



ARKANSAS SECRETARY OF STATE

MARK MARTIN

January 5, 2018

The Honorable Sarah Smith
Garland County Clerk
501 Ouachita Ave, #301
Hot Springs, AR 71901

Re: City of Hot Springs Annexation Ordinance 6210

Dear Ms. Smith,

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

Filing Type: Annexation by petition pursuant to A.C.A § 14-40-602 (petition of a majority of landowners)

Effective Date: unknown

County: Garland

City: Hot Springs

City Ordinance: 6210

Dated: 09/19/2017

County Court Order: CC-2017-28

Filed: 05/18/2017 Honorable Rick Davis, Garland County Judge

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 boundary change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this pending filing, please contact our office at 501-682-3401.

Sincerely,

Cynthia Fisher
Arkansas Secretary of State Legal Division
500 Woodlane St, Room 256
Little Rock, AR 72201
501-682-3401

cc: Arkansas Geographic Information Systems Office (w/ encl)
Arkansas Highway and Transportation Department Mapping Department (w/ encl)
Department of Finance and Administration (w/encl)
Arkansas Public Service Commission (w/encl)
UALR Institution for Economic Advancement (w/encl)
Tom-Tom (w/encl)
Mr. Lance Spicer, Hot Springs City Clerk (w/encl)

enclosures





Arkansas Secretary of State

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

Municipal Boundary Change Checklist

County: Garland City/Town: Hot Springs

City Ordinance/Resolution No: 6210 Date approved: 09/19/2017

County Court Case No: CC 2017-28 Date Order Filed: 05/18/2017

Type: Annexation by Petition majority of Landowners A.C.A §14-40-602

Date Change Effective: _____ Set by: Municipal Ordinance Emergency Clause Court Default
(Required by Act 653 of 2017)

For Circuit Court Challenge: Date Order Filed: _____ Upheld Overturned Other *(attach explanation)*

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 island annexation)*
- Copy of Arkansas GIS Office 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: Mr. Lance Spicer Title: Hot Springs City Clerk

Street Address: 133 Convention Blvd

City: Hot Springs St: AR Zip code: 71901

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: _____ Title: _____

Date: _____

Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documentation 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: *Cynthia Fisher*

FILED

JUN 05 2018

Arkansas Secretary of State

Sarah Smith

Garland County & Probate Clerk
501 Ouachita Avenue, Room 103
Hot Springs, Arkansas 71901

December 18, 2017

Secretary of State
Shelly Roberts
State Capitol
500 Woodlane Ave., Room 25
Little Rock, AR 72201

Dear Ms. Roberts

Enclosed, you will find information related to completed annexations which occurred within Garland County in 2017. Should you need any further information, please contact our office at the number below.

Thank you



Leslie Kauffman
Chief Deputy Clerk
Garland County

Attachments

Garland County Court CC-17-28, Hot Springs Ordinance No. 17-6210
Garland County Court CC-17-89, Hot Springs Ordinance No. 17-6209
Garland County Court CC-17-90, Hot Springs Ordinance No. 17-6208
Garland County Court CC-17-100, Hot Springs Ordinance No. 17-6213

FILED

2017 NOV 29 PM 12 54

ORDINANCE NO. 6210

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY, LOCATED AT 305 OAK CREEK DRIVE, TO THE CITY OF HOT SPRINGS, ARKANSAS; MAKING SAME A PART OF THE CITY OF HOT SPRINGS; ASSIGNING SAID LANDS TO A ZONING DISTRICT; REVISING THE FUTURE LAND USE MAP; ASSIGNING SAID LANDS TO A BOARD DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, a Petition was filed with the County Clerk of Garland County, Arkansas, pursuant to Arkansas Code Annotated §14-40-601 *et seq.* by the majority of real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Hot Springs, Arkansas; and that

WHEREAS, on the 28th of March, 2017, the County Court of Garland County, Arkansas, found that the Petition was signed by a majority of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Hot Springs, Arkansas; that an accurate plat or map of said territory had been filed with and made a part of said Petition; that proper notice had been given for the time and in the manner prescribed by law, and that all things pertaining thereto had been done in the manner prescribed by law, and that said lands and territory should be annexed to and made a part of the City of Hot Springs, Arkansas; and that

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Hot Springs, Arkansas, as follows:

SECTION 1. That the following described lands and territory contiguous to and adjoining the City of Hot Springs, Arkansas, be and the same is hereby accepted as part of and annexed to and made a part of the City of Hot Springs, Arkansas:

A part of the SW1/4SW1/4 of Section 14, Township 2 South, Range 19 West, Garland County, Arkansas, being more particularly described as follows: BEGIN at the SW Corner of said SW1/4-SW1/4, said point being the POINT OF BEGINNING; then N03°25'47"E, a distance of 1,123.41'; then S78°16'38"E, a distance of 212.91'; then N65°49'24"E, a distance of 33.24'; then S40°04'37"E, a distance of 52.03'; thence southeasterly, a distance of 49.08' along a non tangent curve to the right of which the radius point lies S24°01'10"E a radius of 25.00', and having a central angle of 112°28'49"; then N88°27'39"E, a distance of 56.30'; thence southerly, a distance of 21.10' along a non tangent curve to the left of which the radius point lies S83°40'04"E a radius of 25.00', and having a central angle of 48°21'04"; then S42°01'07"E, a distance of 99.29'; then S87°20'17"E, a distance of 322.84'; then S80°50'33"E, a distance of 382.25'; then S17°08'00"W, a distance of 31.40'; then S72°52'00"E, a distance of 25.00'; then S17°08'00"W, a distance of 59.50'; then S49°50'59"W, a distance of 347.43'; then S23°58'03"W, a distance of 67.83'; then S46°08'15"W, a distance of 216.47'; then S43°51'45"E, a distance of 87.94'; then S36°18'13"E, a distance of 174.81'; then S45°00'00"W, a distance of 176.31'; then S89°46'52"W, a distance of 46.84'; then N45°32'07"W, a distance of 66.67'; then S44°53'21"W, a distance of 66.42'; then S89°46'52"W, a distance of 649.95' to the POINT OF BEGINNING. Containing 20.94 acres, more or less.

FILED

JAN 05 2018

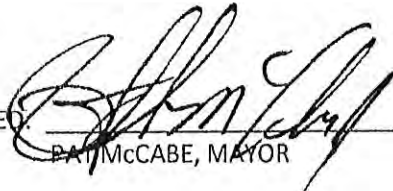
Arkansas
Secretary of State

SECTION 2. That the above-described territory shall be and is hereby zoned Rural Residential (R-1), and the zoning map as adopted by the Zoning Code is hereby amended to the extent necessary to designate this zoning classification.

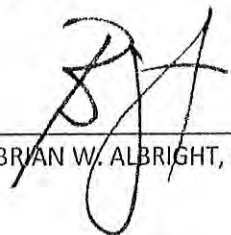
SECTION 3 Future development is subject to local, state, and federal requirements in effect at the time of development.

SECTION 4. That the above-described territory shall be made a part of District 1 of the City of Hot Springs, Arkansas, and the same shall, henceforth, be a part of said District as fully as the existing part of said District.

PASSED: September 19, 2017

APPROVED: 
PAT McCABE, MAYOR

ATTEST: 
LANCE SPICER, CITY CLERK

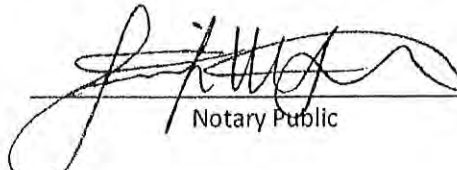
APPROVED AS TO LEGAL FORM: 
BRIAN W. ALBRIGHT, CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF GARLAND

SUBSCRIBED AND SWORN to before me this 19 day of September, 2017.


Notary Public

My Commission Expires:
12-01-2021

Jennifer M. Shryock
Comm. # 12385218
Notary Public- Arkansas
Union County
Exp Date: 12-01-2021

