



HOLLOWAY ENGINEERING

SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

June 26, 2026

Shawn Spencer
North Little Rock Planning
120 Main Street
North Little Rock, AR 72114-2134

RE: Preliminary Plat of Maumelle Gateway Addition, City of North Little Rock, Pulaski County, Arkansas

Dear Mr. Spencer,

Please find attached the Preliminary Plat and checklist of the above referenced property. We wish to be placed on the August 11th Planning Commission meeting.

If you need further information regarding this project, please don't hesitate to call.

Respectfully,

Roy C. Andrews, PE

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



Know what's below.
Call before you dig.

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

ACREAGE PER 40	
NW 1/4, SE 1/4, SECTION 04	37.435 ACRES
SW 1/4, SE 1/4, SECTION 04	0.412 ACRES
TOTAL	37.847 ACRES

CERTIFICATE OF OWNER (TRACT A)

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.

DATE _____ WNL INVESTMENTS LLC,
2200 N RODNEY PARHAM RD STE 221
LITTLE ROCK, AR 72212

INSTRUMENT NO. 2020080893

FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0309G, DATED JULY 6, 2015, INDICATES THAT NO PORTION OF THIS PROPERTY LIES WITHIN THE AREAS OF 100 YEAR FLOODING.

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.

DATE _____ SHAWN SPENCER
PLANNING DIRECTOR
NORTH LITTLE ROCK PLANNING

GENERAL NOTES:

1. FRONT YARD SETBACK IS 50.0' UNLESS OTHERWISE NOTED.
2. SIDE YARD SETBACKS ARE 15' ALONG LOT LINES ABUTTING A RESIDENTIAL AREA.
3. REAR YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
4. PROPERTY IS ZONED "C3".
5. ALL DRIVEWAY RADII ARE 25' UNLESS OTHERWISE NOTED.
6. DOMESTIC WATER SERVICE TO BE SUPPLIED BY CENTRAL ARKANSAS WATER.
7. SANITARY SEWER SERVICE WILL BE PROVIDED BY NORTH LITTLE ROCK WASTEWATER.

CERTIFICATE OF SURVEYING ACCURACY

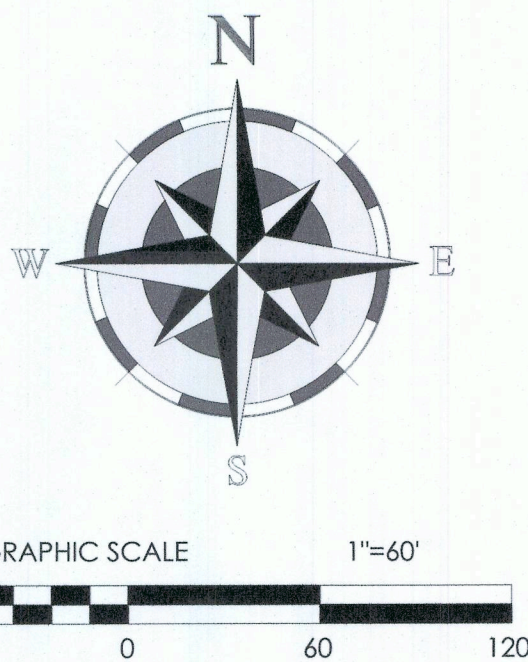
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

