

IN THE COUNTY COURT OF PULASKI COUNTY, ARKANSAS

**IN THE MATTER OF
ANNEXING CONTIGUOUS LANDS
TO THE CITY OF NORTH LITTLE ROCK,
ARKANSAS**

Case No.

PETITION FOR ANNEXATION

Come the Petitioners, GALLOWAY I 40 SOUTH DEVELOPMENT LLC, an Arkansas limited liability, LAND TRUST OF ARKANSAS, and CITY OF NORTH LITTLE ROCK, ARKANSAS being the sole owners of parcels of real property being contiguous to and adjoining the City of North Little Rock, Pulaski County, Arkansas, who hereby petitions, pursuant to Arkansas Code Annotated § 14-40-609, that the following described real property and all abutting roadway rights-of-way be annexed to the City of North Little Rock, Pulaski County, Arkansas, as follows (the "Property"):

**DEED LEGAL DESCRIPTION OF PROPERTY OF GALLOWAY I 40
SOUTH DEVELOPMENT LLC:**

TRACT 7A:

PART OF THE SW1/4 AND NW1/4 OF SECTION 21 AND PART OF THE SE1/4, SW1/4 AND NE1/4 OF SECTION 20, ALL IN TOWNSHIP 2 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SW1/4 SW1/4 OF SAID SECTION 21, THENCE N 00°37'44" E, ALONG THE EAST LINE OF SAID SW1/4 SW1/4, 1724.93 FEET TO THE POINT OF BEGINNING; S 80°09'43" W, 4583.81 FEET; THENCE N 58°21'16" E, 103.29 FEET; THENCE N 45°49'40" E, 142.89 FEET; THENCE N 33°11'58" E, 144.62 FEET, THENCE N 29°09'33" E, 291.91 FEET; THENCE S 60°21'21" E, 9.82 FEET; THENCE N 26°43'25" E, 206.64 FEET; THENCE N 24°49'21" E, 394.29 FEET; THENCE N 31°29'07" E, 503.6 FEET; THENCE N 24°38'33" E, 203.11 FEET, THENCE N 42°23'33" E, 134.68 FEET TO THE SOUTH RIGHT OF WAY OF INTERSTATE 40; THENCE ALONG SAID SOUTH RIGHT OF WAY, THE FOLLOWING BEARINGS AND DISTANCES: N 80°46'34" E, 600.45 FEET; N 80°42'29" E, 1000.2 FEET; N 80°35'05" E, 500.21 FEET; N 80°41'05" E, 1360.85 FEET TO THE EAST LINE OF SAID SW1/4 SW 1/4; THENCE S 00 ° 37'44" W, ALONG SAID EAST LINE, 1557.50 FEET TO THE POINT OF BEGINNING, CONTAINING 141.59 ACRES, MORE OR LESS.

TRACT 7B - TRACT2:

PART OF THE SW1/4 OF SECTION 21 AND PART OF THE SE1/4 AND SW1/4 OF SECTION 20, ALL IN TOWNSHIP 2 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SW1/4 SW1/4 OF SAID SECTION 21, THENCE N 00°37'44" E, ALONG THE EAST LINE OF SAID SW1/4 SW1/4, 842.28 FEET TO THE POINT OF BEGINNING; THENCE S 73°32'19" W, 540.22 FEET; THENCE S 67°04'07" W, 940.16 FEET; THENCE S 72°21'18" W, 711.55 FEET; THENCE S 79°57'32" W, 700.53 FEET; THENCE S 89°01'03" W 1394.13 FEET; THENCE N 75°01'46" W, 1035.46 FEET; THENCE N 72°20'04" W, 207.4 FEET; THENCE N 00°37'44" E, 404.25 FEET; THENCE N 80° 09'43" E, 5427.64 FEET TO A POINT ON THE WEST LINE OF SAID SW1/4 SW1/4; THENCE S 00°37'44" W, 780.96 FEET TO THE POINT OF BEGINNING, CONTAINING 116.42 ACRES, MORE OR LESS.