PRIVATE RD

COULD
COURT

OAKTREE LN

CLARENCE CT

PRIVATE RD

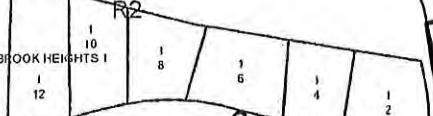
500

500

500

R2

OAKBROOK HEIGHTS I



OAK CREEK DR

500

500

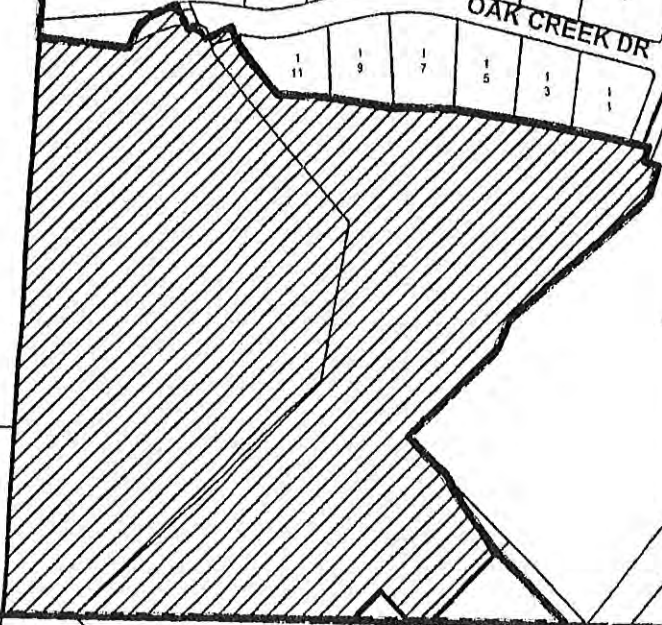
500

C4

500

500

PARK AVE



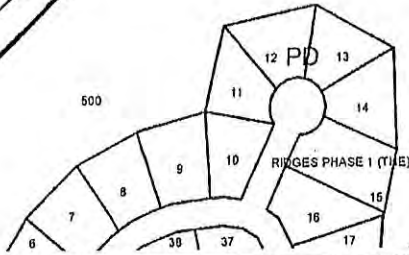
R1

500

500

R2

500



CITY OF HOT SPRINGS

PLANNING & DEVELOPMENT DEPARTMENT

GUERRERO ANNEXATION PARCEL # 3641 & 112922

09/19/2017

PARCEL LOCATION



SELECTED PARCEL

FILED

2017 NOV 29 PM 12 54

CERTIFICATE

I, Lance Spicer, City Clerk of the City of Hot Springs, Arkansas, do hereby
certify that the foregoing is a true and perfect copy of Ordinance No. 6210,
approved at the Regular Meeting of the City Board of Directors, at 7:00 o'clock p.m.
on the 19th day of September, 2017, and the same is now in full force and effect.

GIVEN under my hand and seal this 13th day of November, 2017.



LANCE SPICER, CITY CLERK

(SEAL)

IN THE GARLAND COUNTY COURT

IN THE MATTER OF ANNEXING TO
THE CITY OF HOT SPRINGS,
ARKANSAS, CERTAIN TERRITORY
CONTIGUOUS TO THE SAID CITY
OF HOT SPRINGS, ARKANSAS

FILED

2017 MAY 18 PM 12 30

CC-2017-28

SARAH J. SMITH
GARLAND COUNTY CLERK
BY 

DECREE OF ANNEXATION

ON THIS 28th day of March, 2017 there is presented to the Court by Gary Thomas Guerrero agent of the Petitioners, a Petition for Annexation of certain territory, hereinafter more particularly described, to the City of Hot Springs, Arkansas, and the Court being fully advised of the facts and the law, doth hereby find, judge and decree as follows:

The Court finds that the Petition was filed more than thirty (30) days prior to this date and that in said Petition the said Gary Thomas Guerrero was selected by the Petitioners to act on their behalf in filing and presenting the Petition. Notice of Hearing has been proven pursuant to *A.C.A. § 14-40-602*.

The Court doth find that a majority of the total number of real estate owners in the area affected by this Petition have signed said Petition and that such majority owns more than one-half (1/2) of the acreage affected.

The Court further finds that the territory sought to be annexed was accurately described in said Petition and that said territory is contiguous to the boundaries of the City of Hot Springs, Arkansas.

The Court further finds that attached to and made a part of said Petition is an accurate map of the territory sought to be annexed to the City of Hot Springs.

The Court further finds that the Prayer of the Petition is right and proper.

THEREFORE, the Court doth hereby ORDER, JUDGE and DECREE that the following described territory be and the same is hereby annexed to and made a part of the City of Hot Springs, Arkansas, to-wit:

FILED

JAN 05 2018

Arkansas
Secretary of State

A part of the SW1/4SW1/4 of Section 14, Township 2 South, Range 19 West, Garland County, Arkansas, being more particularly described as follows: BEGIN at the SW Corner of said SW1/4-SW1/4, said point being the POINT OF BEGINNING; then N03°25'47"E, a distance of 1,123.41'; then S78°16'38"E, a distance of 212.91'; then N65°49'24"E, a distance of 33.24'; then S40°04'37"E, a distance of 52.03'; thence southeasterly, a distance of 49.08' along a non tangent curve to the right of which the radius point lies S24°01'10"E a radius of 25.00', and having a central angle of 112°28'49"; then N88°27'39"E, a distance of 56.30'; thence southerly, a distance of 21.10' along a non tangent curve to the left of which the radius point lies S83°40'04"E a radius of 25.00', and having a central angle of 48°21'04"; then S42°01'07"E, a distance of 99.29'; then S87°20'17"E, a distance of 322.84'; then S80°50'33"E, a distance of 382.25'; then S17°08'00"W, a distance of 31.40'; then S72°52'00"E, a distance of 25.00'; then S17°08'00"W, a distance of 59.50'; then S49°50'59"W, a distance of 347.43'; then S23°58'03"W, a distance of 67.83'; then S46°08'15"W, a distance of 216.47'; then S43°51'45"E, a distance of 87.94'; then S36°18'13"E, a distance of 174.81'; then S45°00'00"W, a distance of 176.31'; then S89°46'52"W, a distance of 46.84'; then N45°32'07"W, a distance of 66.67'; then S44°53'21"W, a distance of 66.42'; then S89°46'52"W, a distance of 649.95' to the POINT OF BEGINNING. Containing 20.94 acres, more or less.