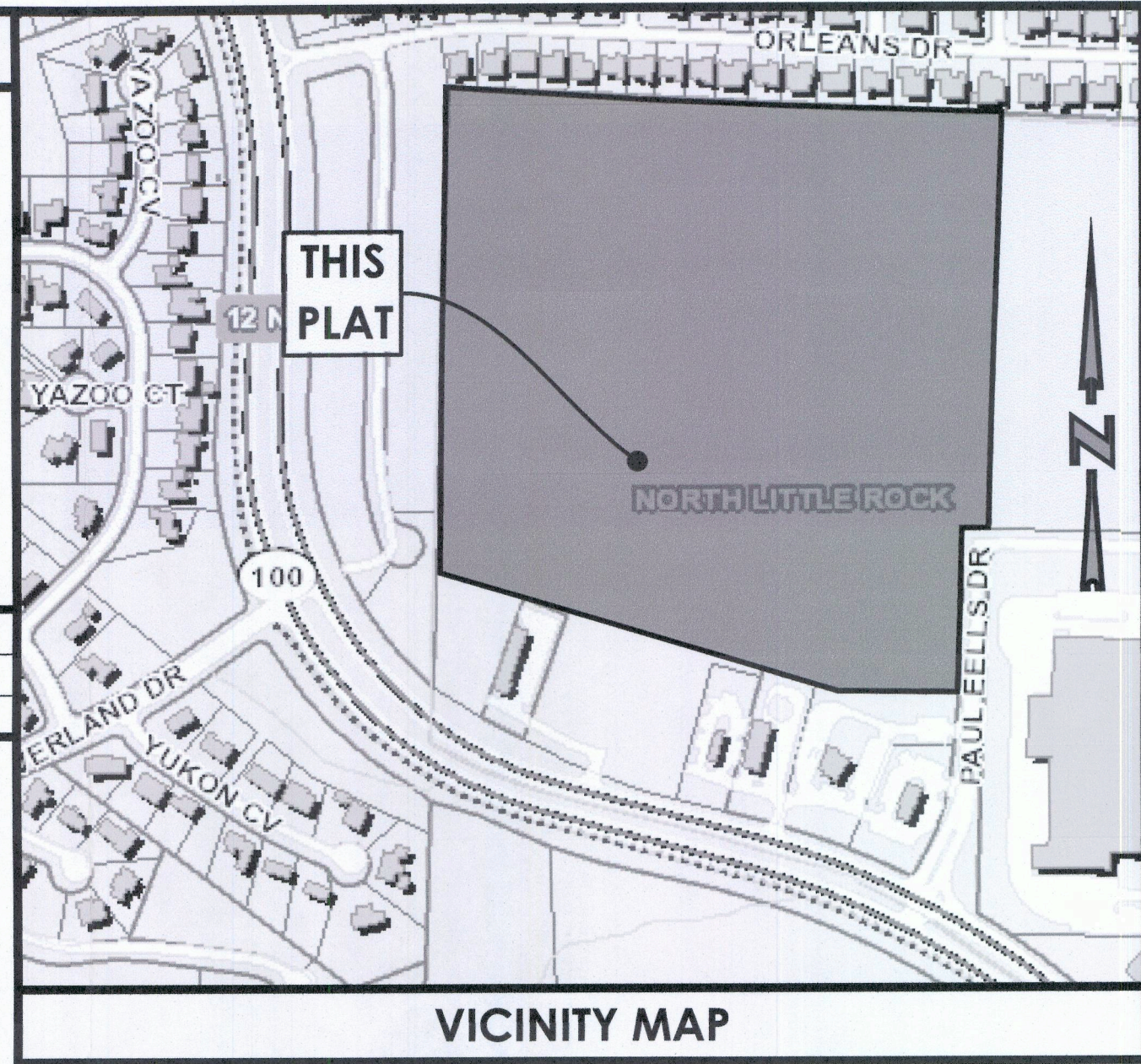
DATE _____ J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR NO. 18898