RAILROAD TRACT:

Part of the SW1/4 of Section 21 and Part of the SE1/4 and SW1/4 of Section 20, all in Township 2 North, Range 10 West, Pulaski County, Arkansas, more particularly described as follows : Commence at the SE corner of SW1/4 SW1/4 of said Section 21, thence North 00 degrees 37 minutes 44 seconds East, along the East line of said SW1/4 SW1/4, 1623.24 feet to the point of beginning; thence South 80 degrees 09 minutes 43 seconds West, 5427.64 feet; thence South 80 degrees 04 minutes 32 seconds West, 24.0 feet; thence North 11 degrees 52 minutes 47 seconds West, 68.25 feet; thence North 80 degrees 13 minutes 46 seconds East, 70.25 feet; thence North 79 degrees 31 minutes 22 seconds East, 687.46 feet; thence North 70 degrees 49 minutes 03 seconds East, 114.96 feet; thence North 62 degrees 44 minutes 25 seconds East, 18.49 feet; thence North 80 degrees 09 minutes 43 seconds East, 4583.81 feet to East line of SW1/4 SW1/4; thence South 00 degrees 37 minutes 44 seconds West, along said East line, 101.69 feet to the point of beginning, containing 12.0 acres, more or less.

DEEDS LEGAL DESCRIPTIONS OF PROPERTY OF LAND TRUST OF ARKANSAS:

Tract 2: Part of Sections 19, 20, 21, 29 and 30, all in Township 2 North, Range 10 West, Pulaski County, Arkansas, more particularly described as follows: Commence at the intersection of the North right of way of U.S. Highway 70 and the West line of E1/2 NW1/4, Section 30, said Township 2 North, Range 10 West; thence North 00 degrees 21 minutes 42 seconds West, along the said West line, 1401.56 feet to the point of beginning; thence North 0 degrees 04 minutes 07 seconds East, 101.46 feet; thence North 80 degrees 04 minutes 32 seconds East, 1738.83 feet; thence North 35 degrees 49 minutes 55 seconds West, 970.12 feet;

thence North 4 degrees 58 minutes 15 seconds West, 262.15 feet; thence South 72 degrees 03 minutes 07 seconds West, 536.73 feet; South 55 degrees 45 minutes 33 seconds West, 209.55 feet; South 60 degrees 23 minutes 01 seconds West, 503.6 feet to a point on the West line of SE1/4 SW1/4 of said Section 19; thence North 0 degrees 16 minutes 18 seconds West, along said West line, 404.84 feet; thence South 86 degrees 44 minutes 31 seconds East, 156.89 feet; North 62 degrees 30 minutes 52 seconds East, 265.47 feet; thence North 66 degrees 29 minutes 44 seconds East, 220.71 feet; thence North 71 degrees 43 minutes 57 seconds East, 170.04 feet; thence North 75 degrees 40 minutes 37 seconds East, 189.03 feet; thence North 68 degrees 20 minutes 26 seconds East, 239.1 feet; thence North 1 degree 41 minutes 12 seconds West to a point on the South right of way line of Valentine Road; thence North 80 degrees 38 minutes 20 seconds East, along said South right of way line, 366.85 feet; thence South 4 degrees 53 minutes 12 seconds East, 249.03 feet; thence South 14 degrees 09 seconds East, 110.62 feet; thence South 80 degrees 01 minute East, 121.52 feet; thence North 86 degrees 16 minutes East, 132.69 feet; thence North 87 degrees 03 minutes East, 203 feet; thence South 71 degrees 23 minutes East, 153.94 feet; thence South 60 degrees 56 minutes East, 233 .87 feet; thence South 55 degrees 46 minutes 39 seconds East, 67.09 feet; thence South 89 degrees 58 minutes East, 221.02 feet; thence South 38 degrees 16 minutes 34 seconds East, 528 .75 feet; thence North 88 degrees 18 minutes 49 seconds East, 331.47 feet; thence North 06 degrees 10 minutes 53 seconds East, 20.53 feet; thence South 73 degrees 01 minute 31 seconds East, 785.88 feet; thence North 80 degrees 04 minutes 32 seconds East, 141.25 feet; thence South 81 degrees 53 minutes 38 seconds East, 54.92 feet; thence North 87 degrees 09 minutes 28 seconds East, 106.37 feet; thence North 80 degrees 13 minutes 46 seconds East, 678.24 feet; thence South 11 degrees 52 minutes 47 seconds East, 68.25 feet; thence South 80 degrees 04 minutes 32 seconds West, 347.55 feet; thence South 72 degrees 20 minutes 04 seconds East, 692.2 feet; thence South 75 degrees 01 minute 46 seconds East, 1035.46 feet; thence North 89 degrees 01 minute 03 seconds East, 1394.13 feet; thence North 79 degrees 57 minutes 32 seconds East, 700.53 feet; thence North 72 degrees 21 minutes 18 seconds East, 711.55 feet; thence North 67 degrees 04 minutes 07 seconds East, 940.16 feet; thence North 73 degrees 32 minutes 19 seconds East, 540.22 feet to a point on the East line of SW1/4 SW1/4, said Section 21; thence South 0 degrees 37 minutes 44 seconds West, along the said East line, 842 .28 feet to the Southeast corner of said SW1/4 SW1/4; thence South 89 degrees 10 minutes 09 seconds West, along said South line, 1310.76 feet to the Section corner common to Sections 20, 21, 28 & 29; thence South 89 degrees 10 minutes 09 seconds West, along the South line of said Section 20, 2649 .9 feet to the Southwest corner of SW1/4 SE1/3, said Section 20; thence South 0 degrees 18 minutes 27 seconds West, along the East line of NE1/4 NW1/4 of said Section 29, 924.31 feet; thence South 89 degrees 53 minutes 45 seconds West, 1309.11 feet; thence North 55 degrees 43 minutes 18 seconds West, 1577.95 feet to the common corner of said Sections 19, 20, 29 & 30; thence North 70 degrees 17 minutes 17 seconds West, 1140.91 feet to a point on the Southerly right of way of a railroad;