The Court doth further order that the original papers in this cause be delivered to the Clerk of Garland County, Arkansas, same to be properly recorded upon the records of Garland County, Arkansas, and the Clerk, after properly recording and filing the original papers, prepare transcripts of same; that one of the certified transcripts be delivered to the City of Hot Springs, Arkansas, one copy to the Secretary of State, and one copy to the Director of the Tax Division of the Arkansas Public Service Commission.

IT IS SO ORDERED.



HONORABLE RICK DAVIS
Garland County Judge

DATE 5-18-17



**ARKANSAS
GIS OFFICE**

June 19, 2017

Mrs. Jennifer Shryock
City of Hot Springs - Deputy City Clerk
133 Convention Blvd.
Hot Springs, AR 71901

RE: City of Hot Springs Annexation Coordination Requirement

Ms. Shryock,

Thank you for coordinating with our office as you seek to annex property into the City of Hot Springs, AR case number CC-2017-28 and two parcels described as 3642 and 3644. 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 90th 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
/jjw

FILED

JAN 05 2018

Arkansas
Secretary of State

Attachments:
GIS Office Map of Proposed Annexation
Secretary of State Municipal Change Checklist
Guerrero Legal Description
Irwin Annex Parcel 3644
Meridith Annex Parcel 3642

H:\City_Annexations\Templates\Folder Structure\Doc\20170619_HotSprings_Annexation_Coordination_Letter.docx

Proposed Annex: City of Hot Springs CC-2017-28, Parcel 3642, and Parcel 3644
June 2017

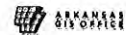
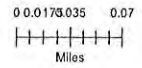
City: Hot Springs
Mayor: Pat McCabe

Arkansas Code 14-40-101.

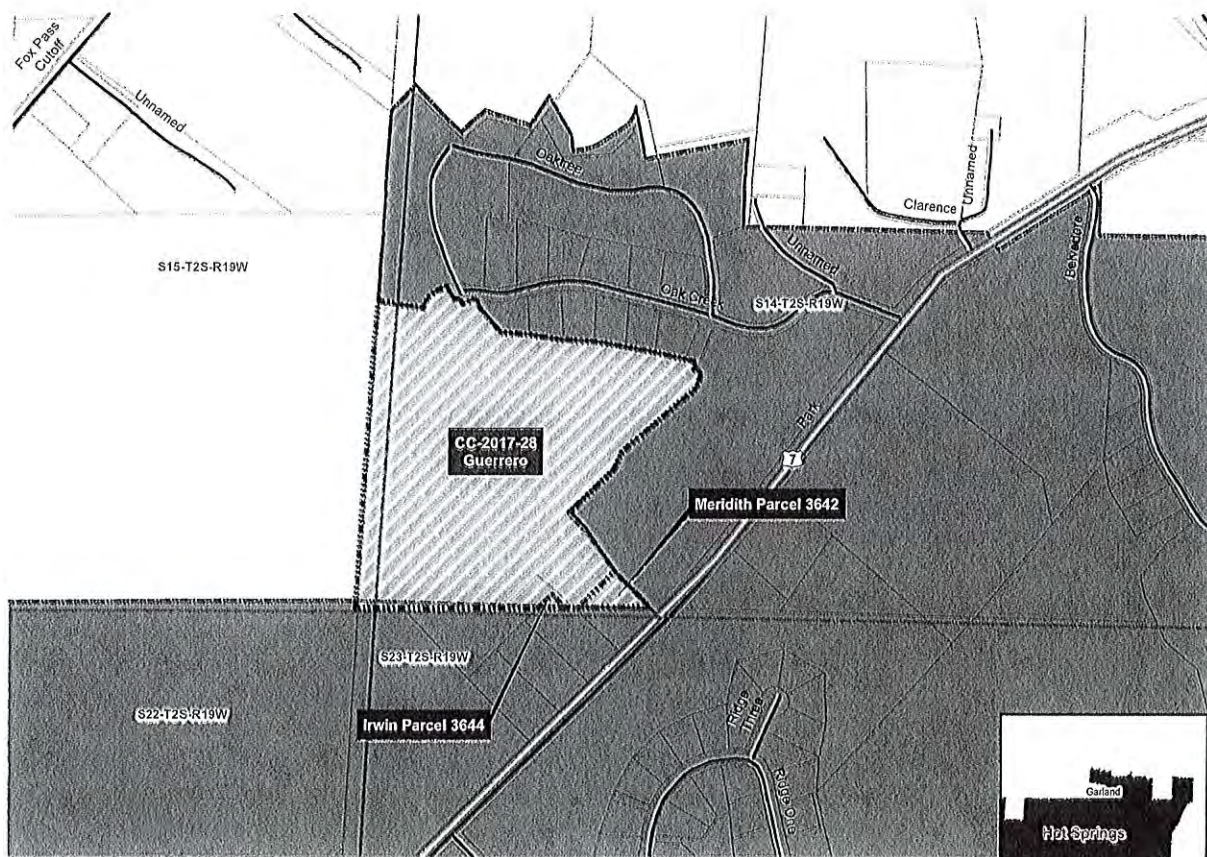
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment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