LEGEND

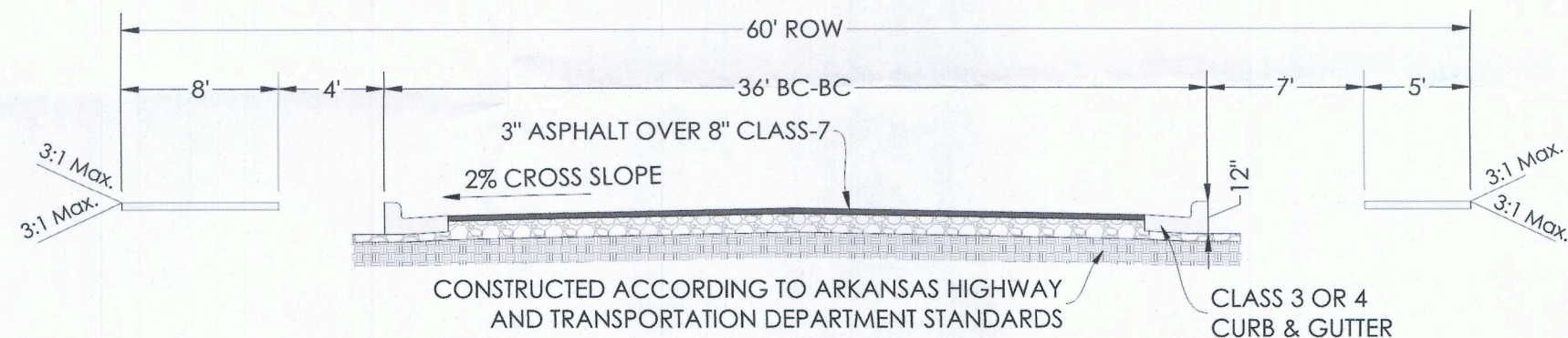
	BOUNDARY FINAL
	BOUND. ADJOINERS
	EASEMENT
	SETBACK
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT

TOTAL PARCEL SIZE	37.435 ACRES
PROPOSED USAGE	C3
LENGTH OF NEW ROADS	1504 LF



PRELIMINARY PLAT HILLTOP COMMERCIAL ADDITION NORTH LITTLE ROCK PULASKI COUNTY, ARKANSAS ZONED COMMERCIAL 'C3' 6/29/26

PARCEL ID: 43N0040002502
LILAC LLC
2200 N RODNEY PARHAM RD
STE 221
LITTLE ROCK, AR 72212



TRACT A DEEDED LEGAL DESCRIPTION: (INSTRUMENT #2020080893)

LANDS LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2 SE 1/4) OF SECTION 4 TOWNSHIP 2 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID W 1/2 SE 1/4, ALSO BEING THE EAST AND SOUTH LINE OF WHAT IS KNOWN AS THE COUNTRY CLUB OF ARKANSAS, AS SHOWN ON PLAT RECORDED AS PLAT NO. F-116, RECORDS OF PULASKI COUNTY ARKANSAS, WHICH IS ALSO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID COUNTRY CLUB OF ARKANSAS, SOUTH 87 DEGREES 14 MINUTES 01 SECONDS EAST, 1305.89 FEET TO THE NORTHEAST CORNER OF THE W 1/2 SE 1/4 OF SAID SECTION 4; THENCE SOUTH 01 DEGREES 29 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE SAID W 1/2 SE 1/4 FOR 1859.89 FEET TO A POINT ON THE NORTH LINE OF MAUMELLE BOULEVARD (ARKANSAS HIGHWAY 100, FORMERLY CRYSTAL HILL ROAD); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG THE FOLLOWING BEARINGS AND DISTANCES: A 2.8667 DEGREE CURVE TO THE LEFT 565.04 FEET TO A POINT HAVING A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 55 MINUTES 50 SECONDS WEST 563.16 FEET; THENCE NORTH 75 DEGREES 01 MINUTES 46 SECONDS WEST 475.22 FEET; THENCE ALONG A 6.6889 DEGREE CURVE TO THE RIGHT 353.91 FEET TO A POINT HAVING A CHORD BEARING AND DISTANCE OF NORTH 63 DEGREES 11 MINUTES 34 SECONDS WEST 351.40 FEET, BEING ALSO THE EAST LINE OF SAID COUNTRY CLUB OF ARKANSAS ADDITION; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID COUNTRY CLUB OF ARKANSAS ADDITION, NORTH 01 DEGREES 23 MINUTES 57 SECONDS EAST, 1420.80 FEET TO THE POINT OF BEGINNING, LEES AND EXCEPT THOSE PORTIONS NOW PLATTED AS LOTS 1R, 2, 3, AND 7 WNL COMMERCIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