thence South 80 degrees 04 minutes 34 seconds West, along said Southerly right of way, 2783.64 feet to the point of beginning, LESS AND EXCEPT Part of Sections 19 and 30, all in Township 2 North, Range 10 West, Pulaski County, Arkansas, more particularly described as follows: Commence at the intersection of the North right of way of U.S. Highway 70 and the West line of E1/2 NW1/4, Section 30, said Township 2 North, Range 10 West, thence North 00 degrees 21 minutes 42 seconds West, along the said West line, 1401.56 feet to the point of beginning; thence North 0 degrees 04 minutes 07 seconds East, 101.46 feet; thence North 80 degrees 04 minutes 32 seconds East, 270.0 feet; thence South 0 degrees 04 minutes 06 seconds West, 101.46 feet; thence South 80 degrees 04 minutes 34 seconds West, 270.0 feet to the point of beginning.

Tract 5: Part of the SW1/4 SW1/4, Section 20, Township 2 North, Range 10 West, Pulaski County, Arkansas, more particularly described as follows: Commence at the SE corner of SW1/4 SW1/4 of Section 21, Township 2 North, Range 10 West; thence North 00 degrees 37 minutes 44 seconds East, along the East line of said SW1/4 SW1/4, 842.28 feet; thence South 73 degrees 32 minutes 19 seconds West, 540.22 feet; thence South 67 degrees 04 minutes 07 seconds West, 940.16 feet; thence South 72 degrees 21 minutes 18 seconds West, 711.55 feet; thence South 79 degrees 57 minutes 32 seconds West, 700.53 feet; thence South 89 degrees 01 minute 03 seconds West, 1394.13 feet; thence North 75 degrees 01 minute 46 seconds West, 1035.46 feet; thence North 72 degrees 20 minutes 04 seconds West, 207.4 feet to the point of beginning; thence continue North 72 degrees 20 minutes 04 seconds West, 484.79 feet; thence North 27 degrees 28 minutes 08 seconds East, 217.61 feet; thence North 80 degrees 04 minutes 32 seconds East, 371.55 feet; thence South 0 degrees 37 minutes 44 seconds West, 404 .25 feet to the point of beginning.

Tract Acquired 2021: A part of the SE 1/4 SW 1/4 and part of the NE 1/4 SE 1/4, all in Section 19, T-2-N, R-10-W, Pulaski County, Arkansas, more particularly described as follows:

Commence at the intersection of the North right of way of US Highway 70 and the West line of the E 1/2 NW 1/4, Section 30, T-2-N, R-10-W, thence N 00°38'22" W, along the said west line of E 1/2 NW 1/4, Section 30 and West line of SE 1/4 SW 1/4, Section 19, 1503.14 feet to the point of beginning; thence N 00°08,44" W, along said west line of SE 1/4 SW 1/4, Section 19, 394.73 feet; thence N 00°23'13" W, along said west line of SE 1/4 SW 1/4, Section 19, 420.46 feet; thence N 60°04'36" E, 503.60 feet; thence N 55°27'08" E, 209.55 feet; thence N 71°44,42" E, 536.73 feet; thence S 05°16'40" E, 262.13 feet to a point on the East line of said SE 1/4 SW 1/4; thence S 00°23' 13"E, along said East line, 885.41 feet to a point on the former North right of way line of C.R.I. & P. Railroad; thence S 79°45'19" W, along the said former North right of way line of C.R.I. & P. Railroad, 1163.58 feet to the point of beginning.

LESS & EXCEPT: A part of the SE ¼ SW ¼, in Section 19, T-2-N, R-10-W, Pulaski County, Arkansas, more particularly described as follows:

Commence at the intersection of the North right of way of US Highway 70 and the West line of the E ½ NW ¼, Section 30, T-2-N, R-10-W, thence N 00°38'22" W, along the said west line of E ½ NW ¼, Section 30 and West line of SE ¼ SW ¼, Section 19, 1503.14 feet to the point of beginning; thence N 00°08'44" W, along said west line of SE ¼ SW ¼, Section 19, 117.46 feet to a fence; thence N 89°24'50" E, along a fence, 100.93 feet; thence S 0°24'44" E, along a fence, 100.12 to the former Northerly right of way of CRI & P Railroad; thence S 79°45' 19" W, along said former Northerly right of way, 103.34 feet to the point of beginning. Containing in all: 26.49 acres, more or less

AND

LESS AND EXCEPT THAT PROPERTY CONVEYED TO THE CITY OF NORTH LITTLE ROCK BY QUITCLAIM DEED DATED AUGUST 3, 2021 AND RECORDED ON AUGUST 12, 2021, AS INSTRUMENT NUMBER 2021056784.

DEEDS LEGAL DESCRIPTIONS OF PROPERTY OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

"Tract 3" - Part of Section 19 and 30, all in T-2-N, R-10-W, Pulaski County, Arkansas, more particularly described as follows: Commence at the intersection of the North right of way of U.S. Highway 70 and the West line of the E ½ NW ¼, Section 30, said T-2-N R-10-W, thence N 00°21'42" W, along the said West line 1401.56 feet to the point of beginning; thence N 0°04'07" E, 101.46 feet; thence N 80°04'32" W, 270.0 feet; thence S 0°04'06" W, 101.46 feet; thence S 80°04'34" W, 270.0 feet to the point of beginning, containing 0.63 acres, more or less.

And

A tract of land in the E1/2 SW1/4, Section 19, Township 2 North, Range 10 West, Pulaski County, Arkansas, lying South of Ink Bayou and North of the Arkansas Midland Railroad right of way being more particularly described as follows: Beginning at a found iron pin at the intersection of the West line of the said E1/2 SW1/4, Section 19 and the North right of way line of the Arkansas Midland Railroad; thence Northerly along the said West line a distance of 117.4 feet; thence by a right deflection angle of 90 degrees a distance of 100.0 feet; thence by a right deflection angle of 90 degrees a distance of 100 feet, more or less to a point on the said North right of way line of the Arkansas Midland Railroad; thence Southwesterly along the said North right of way line a distance of 101.5 feet, more or less to the point of beginning.

Marked **Exhibit A**, affixed hereto and by this reference made a part hereof, is a Certificate of Abstractor verification from a certified surveyor or engineer verifying that the Property is contiguous with the City of North Little Rock, Arkansas and that no enclaves will be created if the Property is accepted by the City of North Little Rock, Arkansas.

Marked **Exhibit B**, affixed hereto and by this reference made a part hereof, is a Certificate of a certified surveyor or engineer verifying that the Petitioners, GALLOWAY I 40 SOUTH DEVELOPMENT LL., an Arkansas limited liability, LAND TRUST OF ARKANSAS and the CITY OF NORTH LITTLE ROCK, ARKANSAS are the only owners of record of the Property.

Marked **Exhibit C**, affixed hereto and by this reference made a part hereof, is a schedule of services of the City of North Little Rock, Arkansas, that will be extended to the Property within three (3) years after the date the annexation becomes final.

The lands owned by the LAND TRUST OF ARKANSAS is subject to a conservation easement and the this Petition and the adoption of an ordinance by the City of North Little Rock, Arkansas to annex the lands pursuant to this Petition is conditioned upon the City of North Little Rock adopting an ordinance contemporary with the adoption of the ordinance zoning the lands owned by the LAND TRUST OF ARKANSAS for conservation use.

*[signatures on following pages]
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WHEREFORE, the Petitioners request that the Pulaski County Court issue an order articulating the findings under subdivisions (c)(2)(A)-(C) of Arkansas Code Annotated §14-40-609, and forward the petition and order to the City of North Little Rock, Arkansas.

PETITIONERS:

GALLOWAY I 40 SOUTH DEVELOPMENT LLC

By: _____
Name: Kanthi B. Dasari
Title: Manager

LAND TRUST OF ARKANSAS

By: _____
Name: Carol P. Williams
Title: Executive Director

CITY OF NORTH LITTLE ROCK, ARKANSAS

By: _____
Mayor Terry C. Hartwick

Attest:

Diane Whitbey, City Clerk

Petition Prepared by:
G. Robert Hardin (AR Bar No. 75 053)
Attorney for the Petitioners
HARDIN & GRACE, P.A.
500 Main Street, Suite A
North Little Rock, AR 72114
Telephone: (501) 378-7900

ATTESTATION OF
GALLOWAY I 40 SOUTH DEVELOPMENT LLC

I, Kanthi B. Dasari, as Manager of GALLOWAY I 40 SOUTH DEVELOPMENT LLC., hereby affirm that GALLOWAY I 40 SOUTH DEVELOPMENT LLC desires that the Property set forth in the forgoing Petition be annexed into the City of North Little Rock, Arkansas.

Kanthi B. Dasari

ACKNOWLEDGEMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Kanthi B. Dasari, who stated that she is the Manager of GALLOWAY I 40 SOUTH DEVELOPMENT LLC, and was duly authorized in her capacity to execute the foregoing petition for and in the name and on behalf of GALLOWAY I 40 SOUTH DEVELOPMENT LLC, and further stated and acknowledged she had so signed, executed and delivered said foregoing Petition and Attestation.

WITNESS my hand and seal as such Notary Public this ____ day of _____, 2026.

Notary Public

My Commission Expires:

ATTESTATION OF
LAND TRUST OF ARKANSAS

I, Carol P. Williams, as Executive Director of LAND TRUST OF ARKANSAS, hereby affirm that LAND TRUST OF ARKANSAS desires that the Property set forth in the forgoing Petition be annexed into the City of North Little Rock, Arkansas.

Carol P. Williams

ACKNOWLEDGEMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Carol P. Williams, who stated that she is the Executive Director of LAND TRUST OF ARKANSAS, and was duly authorized in her capacity to execute the foregoing petition for and in the name and on behalf of LAND TRUST OF ARKANSAS, and further stated and acknowledged she had so signed, executed and delivered said foregoing Petition and Attestation.

WITNESS my hand and seal as such Notary Public this __ day of _____, 2026.

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Notary Public

My Commission Expires:

ATTESTATION OF
THE CITY OF NORTH LITTLE ROCK, ARKANSAS

I, Terry C. Hartwick, as Mayor, and Diane Whitbey, as City Clerk of THE CITY OF NORTH LITTLE ROCK, ARKANSAS, hereby affirm that THE CITY OF NORTH LITTLE ROCK, ARKANSAS desires that the Property set forth in the forgoing Petition be annexed into the City of North Little Rock, Arkansas.

Mayor Terry C. Hartwick

Diane Whitbey, City Clerk

ACKNOWLEDGEMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Terry C. Hartwick and Diane Whitbey, who stated that they are the Mayor and City Clerk respectively of THE CITY OF NORTH LITTLE ROCK, ARKANSAS, and were duly authorized in their capacities to execute the foregoing petition for and in the name and on behalf of THE CITY OF NORTH LITTLE ROCK, ARKANSAS, and further stated and acknowledged they had so signed, executed and delivered said foregoing Petition and Attestation.

WITNESS my hand and seal as such Notary Public this ____ day of _____, 2026.

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Notary Public

My Commission Expires:

Exhibit A

Certificate of Abstractor

The undersigned certified abstractor or title company hereby verifies that the Petitioners, GALLOWAY I 40 SOUTH DEVELOPMENT LLC, an Arkansas limited liability, and LAND TRUST OF ARKANSAS, are the sole owners of record of the Property set forth in the forgoing Petition for Annexation.

AMERICAN ABSTRACT & TITLE COMPANY

By: _____

Name:

Title:

Exhibit B
Certificate of Surveyor

The undersigned certified surveyor or engineer hereby verifies that the Property is contiguous with the City of North Little Rock, Arkansas and that no enclaves will be created if the Property is accepted by the City of North Little Rock, Arkansas.

Halff Associates, Inc.

By: _____

Name:

[surveyor's seal or stamp]

Exhibit C
Schedule of Municipal Services

The following is a list of services of the City of North Little Rock, Arkansas, that will be extended to the Property within three (3) years after the date the annexation becomes final:

- (1) Police services;
- (2) Fire protection services;
- (3) Residential solid waste disposal services;
- (4) City planning and code enforcement services; and
- (5) Street and storm water system maintenance on city streets and drainage easements.