

#2

IMPROVEMENT DISTRICTS, INC.

Improvement Districts
Property Owner's Associations
Since 1971

•Assessment •Financing Consulting •District Accounting •Delinquent Collections •

One Innwood Circle, Suite 101 • Little Rock, Arkansas 72211
•Phone 501.225.1236 • Fax 501.224.3343 •
alanking@improvementdistrictsinc.com

Alan C. King

Marian W. Walker

October 16, 2025

Ms. Diane Whitbey
North Little Rock City Clerk
P.O. Box 5757
North Little Rock, AR 72119-5757

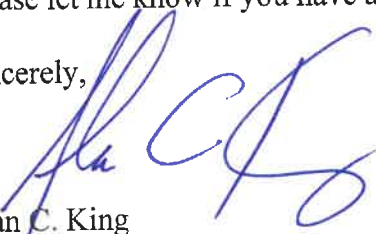
Re: City of North Little Rock Municipal Property Owners' Multipurpose
Improvement District No. 41(River Rock Estates Project) (the "District")

Dear Ms. Whitbey:

Enclosed are three copies each of the Assessment Book, Oath of Assessor and Certificate of Assessor for the District. Please file stamp each one, and keeping one set for your records, put the other two sets in the enclosed, stamped envelope and return to me.

Please let me know if you have any questions.

Sincerely,

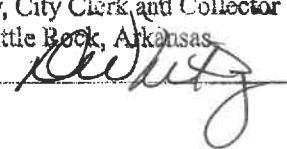

Alan C. King
Assessor for the District

FILED 10:02 A.M. _____ P.M.

BY US mail

DATE 10/24/2025

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED by 

**City of North Little Rock Municipal Property Owners'
Multipurpose Improvement District No. 41,
(River Rock Estates Project)
(the "District")**

October 16, 2025

**Ordinance forming District passed September 22, 2025
Ordinance No. 9803**

Prepared by:
Alan C. King
Improvement Districts, Inc.
One Innwood Circle, STE 101
Little Rock, AR 72211
501-225-1236
alanking@improvementdistrictsinc.com

FILED 10:02 A.M. _____ P.M.

BY H. S. main

DATE 10/24/2025

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED by [Signature]

Assessment of Benefits and Damages									
City of North Little Rock Municipal Property Owners' Multipurpose Improvement District No. 41									
(River Rock Estates Project)									
Description or Block	Lot	Assessed value of Real Property Prior to Improvement	Assessed value of Real Property After Improvement	Assessed Benefit	Assessed Damages	Estimated Cost Associated with Lot	Annual Collections	Reported Owner	
River Rock Estates	1	\$ 20,359.00	\$ 98,079.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	2	\$ 20,359.00	\$ 98,079.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	3	\$ 20,359.00	\$ 98,079.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	4	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	5	\$ 20,359.00	\$ 98,079.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	6	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	7	\$ 18,323.00	\$ 96,043.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	8	\$ 25,449.00	\$ 103,169.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	9	\$ 31,556.00	\$ 109,276.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	10	\$ 16,287.00	\$ 94,007.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	11	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	12	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	13	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	14	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	15	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	16	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	17	\$ 19,341.00	\$ 97,061.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	18	\$ 26,466.00	\$ 104,186.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	19	\$ 15,269.00	\$ 92,989.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	20	\$ 15,269.00	\$ 92,989.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	21	\$ 15,269.00	\$ 92,989.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	22	\$ 33,592.00	\$ 111,312.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	23	\$ 48,861.00	\$ 126,581.00	\$ 77,720.00	\$ -	\$ 73,834.00	\$ 1,500.00	River Rock Developmetnt LLC	
River Rock Estates	Tract 1	\$ 367.00	\$ 367.00	\$ -	\$ -	\$ -	\$ -	River Rock Developmetnt LLC	
River Rock Estates	Tract 2	\$ 222.00	\$ 222.00	\$ -	\$ -	\$ -	\$ -	River Rock Developmetnt LLC	
River Rock Estates	Tract 3	\$ 101,793.00	\$ 101,793.00	\$ -	\$ -	\$ -	\$ -	River Rock Developmetnt LLC	
River Rock Estates	Tract 4	\$ 17,305.00	\$ 17,305.00	\$ -	\$ -	\$ -	\$ -	River Rock Developmetnt LLC	
				\$ 1,787,560.00	\$ -	\$ -	\$ 34,500.00		0