LEES AND EXCEPT

A TRACT OF LAND LYING IN THE WEST 1/2, SE 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 13 WEST, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, WNL COMMERCIAL ADDITION, RECORDED AS INSTRUMENT NO. 2008061410, RECORDS OF PULASKI COUNTY, AR; THENCE ALONG THE NORTH RIGHT OF WAY OF MAUMELLE BLVD. (HWY. 100) NORTH 70 DEGREES 02 MINUTES 52 SECONDS WEST FOR 120.26 FEET; THENCE NORTH 14 DEGREES 58 MINUTES 44 SECONDS EAST FOR 317.95 FEET; THENCE SOUTH 75 DEGREES 01 MINUTES 16 SECONDS EAST FOR 119.81 FEET; THENCE SOUTH 14 DEGREES 58 MINUTES 44 SECONDS WEST FOR 328.38 FEET TO THE POINT OF BEGINNING, TO BE PLATTED AS LOT 4, WNL COMMERCIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

TRACT B DEEDED LEGAL DESCRIPTION: (INSTRUMENT #2025005586)

PART OF THE W 1/2 SE 1/4, SECTION 4, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID W 1/2 SE 1/4; THENCE S 87° 02' 01" E ALONG THE NORTH LINE OF SAID W 1/2 SE 1/4 FOR 1305.93 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 01° 42' 25" W ALONG THE EAST LINE OF SAID W 1/2 SE 1/4 FOR 976.71 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PAUL EELLS DRIVE (60' ROW), THENCE N 88° 17' 35" W ALONG SAID NORTH ROW LINE AND ITS EXTENSION FOR 158.12 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13° 16' 18", HAVING A RADIUS OF 829.56 FEET, AND WHOSE LONG CHORD BEARS N 81° 39' 25" W FOR 191.73 FEET; THENCE N 75° 01' 16" W FOR 671.25 FEET TO THE BEGGING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 56° 33' 39" HAVING A RADIUS OF 233.37 FEET, AND WHOSE LONG CHORD BEARS N 46° 44' 27" W FOR 211.66 FEET; THENCE S 71° 32' 22" W FOR 152.71 FEET TO A POINT ON THE WEST LINE OF SAID W 1/2 SE 1/4; THENCE N 01° 33' 05" E ALONG THE WEST LINE OF SAID W 1/2 SE 1/4 FOR 741.41 FEET TO THE POINT OF BEGINNING; CONTAINING 1,149,629 SQUARE FEET OR 26.392 ACRES, MORE OR LESS.

SURVEY CODE:

500-02N-13W-0-04-200-60-1803



Holloway Engineering,
Surveying & Civil Design

200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

BY _____
DESCRIPTION _____

REV. _____ DATE _____

HILLTOP COMMERCIAL ADDITION
NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS

PRELIMINARY PLAT (1 OF 2)

DRAFT

This document is preliminary in nature and is not a final signed and sealed document.

JOB NO.: 2025-062
DATE: 6/29/26
SHEET NUMBER:

1



CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	CALC	183326.29	1192250.85
10	1/2" REBAR	183256.81	1193555.28
11	CALC POINT	182282.43	1193525.97
12	CALC POINT	182284.16	1193468.07
13	1/2" PIPE	181892.83	1193454.68
14	1/2" REBAR THOMAS 1215	181899.94	1193214.78
15	CALC POINT	182057.75	1192623.52
16	CALC POINT	182222.79	1192220.96
17	CALC POINT	182585.15	1192230.78
18	CALC POINT	182433.51	1192375.63
19	CALC POINT	182488.87	1192528.24
20	CALC POINT	182314.96	1193178.21
21	CALC POINT	182287.14	1193367.92

LINE TABLE			
Line #	Length	Direction	
L1	24.95	S12°40'30"E	
L2	139.44	S19°56'18"E	
L3	638.87	S1°33'05"W	
L4	294.67	S59°17'45"W	
L5	68.98	N88°26'55"W	
L6	874.27	N75°01'25"W	
L7	140.98	N88°47'11"W	

GENERAL NOTES:

- FRONT YARD SETBACK IS 50.0' FEET UNLESS OTHERWISE NOTED.
- SIDE YARD SETBACKS ARE 15' ALONG LOT LINES ABUTTING A RESIDENTIAL AREA.
- PROPERTY IS ZONED "C3".
- ALL DRIVEWAY RADII ARE 25' UNLESS OTHERWISE NOTED.
- DOMESTIC WATER SERVICE TO BE SUPPLIED BY CENTRAL ARKANSAS WATER.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY NORTH LITTLE ROCK WASTEWATER.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	72.08'	100.00'	S33°19'24"E	70.53'
C2	59.40'	100.00'	S36°57'20"E	58.53'
C3	75.01'	200.00'	S9°11'36"E	74.57'
C4	201.57'	200.00'	S30°25'25"W	193.14'
C5	70.31'	300.00'	N81°44'05"W	70.15'
C6	72.06'	300.00'	N81°54'18"W	71.89'

CERTIFICATE OF OWNER (TRACT B)

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.

DATE _____ RFS PROPERTIES LLC.
16424 LAWSON RD
LITTLE ROCK, AR 72210

INSTRUMENT NO. 2025005586

CERTIFICATE OF SURVEYING ACCURACY

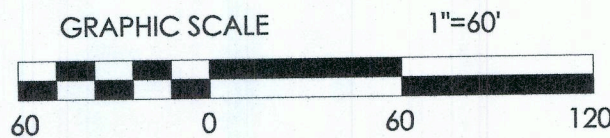
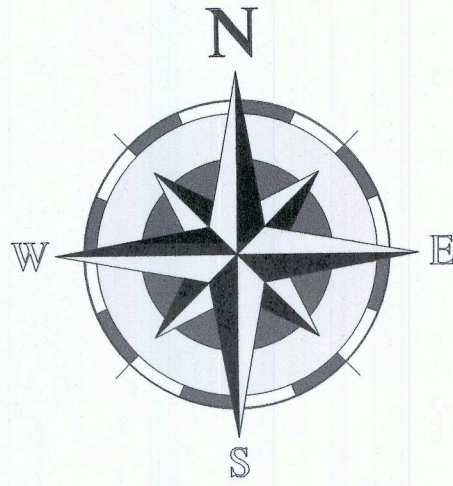
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE _____ J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR NO. 18898