The map contained herein, in evidence, the entity has met requirements of Act 914 of 2015.

- Proposed Annex
- Sections
- Parcels
- Highway
- Minor Road
- Existing City
- Neighboring City
- County Boundary



H:\City_Annexations\Cities\Hot_Spring\20170619\



FILED
JAN 05 2018
Arkansas
Secretary of State

FILED

2017 FEB -7 PM 2:18

RECEIVED
JAN 27 2017
BY: *W*

N THE GARLAND COUNTY COURT

IN THE MATTER OF ANNEXING TO
THE CITY OF HOT SPRINGS,
ARKANSAS, CERTAIN TERRITORY
CONTIGUOUS TO THE SAID CITY
OF HOT SPRINGS, ARKANSAS

GARLAND COUNTY CLERK
V. Behr

CC-17-28

PETITION

WE, as property owners of the following described area, do hereby petition the County Court of Garland County, Arkansas, to annex the following lands to the City of Hot Springs, Arkansas. We further state that the petition is signed by a majority of the real estate owners owning more than one-half of the acreage in said area, and do further by our petition appoint Gary T. (Tom) Guesyero to act on behalf of the petitioners in presenting this matter to the Court.

(Insert Description of the area to be annexed to the City of Hot Springs, Arkansas)

PROPERTY OWNER'S SIGNATURES

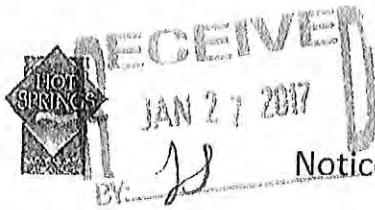
Tom Guesyero

FILED

JAN 05 2018

Arkansas
Secretary of State

SCANNED



City of Hot Springs

Received by: JJ
Date of Meeting: 1-27-17
Status: _____

BY: JJ Notice of Proposed Voluntary Annexation

Property Owners* desiring to annex into the City of Hot Springs must first schedule a meeting with the Office of the City Clerk by calling (501) 321-6805. Once scheduled, bring this Notice of Proposed Voluntary Annexation Form, a map with the legal description of the proposed area to be annexed and proof of ownership.

Property Owner: The G Group, LLC

Address: 219 Ridge One Circle Hot Springs AR 71901
Street State Zip

Telephone #: 501 282 5926 501 321-4230
Primary Number Secondary Number

E-mail Address: tommygtuna@yahoo.es

Property Address for this proposed Voluntary Annexation or a description of the general location of the property if an address has not been assigned: 305 Oak Creek Dr. Hot Springs AR

Legal Description (attach if lengthy): attached

Proposed Zone District: _____

*The next step in this process is Petition Preparation. Interested Property Owners prepare a petition with legal description of area to be annexed. The petition must be signed by a majority of real estate owners who own more than one-half (1/2) of the acreage affected. (The petition must be signed by a majority in both number of owners and ownership of acreage).

Applicant: The G Group, LLC (Gary T. Guerrero)

Telephone #: 501 282 5926
Primary Number Secondary Number

E-mail Address: tommygtuna@yahoo.es

Signature: Tommygtuna 1-26-2017
Date



RECEIVED
JAN 27 2017

BY: JD

INITIAL ZONING OF ANNEXED LAND APPLICATION
SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL INFORMATION

Project Name: _____

Address/Location of Property: see attached.