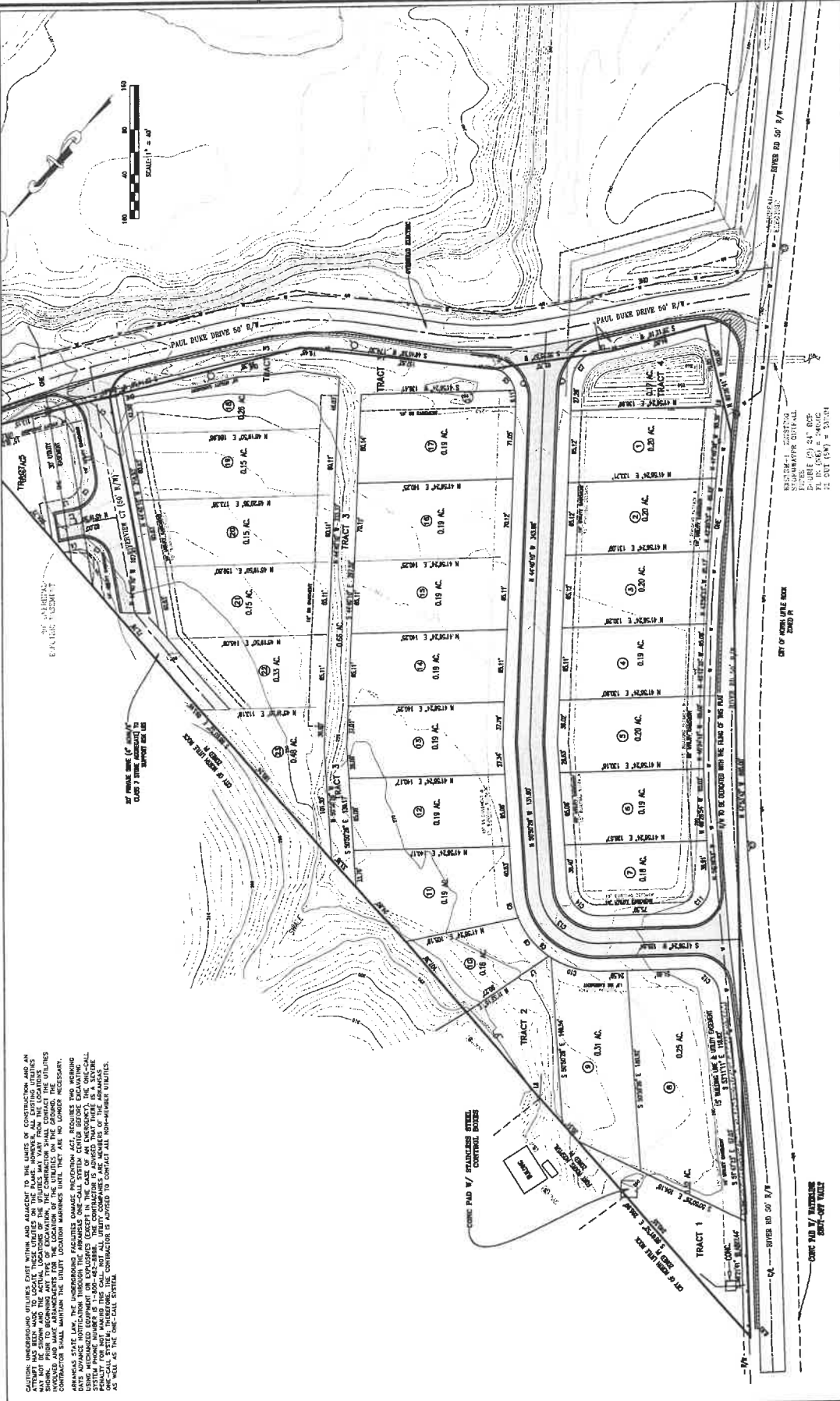
Legal Description: River Rock Estates (Lot 1-26)

Being a part of the SW1/4 SE1/4 and a part of SE1/4 SW1/4 of Section 28, T-2-N, R-12-W, Pulaski County, Arkansas more particularly described as: Commencing at the SE corner of Section 28, at a found nail; thence along the Section line between Sections 28 and 33, N88°30'32"W 1741.74 feet (deeded 1744.70 feet) to the SW corner of Lasker's 2nd addition; thence leaving said Section line N21°13'09"W 608.50 feet; thence N88°01'50"W 126.00 feet to the West right of way of Paul Duke Drive at a found 1/2" rebar, said point being the Point of Beginning; thence along said right of way S29°14'58"W 316.61 feet to a set 1/2" rebar (APLS 1243); thence S49°45'58"W 174.30 feet to a set 1/2" rebar (APLS 1243); thence S35°25'57"W 92.70 feet set 1/2" rebar (APLS 1243); thence S33°30'28"W 18.49 feet to a set 1/2" rebar (APLS 1243); thence S28°12'18"W 84.80 feet to a set 1/2" rebar (APLS 1243); thence leaving said right of way N60°26'41"W 100.00 feet to a set 1/2" rebar (APLS 1243); thence N47°53'42"W 665.00 feet to a set 1/2" rebar (APLS 1243); thence N49°11'16"W 147.74 feet to a set 1/2" rebar (APLS 1243); thence S88°01'52"E 286.90 feet to a found 8" spike; thence S87°48'35"E 104.27 feet to a found 1/2" pipe; thence S88°03'52"E 693.46 feet to the Point of Beginning, containing 7.36 acres, more or less.

