Property

This Property

ATTACHMENT A



**LEGEND**

- Computed point
- Found monument
- Set #4 B/W/Plat. Cap
- (M)-Measured
- (P)-Record
- (F)-Field

SURVEY PLAT CODE:  
500-018-10W-0-20-420-60-1447

**PROPERTY DESCRIPTION**

TRACT 1: US 90 (SECTION 7) TRACT 1 (SECTION 7) TRACT 2 (SECTION 7) TRACT 3 (SECTION 7) TRACT 4 (SECTION 7) TRACT 5 (SECTION 7) TRACT 6 (SECTION 7) TRACT 7 (SECTION 7) TRACT 8 (SECTION 7) TRACT 9 (SECTION 7) TRACT 10 (SECTION 7) TRACT 11 (SECTION 7) TRACT 12 (SECTION 7) TRACT 13 (SECTION 7) TRACT 14 (SECTION 7) TRACT 15 (SECTION 7) TRACT 16 (SECTION 7) TRACT 17 (SECTION 7) TRACT 18 (SECTION 7) TRACT 19 (SECTION 7) TRACT 20 (SECTION 7)

**DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY**

- ALABAMA DEED BOOK 200-42-20
- ALABAMA DEED BOOK 200-42-21
- ALABAMA DEED BOOK 200-42-22
- ALABAMA DEED BOOK 200-42-23
- ALABAMA DEED BOOK 200-42-24
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- ALABAMA DEED BOOK 200-42-59
- ALABAMA DEED BOOK 200-42-60

**CERTIFICATIONS:**

By adding my seal and signature, I, Gary D. Vandenberg, P.S. No. 3247, hereby certify that this drawing complies with a survey conducted under my supervision. This survey was based on legal descriptions and the work furnished by others and does not represent a title search.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County, Alabama, unincorporated areas, and the National Flood Hazard Data (NFHD) for Saline County, Alabama, the property described herein does not lie within the 100 Year Flood Hazard Boundary.

**BASIS OF BEARINGS:**

BEARINGS PROVIDED ARE BASED ON THE NATIONAL GRID SYSTEM AND THE NATIONAL GEODETIC SURVEY SERVICE DATA.

BEARINGS AND DISTANCES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY SERVICE DATA.

**GNE**  
Designating our client's success  
**Garhart Engineering, LLC**

P.O. Box 115 (72010)  
3882 Wise Road  
Birmingham, AL 35205  
Phone: (205) 980-3028  
Fax: (205) 980-3029  
www.garhart-engineering.com

**BOUNDARY SURVEY**

3882 Wise Rd  
Saline County, AL

FOR THE USE & BENEFIT OF:

GARNAT PROPERTIES, LLC  
&  
REALTY TIME AND FIDELITY NATIONAL TITLE INSURANCE

**PRECEDENT NO.** 17020  
**DATE:** MAR 2017  
**SHEET NO.** 1

## EXHIBIT B

### Legal Description

#### TRACT 1 LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,  $S0^{\circ}54'38''W$  A DISTANCE OF 186.51 FEET TO A FOUND REBAR; THENCE  $N85^{\circ}53'52''W$  A DISTANCE OF 258.26 FEET TO A FOUND REBAR; THENCE  $N85^{\circ}16'43''W$  A DISTANCE OF 1075.25 FEET TO A FOUND REBAR; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,  $N2^{\circ}08'51''E$  A DISTANCE OF 127.30 FEET TO A FOUND PIPE; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS,  $S87^{\circ}58'07''E$  A DISTANCE OF 543.90 FEET TO A FOUND REBAR;  $S87^{\circ}56'47''E$  A DISTANCE OF 222.90 FEET TO A FOUND REBAR; AND  $S87^{\circ}54'47''E$  A DISTANCE OF 561.45 FEET TO THE POINT OF BEGINNING; CONTAINING 4.83 ACRES (210,399 SQ. FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

#### TRACT 2 LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,  $S0^{\circ}54'38''W$  A DISTANCE OF 186.51 FEET TO A FOUND REBAR, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,  $S2^{\circ}09'25''W$  A DISTANCE OF 129.78 FEET TO A FOUND PIPE; THENCE  $N88^{\circ}20'29''W$  A DISTANCE OF 1332.31 FEET TO A FOUND PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,  $N2^{\circ}08'51''E$  A DISTANCE OF 198.24 FEET TO A FOUND REBAR; THENCE  $S85^{\circ}16'43''E$  A DISTANCE OF 1075.25 FEET TO A FOUND REBAR; THENCE  $S85^{\circ}53'52''E$  A DISTANCE OF 258.26 FEET TO THE POINT OF BEGINNING; CONTAINING 4.98 ACRES (216,990 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS  
NO. CC 2020-4

FILED  
SALINE COUNTY  
CLERK & COUNTY CLERK

2021 APR 23 AM 10:51

IN THE MATTER OF ANNEXATION OF CERTAIN  
TERRITORY CONTIGUOUS TO THE CITY OF BRYANT, ARKANSAS

BY



FINAL ORDER

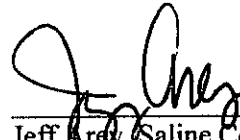
Comes for hearing the Petition of Thomas D.B. Collins, LTD, who is the one hundred percent (100%) property owner of portions of Section 7, Township 1 South, Range 14 West, asking that the following territory be annexed to the City of Bryant, Saline County, Arkansas, to-wit:

SURVEY AND LEGAL DESCRIPTION, SEE ATTACHED EXHIBITS "A" & "B"

After reviewing the documents and evidence, the Court finds:

1. That the requirements of Ark. Code Ann. § 14-140-609 have been complied with and the annexation is in all respects proper; and
2. The annexation is hereby confirmed;

THEREFORE the Court hereby ORDERS, JUDGES, and DECREES that this Annexation is proper and is confirmed.