Description of actual on-going uses on the property: none vacant land,
home to be built

Zoning Classification Requested: R-1.

Applicant/Agent

Property Owner (If different)

Name: Gay T. (Tom) Guerrero

Name: The G Group LLC

Address: 219 Ridge One Circle

Address: same

City, St, Zip: Hot Springs AR

City, St, Zip: _____

Telephone: 501 2825926

Telephone: _____

Email: tommygtuna@yahoo.es

Email: _____

[Signature]
Applicant Signature

[Signature]
Owner Signature

TOM GUERRERO
Printed Name

Tom Guerrero
Printed Name

Date: 1-26-2017

Date: 1-26-2017

PROPERTY OWNER CERTIFICATION: I(we) hereby certify that I(we) are the owner(s) of the property for which this application is being made and I(we) concur with the applicant's request as described herein.

Initial Zoning projects will require a Planning Commission public hearing and it is vitally important to you as an applicant to provide a fully complete and accurate submittal prior to the Planning Commission Submittal Deadline Date. Public hearing advertising and notification requirements dictate that the Planning Commission Submittal Deadline Date cannot be extended for any reason. Incomplete or inaccurate submittals cannot be scheduled for Planning Commission consideration and approval of your project will be delayed. It is our goal to assist you in making your project a success in a timely manner. If you have any questions or concerns do not hesitate to call us. Rick Stauder 501-321-6872 or Jeff Griffin 501-321-6651.

RECEIVED
JAN 27 2017
BY: [Signature]
002

STATE OF ARKANSAS



Charlie Daniels
SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, Charlie Daniels, Secretary of State of Arkansas, do hereby certify that the following and hereto attached instrument of writing is a true and perfect copy of

Articles of Organization

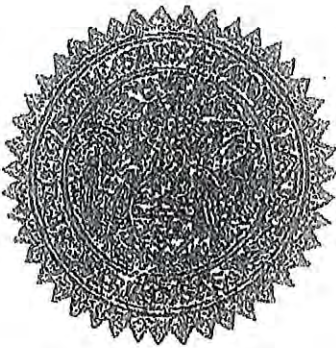
of

THE G GROUP, LLC

filed in this office

August 5, 2004

In Testimony Whereof, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 5th day of August 2004.



Charlie Daniels
Secretary of State

RECEIVED
JAN 27 2017
BY _____

The undersigned authorized manager or member or person forming this Limited Liability Company under the Small Business Entity Tax Pass Through Act, Act 1003 of 1993, adopts the following Articles of Organization of such Limited Liability Company:

First: The Name of the Limited Liability Company is:

The O Group, LLC

Must contain the words "Limited Liability Company," "Limited Company," or the abbreviation "L.L.C.," "L.C.," "LLC," or "LC." The word "Limited" may be abbreviated as "Ltd.", and the "Company" may be abbreviated as "Co." Companies which perform Professional Service MUST additionally contain the words "Professional Limited Liability Company," "Professional Limited Company," or the abbreviations "P.L.L.C.," "P.L.C.," "PLLC," or "PLC" and may not contain the name of the person who is not a member except that of a deceased member. The word "Limited" may be abbreviated as "Ltd." and the word "Company" may be abbreviated as "Co."

Second: Address of registered office of the Limited Liability Company which may be, but need not be, the place of business shall be:

Street Address: 219 Ridge One Circle
City: Hot Springs
State: AR ZIP: 71901-

Third: The name of the registered agent and the physical business address of said agent shall be:

Name: Gary Thomas "Tom" Guerrero
Street Address: 219 Ridge One Circle
City: Hot Springs
State: AR ZIP: 71901-

Fourth: IF THE MANAGEMENT OF THIS COMPANY IS VESTED IN A MANAGER OR MANAGERS, A STATEMENT TO THAT EFFECT MUST BE INCLUDED IN THE SPACE PROVIDED OR BY ATTACHMENT:

Management of the Company will be vested in Gary Thomas "Tom" Guerrero.

The Name of the person(s) authorized to execute this document:

Name 1: John T. Vines, attorney for company
Name 2:
Name 3:

Signature of authorized manager, member or person forming this Company:

08/12/03 THU 17:17 FAX 15016246883

W. S. S. & C. ATYS



@004

John T. Vines, attorney for company

RECEIVED
JAN 27 2017

General Addendum



Copyright
2017
Arkansas
REALTORS®
Association

Page 1 of 2

Form Serial Number: 010067-300148-5296600

Regarding the Contract/Agreement (Form Serial Number 012909-200148-4343187),
dated (month) January (day) 24, (year) 2017, between Buyer/Lessee,
_____, and Seller/Lessor,
_____, covering the
real property known as Address of property to be confirmed upon receipt of new survey.