DATE	DESCRIPTION OF REVISION
04/28/25	REVISION CT AND ADJACENT LOTS ALIGNED, WATER & SEWER LINES ALSO
04/28/25	SHIFTED COUNTRY SEWER MAIN 20 TO NE

RIVER ROCK ESTATES
 PRELIMINARY PLAT
 LOT LAYOUT

SHEET NO.	C1.04
DATE	04-28-25
SCALE	1" = 40'
DATE	04-28-25
DATE	04-28-25
DATE	04-28-25



- GENERAL NOTES:**
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE MISSOURI PLUMBING CODE, THE MISSOURI MECHANICAL CODE, AND THE MISSOURI ELECTRICAL CODE.
 2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF KANSAS CITY, MISSOURI, AND THE MISSOURI DEPARTMENT OF REVENUE.
 3. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
 4. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MISSOURI PLUMBING CODE, THE MISSOURI MECHANICAL CODE, AND THE MISSOURI ELECTRICAL CODE.
 6. NORTH LITTLE ROCK WASTEWATER TREATMENT PLANT SHALL BE USED FOR ALL WASTEWATER TREATMENT.
 7. TRANSPORTATION DEPARTMENT SHALL BE USED FOR ALL TRANSPORTATION.
 8. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE MISSOURI PLUMBING CODE, THE MISSOURI MECHANICAL CODE, AND THE MISSOURI ELECTRICAL CODE.
 9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN ALL UTILITIES.
 10. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
 11. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MISSOURI PLUMBING CODE, THE MISSOURI MECHANICAL CODE, AND THE MISSOURI ELECTRICAL CODE.
 13. NORTH LITTLE ROCK WASTEWATER TREATMENT PLANT SHALL BE USED FOR ALL WASTEWATER TREATMENT.
 14. TRANSPORTATION DEPARTMENT SHALL BE USED FOR ALL TRANSPORTATION.



CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LINES OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLAT. HOWEVER, NOT ALL EXISTING UTILITIES SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES SHOWN.

CERTIFICATE OF ASSESSOR

I, the undersigned, duly qualified and acting Assessor of the City of North Little Rocks Municipal Property Owners' Multipurpose Improvement District No. 41, (River Rock Estates Project) (the "District") do hereby certify that, pursuant to the direction of the Board of Commissioners of said District to assess the benefits in said district, I have in this book entered a complete legal description of each tract of land within the District, and that I have duly assessed each of said tracts according to the requirements of the statutes under which the District was organized; that this book contains a list of each and every tract of land with the assessed value of land, and the amount of benefits in dollars and cents that will be received by each lot, block, and parcel of land and railroad tracks and right of way in the District by reason of the making of the improvements in accordance with the plans therefore, which plans have been exhibited and explained to me.

Certified this 16th day of October 2025


Alan C. King

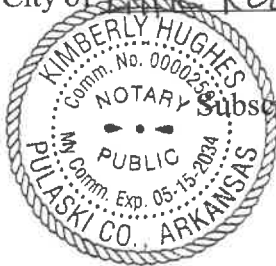
FILED 10:02 A.M. _____ P.M.
BY U.S. Mail
DATE 10/24/2025
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by DW

OATH OF ASSESSOR

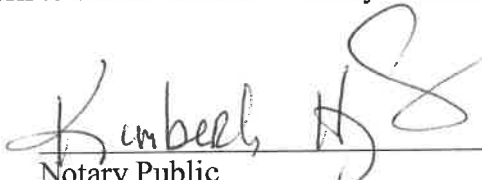
I, the undersigned, do solemnly swear that I will support the Constitution of the State of Arkansas, and that I will faithfully discharge the duties of the Office of Assessor for the City of North Little Rock Municipal Property Owners' Multipurpose Improvement District No. 41, (River Rock Estates Project) (the "District") on which I am about to enter, and that I will well and truly assess to the best of my knowledge and ability the value of all the benefits to be received by each landowner by reason of the improvement in said District affecting each lots, blocks, and parcels of land within said District.


Alan C. King

State of Arkansas
County of Pulaski
City of Little Rock



Subscribed and sworn to before me this 14th day of October 2025,


Notary Public

My Commission expires:
05/15/2034

FILED 10:02 A.M. PM
BY U.S. Mail
DATE 10/24/2025
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by D. Whitbey