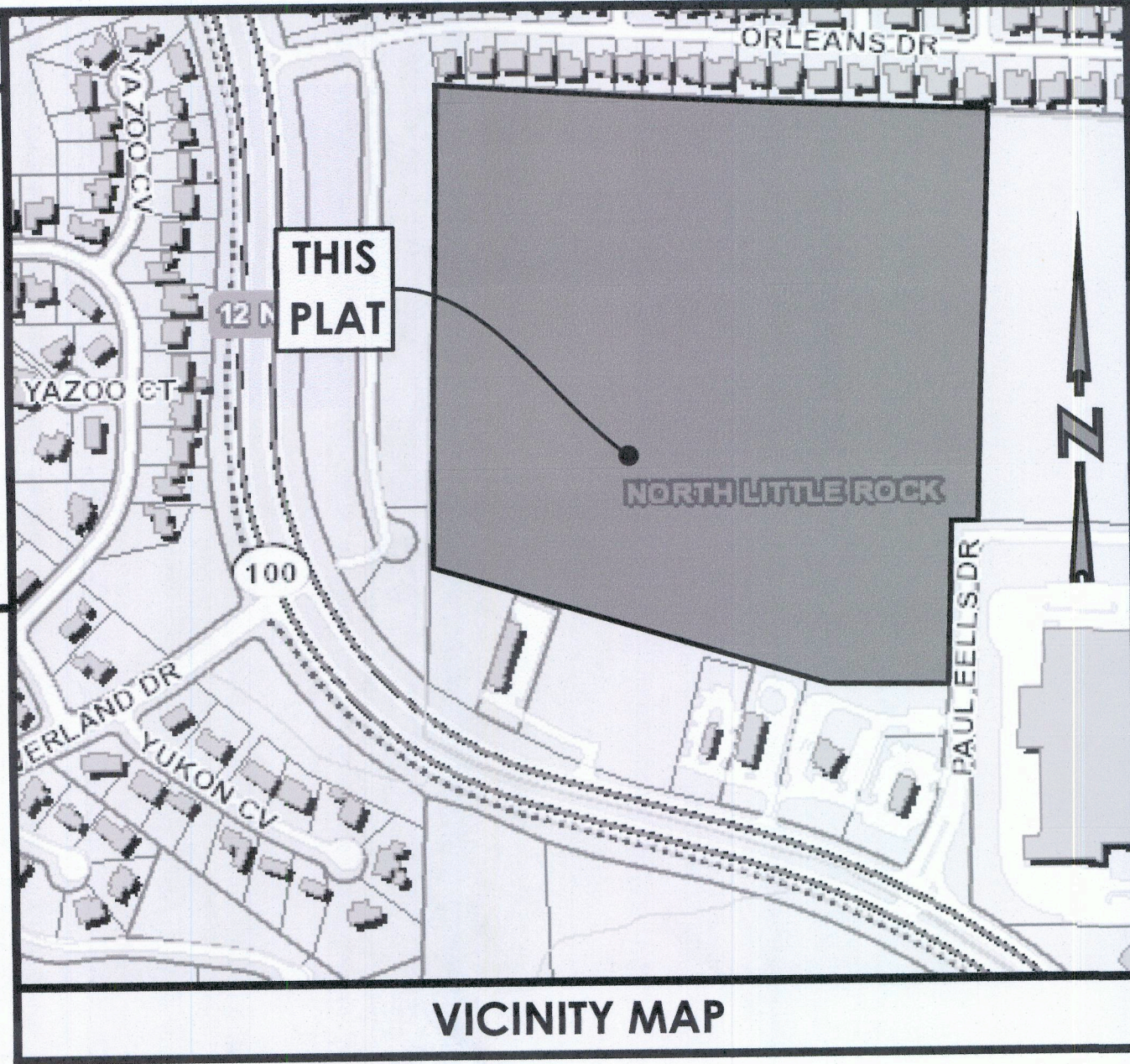
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

LEGEND

- BOUNDARY FINAL
- BOUND. ADJOINERS
- EASEMENT
- SETBACK
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- CALCULATED POINT

CERTIFICATE OF RECORDING

SIGNED: _____
TERRI HOLLINGSWORTH
PULASKI COUNTY CIRCUIT CLERK



PRELIMINARY PLAT
HILLTOP COMMERCIAL
ADDITION
NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS
ZONED COMMERCIAL "C3"
6/29/26

TRACT A DEEDED LEGAL DESCRIPTION: (INSTRUMENT #2020080893)

LANDS LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2 SE 1/4) OF SECTION 4 TOWNSHIP 2 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