(the "Property"), the undersigned Buyer/Lessee and Seller/Lessor, in consideration for the covenants, agreements and promises made below and other good and valuable consideration, receipt and sufficiency being acknowledged, agree as follows:

This addendum to the contract reference above grants permission to Tom Guerrero, managing partner of The G Group LLC to make application to the City of Hot Springs Arkansas for the purpose of annexing the 10 acre portion that includes the portion of ROW that is currently outside the city limits for the sole purpose of providing utilities to the property per contract # 012909-200148-4343187.

JAN 27 2017
BY: *[Signature]*

General Addendum



Copyright
2017
Arkansas
REALTORS®
Association

Page 2 of 2

This General Addendum, upon its execution by both parties, incorporates by reference all provisions of the above-referenced Real Estate Contract/Agreement not expressly modified herein. This General Addendum may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same.

EXPIRATION: This General Addendum shall not be effective unless signed by Buyer/Lessee and Seller/Lessor on on before (month) January (day) 25, (year) 2017, at 5:00 (a.m.) (p.m.).

THIS IS A LEGALLY BINDING AGREEMENT WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2017.

FORM SERIAL NUMBER: 010067-300140-5296600

The above General Addendum is executed on (month) January (day) 24, (year) 2017, at 4:30 (a.m.) (p.m.).

Keller Williams Realty

Selling Firm

1/24/2017 10:58 PM ES

Signature: Karl F Freeman

Signature: [Signature]

Printed Name: Karl F. Freeman
Principal or Executive Broker

Printed Name: Thomas Johnson
Buyer/Lessee

Signature: Stephen Woodham

Signature: _____

Printed Name: Stephen Woodham
Selling Agent

Printed Name: _____
Buyer/Lessee

The above General Addendum is executed on (month) _____ (day) _____, (year) _____, at _____ (a.m.) (p.m.).

Listing Firm

1/25/2017 8:54 AM CST

Signature: _____

Signature: Tom Guerrero

Printed Name: _____
Principal or Executive Broker

Printed Name: Tom Guerrero, The G Group LLC.
Seller/Lessor

Signature: _____

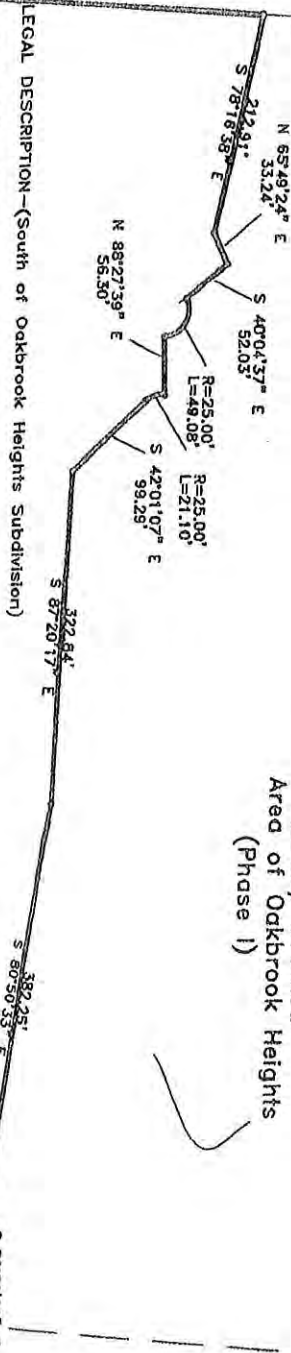
Signature: _____

Printed Name: _____
Listing Agent

Printed Name: _____
Seller/Lessor

NW-SW S14,2S,19W
SW-SW S14,2S,19W

Previously Annexed
Area of Oakbrook Heights
(Phase I)



LEGAL DESCRIPTION--(South of Oakbrook Heights Subdivision)

A part of the SW1/4SW1/4 of Section 14, Township 2 South, Range 19 West, Garland County, Arkansas, being more particularly described as follows: BEGIN at the SW Corner of said SW1/4-SW1/4, said point being the POINT OF BEGINNING; then N03°25'47"E, a distance of 1,123.41'; then S78°16'38"E, a distance of 212.91'; then N65°49'24"E, a distance of 33.24'; then S40°04'37"E, a distance of 52.03'; then S42°01'07"E, a distance of 99.29'; then N88°27'39"E, a distance of 56.30'; then S82°20'17"E, a distance of 322.84'; then S80°50'33"E, a distance of 382.25'; then S17°08'00"W, a distance of 31.40'; then S72°52'00"E, a distance of 25.00'; then S49°50'59"W, a distance of 347.43'; then S46°08'15"W, a distance of 216.47'; then S36°18'13"E, a distance of 174.81'; then S45°00'00"W, a distance of 176.31'; then S89°46'52"W, a distance of 46.84'; then S44°53'21"W, a distance of 66.42'; then S89°45'52"W, a distance of 649.95'; to the POINT OF BEGINNING. Containing 20.94 acres, more or less.

Previously Annexed
Area of Oakbrook Heights
(Commercial)



SW-SW
S14,2S,19W

SW Corner

Annexation Map & Descriptions

RECEIVED
JAN 27 2017

1123.41'

N 3°25'47" E

I, Debe Johnson

Manager, of The Sentinel-Record a newspaper of general circulation published, and

having bonafide circulation in Hot Springs, Garland County, Arkansas, hereby certify that the legal notice hereto attached was published in said newspaper for 3 consecutive insertions and that the

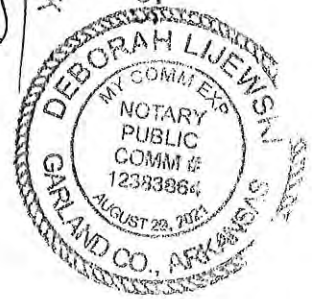
First insertion was on the 28th Day of February A.D. 2017
 Second insertion was 7th Day of March A.D. 2017
 Third insertion was 14th Day of March A.D. 2017
 Fourth insertion was _____ Day of _____ A.D. _____
 Fifth insertion was _____ Day of _____ A.D. _____
 And the last insertion was on the 14th Day of March A.D. 2017

Debe Johnson
 Manager

FILED

and subscribed before me on this 20th day of March A.D. 2017

Deborah Ljewski



LEGAL NOTICE

NOTICE is hereby given that there has been filed in the County Court of Garland County, Arkansas, a Petition asking for the annexation to the City of Hot Springs of the following described lands, 305 Oak Creek Drive, situated in Garland County, Arkansas, and contiguous to said city:

A part of the SW1/4 SW1/4 of Section 14, Township 2 South, Range 19 West, Garland County, Arkansas, being more particularly described as follows: BEGIN at the SW Corner of said SW1/4-SW1/4, said point being the POINT OF BEGINNING; then N 03°25'47" E, a distance of 1,123.41'; then S 78°16'38" E, a distance of 212.91'; then N 65°49'24" E, a distance of 33.24'; then S 40°04'37" E, a distance of 52.03'; thence southeasterly, a distance of 49.08' along a non tangent curve to the right of which the radius point lies S 24°01'10" E a radius of 25.00', and having a central angle of 112°28'49"; then N 88°27'39" E, a distance of 56.30'; thence southerly, a distance of 21.10' along a non tangent curve to the left of which the radius point lies S 83°40'04" E a radius of 25.00', and having a central angle of 49°21'04"; then S 42°01'07" E, a distance of 99.29'; then S 87°20'17" E, a distance of 322.84'; then S 80°50'33" E, a distance of 382.25'; then S 17°08'00" W, a distance of 31.40'; then S 72°52'00" E, a distance of 25.00'; then S 17°08'00" W, a distance of 59.50'; then S 49°50'59" W, a distance of 347.43'; then S 23°58'03" W, a distance of 67.83'; then S 46°08'15" W, a distance of 216.47'; then S 43°51'45" E, a distance of 87.94'; then S 36°18'13" E, a distance of 174.81'; then S 45°00'00" W, a distance of 178.31'; then S 89°46'52" W, a distance of 46.84'; then N 45°32'07" W, a distance of 86.67'; then S 44°53'21" W, a distance of 86.42'; then S 89°46'52" W, a distance of 649.95' to the POINT OF BEGINNING. Containing 20.94 acres, more or less.

A plot of said land proposed for annexation is on file with said Petition in the office of the Clerk of said Court, and the undersigned has been named by the Petitioners as the person authorized to act for them.

The Court has fixed the 28th day of March, 2017, at nine o'clock a.m., CT, as the date for a hearing on said Petition in the Garland County Courtroom, 2nd Floor, Garland County Courthouse, 501 Ouachita, Hot Springs, Arkansas, and all interested persons are now notified to be present at said Court at the time and date so fixed.

GIVEN THIS 24th day of February, 2017.

Thomas Guerrero,
219 Ridge One Circle,
Hot Springs, AR 71901