



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

September 29, 2026

**Ms. Donna James
City of North Little Rock
Community Planning
515 West Pershing Street
North Little Rock, Arkansas 72214**

**RE: Lots 1 - 10 – River Pointe Development
Preliminary Plat**

Ms. James,

Please accept this letter to serve as our application for the above referenced submittal. We have attached eight copies of the cover letter, check list, and re-plat for review.

This property is located at 11,400 Maumelle Boulevard and is currently zoned C-3.

The property is served by Central Arkansas Water and North Little Rock Wastewater Utility. The owner and developer has several users interested in the lots that front on Maumelle Boulevard.

We are not aware of any waivers or variances associated with this submittal.

The developer would like the ability of final platting each lot as market demands.

Please place this item on the next available Planning Commission meeting. Do not hesitate to call should you have any questions or require any additional information.

Your help with this application is greatly appreciated.

Best Regards,

Brian Dale

AFFIDAVIT

I, McGeorge Contracting Co., Inc. certify by my signature below that I hereby
authorize Joe White and Associates to act as my agent regarding the
Preliminary Plat Application of the below described property.

Property described

as: River Pointe Development

Thomas Dick
Signature of Title Holder

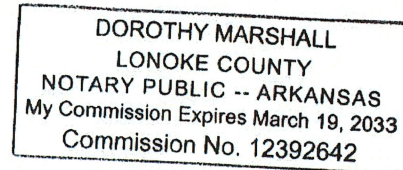
9/25/26
Date

Subscribed and sworn to me a Notary Public on this 25 day of
September

Dorothy Marshall
Notary Public

My Commission Expires:

March 19, 2033



AFFIDAVIT

I, Arkansas Pit And Quarry Company certify by my signature below that I hereby
authorize Joe White & Associates to act as my agent regarding the
Preliminary Plat Application of the below described property.

Property described

as: River Pointe Development

Thomas Dickman
Signature of Title Holder

9/25/26
Date

Subscribed and sworn to me a Notary Public on this 25 day of
September.

Dorothy Marshall
Notary Public

My Commission Expires:

March 19, 2033

DOROTHY MARSHALL
LONOKE COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires March 19, 2033
Commission No. 12392642

River Pointe Development

Submittal of Preliminary Plat or Replat - 8 hard copy sets + a copy on a CD

01/02/2019

(this checklist is to be completely filled out by applicant before submittal)

Each set to contain all of the following:

- | | |
|--|--|
| ☒ 1 (8) Drawings, folded to 10x12 or smaller | ☒ 23 Zoning within and around plat |
| ☒ 2 (8) Letter of requests, stating any waivers
(one checklist <u>paper clipped</u> to each set) | ☒ 24 FEMA Panel Number with 100 year elevation |
| ☒ 3 (8) Preliminary Plat checklists
(one checklist <u>paper clipped</u> to each set)
(omission of any required items may
cause postponement or refusal) | ☒ 25 Flood Plain / wetlands contours |
| ☒ 4 (1) CD - Letter, checklist & drawings should be
combined into one .pdf file (not all separate files) | ☒ 26 Area in acres on each lot |
| | ☒ 27 Total acreage of subdivision |
| | ☒ 28 Contour Intervals |

Title Block to include:

- | | |
|--|--|
| ☒ 5 Title "Preliminary Plat" or "Replat" | ☒ 29 Preliminary Engineers Certificate |
| ☒ 6 Name of subdivision | ☒ 30 Preliminary Surveyors Certificate |
| ☒ 7 Lot and block numbers | ☒ 31 Preliminary Plat Approval Certificate |
| ☒ 8 Date of drawing | |

Required Items on all Preliminary Plats

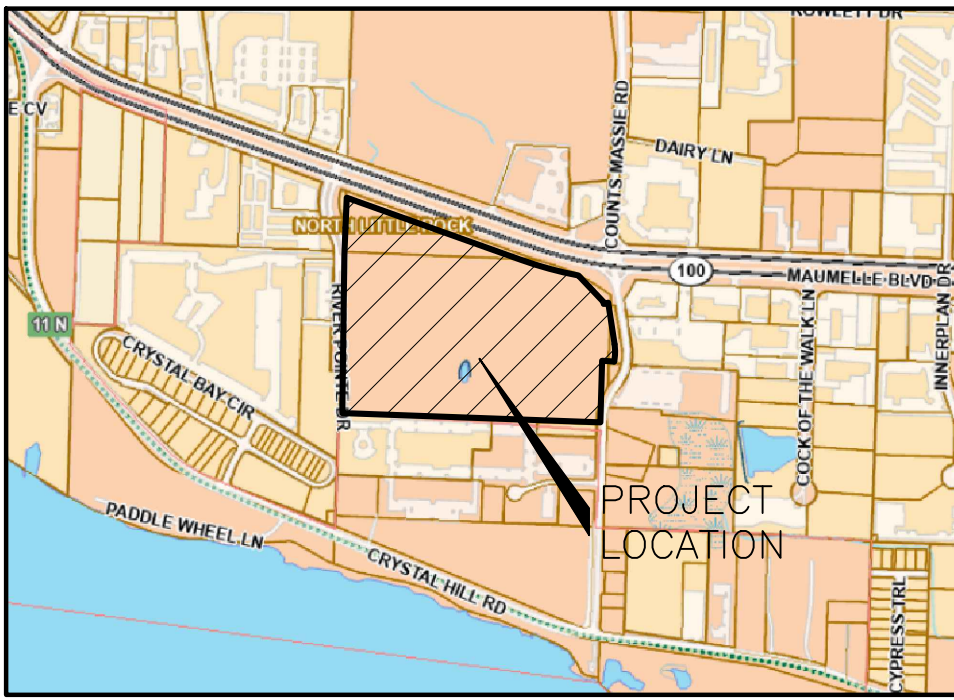
- ☒ 9 Graphic scale
- ☒ 10 North arrow
- ☒ 11 Legal description
- ☒ 12 Vicinity map
- ☒ 13 Engineers / Surveyors name and address
- ☒ 14 Developers name and address
- ☒ 15 Owners name and address
- ☒ 16 Names of abutting subdivisions/owners
- ☒ 17 Street names
- ☒ 18 Street centerlines with right-of-way widths
- ☒ 19 Boundary lines with dimensions
- ☒ 20 Utility easements
- ☒ 21 Building setbacks
- ☒ 22 Section corners or other monuments