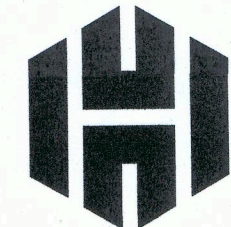
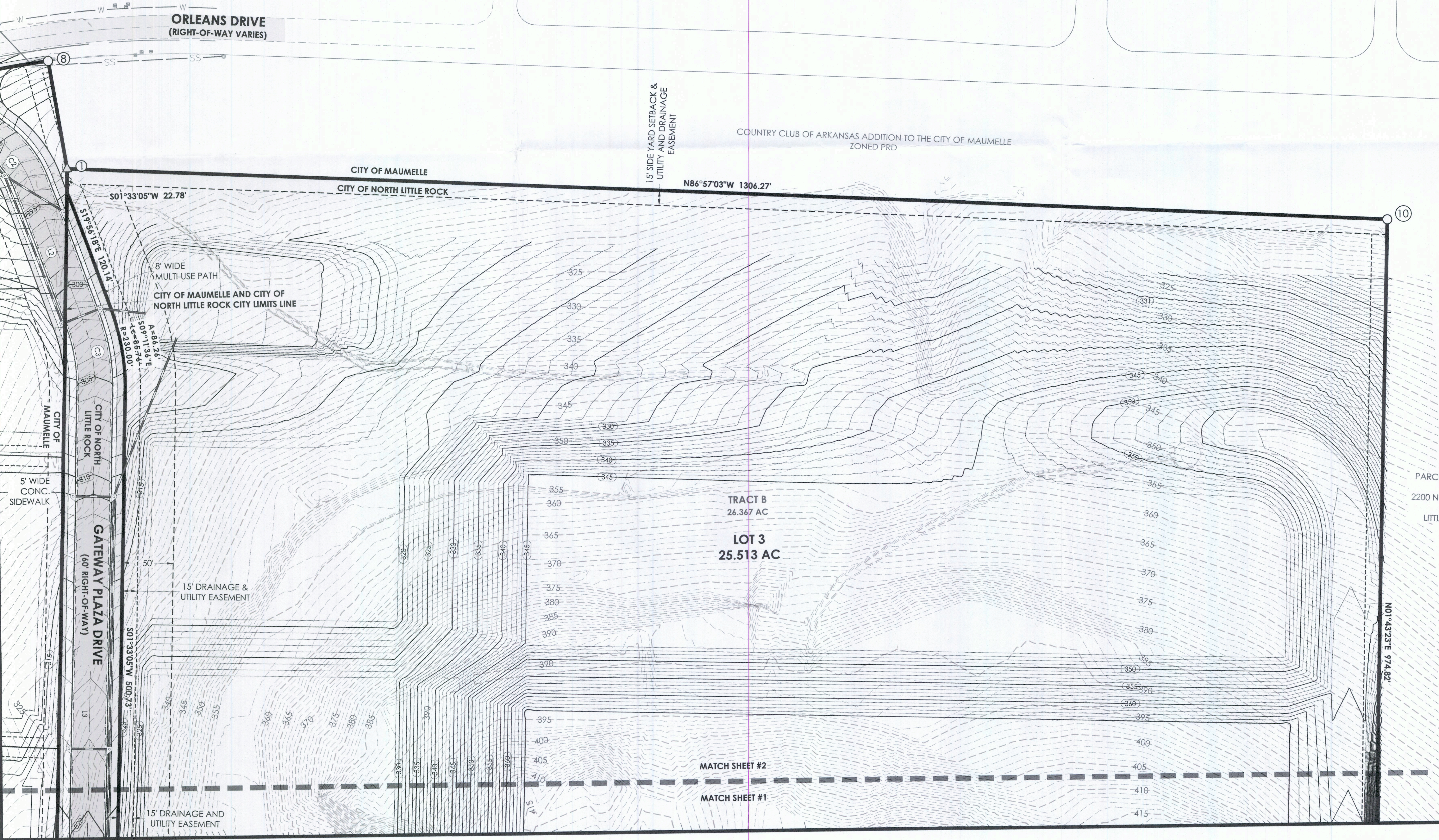
COMMENCING AT THE NORTHWEST CORNER OF SAID W 1/2 SE 1/4, ALSO BEING THE EAST AND SOUTH LINE OF WHAT IS KNOWN AS THE COUNTRY CLUB OF ARKANSAS, AS SHOWN ON PLAT RECORDED AS PLAT NO. F-116, RECORDS OF PULASKI COUNTY ARKANSAS, WHICH IS ALSO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID COUNTRY CLUB OF ARKANSAS, SOUTH 87 DEGREES 14 MINUTES 01 SECONDS EAST, 1305.89 FEET TO THE NORTHEAST CORNER OF THE W 1/2 SE 1/4 OF SAID SECTION 4; THENCE SOUTH 01 DEGREES 29 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE SAID W 1/2 SE 1/4 FOR 1859.89 FEET TO A POINT ON THE NORTH LINE OF MAUMELLE BOULEVARD (ARKANSAS HIGHWAY 100, FORMERLY CRYSTAL HILL ROAD); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG THE FOLLOWING BEARINGS AND DISTANCES: A 2.8667 DEGREE CURVE TO THE LEFT 565.04 FEET TO A POINT HAVING A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 55 MINUTES 50 SECONDS WEST 563.16 FEET; THENCE NORTH 75 DEGREES 01 MINUTES 46 SECONDS WEST 475.22 FEET; THENCE ALONG A 6.6889 DEGREE CURVE TO THE RIGHT 353.91 FEET TO A POINT HAVING A CHORD BEARING AND DISTANCE OF NORTH 63 DEGREES 11 MINUTES 34 SECONDS WEST 351.40 FEET, BEING ALSO THE EAST LINE OF SAID COUNTRY CLUB OF ARKANSAS ADDITION; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID COUNTRY CLUB OF ARKANSAS ADDITION, NORTH 01 DEGREES 23 MINUTES 57 SECONDS EAST, 1420.80 FEET TO THE POINT OF BEGINNING. LEES AND EXCEPT THOSE PORTIONS NOW PLATTED AS LOTS 1R, 2, 3, AND 7 WNLR COMMERCIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