Jeff Ardy, Saline County Judge

4/27/21

Date



## EXHIBIT B

### Legal Description

#### TRACT 1 LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**ARKANSAS  
GIS OFFICE**

**Department of Transformation  
and Shared Services**  
Governor Asa Hutchinson  
Secretary Amy Fecher  
Director Shelby Johnson

August 26, 2020

Mr. George Wooden  
Land Survey Manager PS #1573  
GarNat Engineering, LLC  
3825 Mount Carmel Road  
Bryant, AR 72022

RE: City of Bryant Annexation Coordination Requirement

Mr. Wooden,

Thank you for coordinating with our office as you seek to annex property into the City of Bryant, AR located in Section 7, Township 1 South, Range 14 West. This letter represents confirmation that you have properly coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> General Assembly.

Our office will wait completion of any additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after any appropriate filing by your County Clerk.

Thank you,

Jennifer Wheeler, GIS Analyst

Attachments:  
GIS Office Map of Proposed Annexation  
Legal Description  
Secretary of State Municipal Change Checklist

H:\City\_Annexations\Cities\Bryant\20200826\Doc\20200826\_Bryant\_Annexation\_Coordination\_Letter.docx

**ARKANSAS GIS OFFICE**  
1 Capitol Mall, Suite 6D • Little Rock, AR 72201 • 501.682.2767  
gis.arkansas.gov • transform.ar.gov



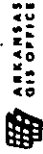
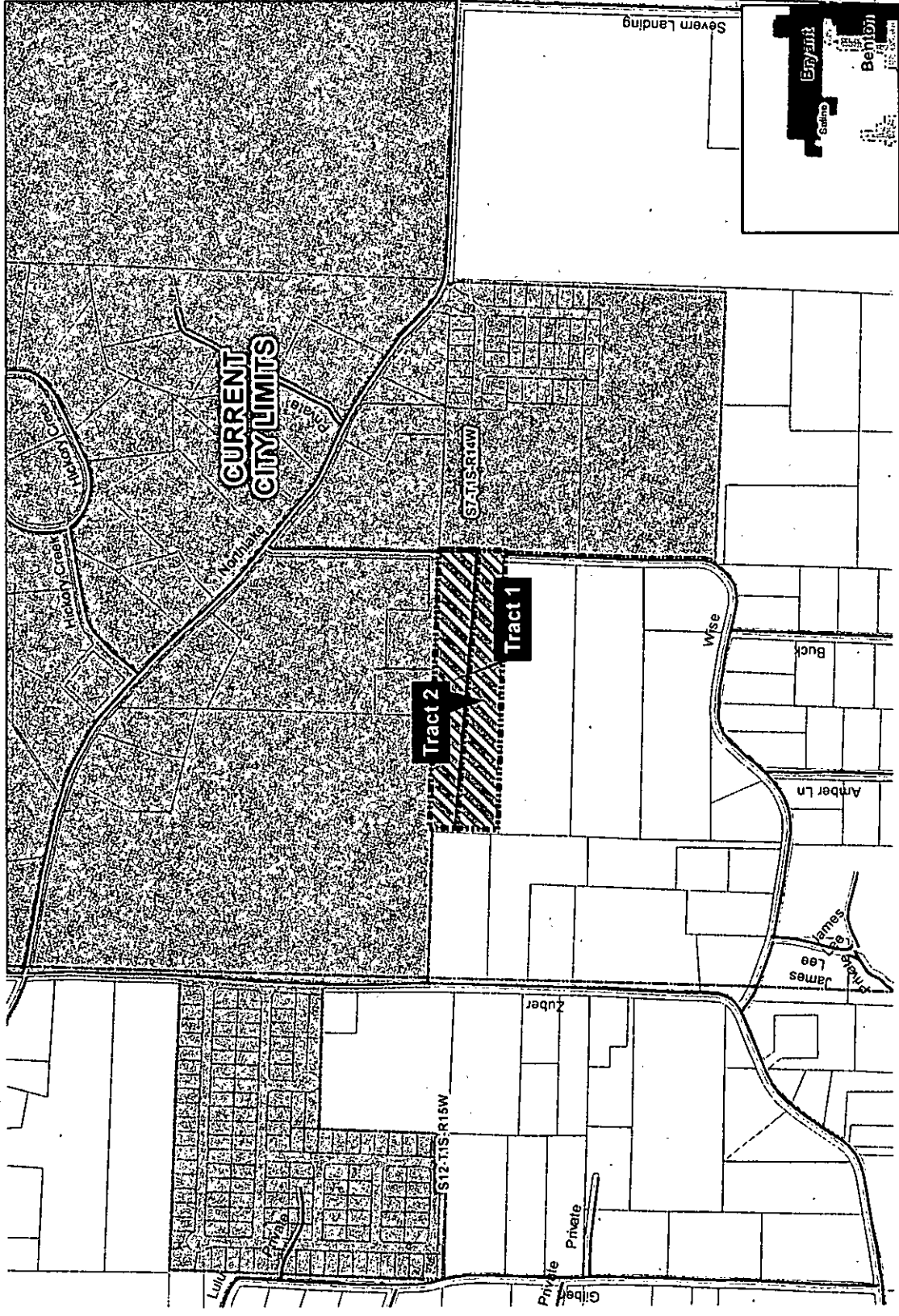
City: Bryant  
Mayor: Allen Scott

Arkansas Code 14-40-101.

Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

The map contained herein, is evidence; the entity has met requirements of A.C.A. 9-14 of 2015

Proposed Annex: City of Bryant  
August 2020



H:\City\_Annex\about\CityofBryant\2020080208