Required Items if applicable:

- ☐ 32 Municipal, County or Section lines
- ☒ 33 Phase map, if staging is planned
- ☐ 34 Storm water detention easement
- ☐ 35 Other easements _____
- ☐ 36 Natural features
- ☐ 37 Cultural features
- ☒ 38 Linear feet of new streets

Preliminary Plat Fees = \$250

Replat Fees = \$250



VICINITY MAP
(1"=1000')

GENERAL NOTES:

- ALL CORNERS WILL BE SET WITH 1/2" IRON PINS (UNLESS OTHERWISE NOTED)
- EASEMENTS INDICATED HEREON SHALL BE USED FOR DRAINAGE AND/OR UTILITIES
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:20,000
- CURRENT ZONING: C3 (COMMERCIAL)
- PHASING: AS MARKET DEMANDS
- STORM WATER DETENTION WILL BE PROVIDED ON EACH LOT AS IT DEVELOPS
- LINEAR FEET OF NEW STREETS: ±1470' L.F.
- AREA: 1,241,443.2 S.F. / ±28,4996 ACRES

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 DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

McGEORGE CONTRACTING COMPANY, INC. DATE OF EXECUTION
1501 HEARTWOOD STREET
WHITE HALL, AR 71602

INSTRUMENT NO. 2001-029472

ARKANSAS PIT AND QUARRY COMPANY, DATE OF EXECUTION
AN ARKANSAS GENERAL PARTNERSHIP
PO BOX 7008
PINE BLUFF, AR 71611

INSTRUMENT NO. 1989-14892

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PURSUANT TO THE NORTH LITTLE ROCK 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.

NORTH LITTLE ROCK DATE OF EXECUTION
PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY

I, JOE D. WHITE, JR. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

JOE D. WHITE, JR. DATE OF EXECUTION
REGISTERED PROFESSIONAL ENGINEER
NO. 7094, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

I, BENSON JOHN LEBOEUF, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME. ALL MONUMENTS REQUIRED ACTUALLY EXIST AND ARE CORRECTLY SHOWN HEREON AND THAT ALL SURVEYING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

BENSON JOHN LEBOEUF DATE OF EXECUTION
REGISTERED LAND SURVEYOR
NO. 1900, ARKANSAS



LEGAL DESCRIPTION

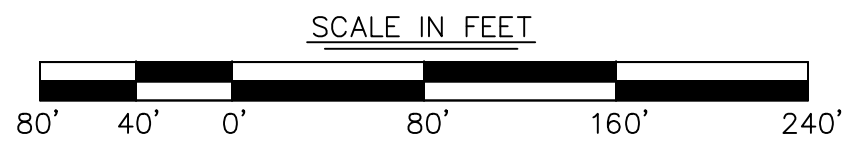
28.4996 ACRES BEING A PORTION OF THE NORTH 1/2 OF THE SECTION 10, T-2-N R-13-W, PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT A POINT LOCATED AT THE NORTHWEST CORNER OF THE SE1/4 NW1/4 OF SAID SECTION 10; THENCE N02°06'09"E-146.52'; THENCE N02°39'55"E-157.35' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MAUMELLE BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE OF MAUMELLE BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE OF THE LEFT, HAVING AN ARC LENGTH OF 311.07' AND CHORD OF S74°47'10"E-310.76'; (3) S43°31'30"E-191.70' TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTS MASSIE ROAD; THENCE ALONG SAID RIGHT OF WAY THE RIGHT , HAVING AN ARC LENGTH OF 90.06' AND CHORD OF S01°13'07"W-89.60'; THENCE LEAVING SAID RIGHT OF WAY, N86°37'02"W-63.68'; THENCE S01°37'53"W-320.69'; THENCE N87°56'21"W-1345.28'; THENCE N04°47'29"E-818.36'; BACK TO THE POINT OF BEGINNING.

FLOOD INFORMATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 05190C03096, EFFECTIVE DATE: JULY 6, 2015 FOR NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

BUILDING SETBACKS:

(AS PER C3 ZONING)	
FRONT	40'
EXTERIOR SIDE	40'
SIDE	0'
REAR	20'



CERTIFICATE OF AUTHORIZATION	
	DATE
	DESCRIPTION
	REVISION
	BY

PRELIMINARY PLAT

RIVER POINTE DEVELOPMENT LOTS 1-10

AN ADDITION TO THE CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: SEPTEMBER 29, 2026 SCALE: 1" = 80'

PROJECT NUMBER: 26-269B