LEES AND EXCEPT

A TRACT OF LAND LYING IN THE WEST 1/2, SE 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 13 WEST, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LAT 3, WNLR COMMERCIAL ADDITION, RECORDED AS INSTRUMENT NO. 2008061410, RECORDS OF PULASKI COUNTY, AR; THENCE ALONG THE NORTH RIGHT OF WAY OF MAUMELLE BLVD. (HWY. 100) NORTH 70 DEGREES 02 MINUTES 52 SECONDS WEST FOR 120.28 FEET; THENCE NORTH 14 DEGREES 58 MINUTES 44 SECONDS EAST FOR 317.95 FEET; THENCE SOUTH 75 DEGREES 01 MINUTES 16 SECONDS EAST FOR 119.81 FEET; THENCE SOUTH 14 DEGREES 58 MINUTES 44 SECONDS WEST FOR 328.38 FEET TO THE POINT OF BEGINNING. TO BE PLATTED AS LOT 4, WNLR COMMERCIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

TRACT B DEEDED LEGAL DESCRIPTION: (INSTRUMENT #2025005586)

PART OF THE W1/2 SE1/4, SECTION 4, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID W1/2 SE1/4; THENCE S 87° 02' 01" E ALONG THE NORTH LINE OF SAID W1/2 SE1/4 FOR 1305.95 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 01° 42' 25" W ALONG THE EAST LINE OF SAID W1/2 SE1/4 FOR 976.71 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PAUL ELLS DRIVE (60' ROW); THENCE N 88° 17' 35" W ALONG SAID NORTH ROW LINE AND ITS EXTENSION FOR 158.12 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13° 16' 18", HAVING A RADIUS OF 829.56 FEET, AND WHOSE LONG CHORD BEARS N 81° 39' 25" W FOR 191.73 FEET; THENCE N 75° 01' 16" W FOR 671.25 FEET TO THE BEGGING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 56° 33' 39" HAVING A RADIUS OF 233.37 FEET, AND WHOSE LONG CHORD BEARS N 46° 44' 27" W FOR 211.66 FEET; THENCE S 71° 32' 22" W FOR 152.71 FEET TO A POINT ON THE WEST LINE OF SAID W1/2 SE1/4; THENCE N01° 33' 05" E ALONG THE WEST LINE OF SAID W1/2 SE1/4 FOR 741.41 FEET TO THE POINT OF BEGINNING; CONTAINING 1.149,629 SQUARE FEET OR 26.392 ACRES, MORE OR LESS.



Holloway Engineering,
Surveying & Civil Design

200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

BY _____
DESCRIPTION _____
REV. _____ DATE _____

HILLTOP COMMERCIAL ADDITION
NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS
PRELIMINARY PLAT (2 OF 2)

DRAFT

This document
is preliminary
in nature and
is not a final
signed and
sealed
document.

JOB NO.: 2025-062
DATE: 6/29/26
SHEET NUMBER: