



Holloway Engineering,  
Surveying & Civil Design

BY

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**REZONING EXHIBIT  
LANDS WITHIN S-29 AND S-30  
T-3-N, R-13-W, MAUMELLE  
PULASKI COUNTY, AR, 72113**



JOB NO.: 2025-131  
DATE: 2/5/26  
SHEET NUMBER:

## **LEGAL DESCRIPTION:**

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PART OF SECTIONS 29 AND 30, T-3-N, R-13-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE N90°00'00"E, A DISTANCE OF 2564.28 FEET; THENCE S00°00'00"W, A DISTANCE OF 611.08 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ODOM BOULEVARD; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S81°33'06"E, 55.40 FEET, AND AN ARC LENGTH OF 61.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NAYLOR DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE S37°43'31"E, A DISTANCE OF 30.45 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE ALONG THE ARC OF A 1020.06 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S31°30'50"E, 222.52 FEET, AND AN ARC LENGTH OF 222.96 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE ALONG THE ARC OF A 1020.06 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S21°21'10"E, 135.55 FEET, AND AN ARC LENGTH OF 135.65 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S17°34'11"E, A DISTANCE OF 251.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES: (1) ALONG THE ARC OF 938.21 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S32°47'30"E, 493.11 FEET, AND AN ARC LENGTH OF 498.97 FEET; (2) S48°02'12"E, 642.29 FEET; (3) ALONG THE ARC OF A 995.23 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S36°53'32"E, 384.72 FEET, AND AN ARC LENGTH OF 387.16 FEET; (4) S25°44'52"E, 31.71 FEET; (5) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S18°29'49"W, 34.78 FEET, AND AN ARC LENGTH OF 38.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILLWOOD CIRCLE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: (1) S62°24'31"W, 22.62 FEET; (2) ALONG THE ARC OF A 1003.36 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S16°38'42"W, 1358.84 FEET, AND AN ARC LENGTH OF 1492.75 FEET; (3) S25°58'34"E, 441.69 FEET; (4) ALONG THE ARC OF A 1343.68 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S17°44'49"E, 384.65 FEET, AND AN ARC LENGTH OF 385.98 FEET TO A POINT ON THE NORTH LINE OF EDGEWATER ADDITION AS SHOWN ON PLAT RECORDED AS INSTRUMENT NUMBER 91-05917 IN THE RECORDS OF PULASKI COUNTY, ARKANSAS; THENCE ALONG SAID NORTH LINE OF EDGEWATER ADDITION THE FOLLOWING COURSES: (1) S83°38'17"W, 170.09 FEET; (2) N73°06'03"W, 1097.68 FEET TO A POINT ON THE NORTHERLY LINE OF RIDGEVIEW SUBDIVISION, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NUMBER 2008042508 IN THE RECORDS OF PULASKI COUNTY, ARKANSAS; THENCE ALONG SAID NORTHERLY LINE OF RIDGEVIEW SUBDIVISION THE FOLLOWING COURSES: (1) N46°17'47"W, 106.91 FEET; (2) N48°41'47"W, 102.09 FEET; (3) N55°12'22"W, 74.04 FEET; (4) N33°19'54"W, 70.78 FEET; (5) N64°35'30"E, 80.00 FEET; (6) N25°29'28"W, 181.59 FEET; (7) S64°30'32"W, 48.83 FEET; (8) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N77°17'09"W, 30.92 FEET, AND AN ARC LENGTH OF 33.34 FEET; (9) ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N46°26'17"W, 44.82 FEET, AND AN ARC LENGTH OF 44.94 FEET; (10) S35°39'24"W, 50.00 FEET; (11) N53°47'42"W, 94.44 FEET; (12) S64°30'32"W, 149.75 FEET; (13) N51°04'58"W, 101.47 FEET; (14) N81°31'37"W, 75.00 FEET; (15) N84°24'01"W, 289.06 FEET; (16) N80°51'22"W, 177.93 FEET; (17) N76°33'34"W, 80.76 FEET; (18) N52°23'18"W, 86.84 FEET; (19) S53°26'10"W, 161.48 FEET; (20) S85°12'51"W, 69.36 FEET; (21) S13°49'47"W, 202.28 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ODOM BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: (1) ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N62°28'24"W, 58.41 FEET, AND AN ARC LENGTH OF 58.43 FEET; (2) N64°50'25"W, 622.59 FEET; (3) ALONG THE ARC OF A 840.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N13°39'47"W, 1308.87 FEET, AND AN ARC LENGTH OF 1500.59 FEET; (4) N37°30'50"E, 1031.88 FEET; (5) ALONG THE ARC OF A 840.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N53°59'18"E, 476.43 FEET, AND AN ARC LENGTH OF 483.06 FEET; (6) N70°09'00"E, 196.55 FEET TO A POINT ON THE SOUTHERLY LINE OF RIDGEVIEW TRAILS, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NUMBER 2016080524 IN THE RECORDS OF PULASKI COUNTY, ARKANSAS; THENCE ALONG SAID SOUTHERLY LINE OF RIDGEVIEW TRAILS THE FOLLOWING COURSES: (1) S19°30'15"E, 51.45 FEET; (2) S25°52'36"W, 225.00 FEET; (3) S01°17'22"W, 433.19 FEET; (4) S66°01'07"E, 150.00 FEET; (5) S77°27'56"E, 431.53 FEET; (6) S81°35'59"E, 389.01 FEET; (7) S61°35'31"E, 225.95 FEET; (8) N82°32'27"E, 353.54 FEET; (9) S07°27'33"E, 1.89 FEET; (10) N82°32'27"E, 215.00 FEET; (11) N09°25'46"W, 522.96 FEET; (12) N22°59'53"E, 393.44 FEET TO THE POINT OF BEGINNING.

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PART OF SECTION 29, T-3-N, R-13-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE N90°00'00"E, A DISTANCE OF 2564.28 FEET; THENCE S00°00'00"W, A DISTANCE OF 611.08 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ODOM BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S81°33'06"E, 55.40 FEET, AND AN ARC LENGTH OF 61.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NAYLOR DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE S37°43'31"E, A DISTANCE OF 30.45 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE ALONG THE ARC OF A 1020.06 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S31°30'50"E, 222.52 FEET, AND AN ARC LENGTH OF 222.96 FEET TO A POINT ON THE NORTHERLY LINE OF RIDGEVIEW TRAILS, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NUMBER 2016080524 IN THE RECORDS OF PULASKI COUNTY, ARKANSAS; THENCE ALONG SAID NORTHERLY LINE OF RIDGEVIEW TRAILS S70°29'45"W, A DISTANCE OF 984.97 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE N19°30'15"W, A DISTANCE OF 225.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ODOM BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N70°29'46"E, A DISTANCE OF 536.82 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A 1257.63 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N62°36'49"E, 346.66 FEET, AND AN ARC LENGTH OF 347.77 FEET TO THE POINT OF BEGINNING.

Tron

PART OF SECTIONS 29 AND 30, T-3-N, R-13-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 BLOCK 1 OF RIDGEVIEW SUBDIVISION, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NUMBER 2008042508 IN THE RECORDS OF PULASKI COUNTY, ARKANSAS, SAID POINT BEING ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF ODOM BOULEVARD; THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S51°41'55"E, 185.03 FEET, AND AN ARC LENGTH OF 185.64 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE S43°38'28"E, A DISTANCE OF 342.74 FEET; THENCE S46°21'32"W, A DISTANCE OF 60.00 FEET; THENCE N43°39'44"W, A DISTANCE OF 342.63 FEET; THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N54°14'38"W, 220.67 FEET; AND AN ARC LENGTH OF 221.93 FEET; THENCE N64°50'25"W, A DISTANCE OF 622.59 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N13°39'47"W, 1402.36 FEET, AND AN ARC LENGTH OF 1607.78 FEET; THENCE N37°30'50"E, A DISTANCE OF 1031.88 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N53°59'18", 510.46 FEET, AND AN ARC LENGTH OF 517.56 FEET; THENCE N70°09'00"E, A DISTANCE OF 196.59 FEET; THENCE S19°30'15"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF ODOM BOULEVARD; THENCE ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: (1) S70°09'00"W, 196.55 FEET; (2) ALONG THE ARC OF A 840.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S53°59'18"W, 476.43 FEET, AND AN ARC LENGTH OF 483.06 FEET; (3) S37°30'50"W, 1031.88 FEET; (4) ALONG THE ARC OF A 840.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S13°39'47"E, 1308.87 FEET, AND AN ARC LENGTH OF 1500.59 FEET; (5) S64°50'25"E, 622.59 FEET; (6) ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S62°28'24"E, 58.41 FEET, AND AN ARC LENGTH OF 58.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT  
Lands lying within the Northwest Quarter of Section 29, Township 3 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows:  
Commencing at the Northwest corner of said Section 29, thence South 00 degrees 00 minutes 00 seconds East 2160.42 feet along the East line of said Section 29; thence leaving said East line North 90 degrees 00 minutes 00 seconds East 113.52 feet to a point on the East right of way line of Odom Boulevard also being the Point of Beginning; thence along said East right of way line the following calls; North 37 degrees 30 minutes 50 seconds East 841.48 feet; thence along a curve to the right having a radius of 840.02 feet and a chord bearing and distance of North 53 degrees 59 minutes 18 seconds East 476.43 feet; thence North 70 degrees 09 minutes 02 seconds East 196.55 feet to the Northwest corner of Ridgeview Trails, recorded as Instrument number 2016080523, records of Pulaski County, Arkansas; thence leaving said East right of way line along the Westerly line of said Ridgeview Trails the following calls; South 19 degrees 30 minutes 15 seconds East 51.45 feet; thence South 25 degrees 52 minutes 36 seconds West 225.00 feet; thence South 01 degrees 17 minutes 22 seconds West 433.19 feet to the Southwest corner of said Ridgeview Trails; thence leaving said Westerly line South 10 degrees 46 minutes 57 seconds West 182.82 feet; thence South 38 degrees 08 minutes 23 seconds West 300.00 feet; thence South 75 degrees 00 minutes 35 seconds West 75.00 feet; thence South 38 degrees 08 minutes 23 seconds West 350.00 feet; thence North 51 degrees 51 minutes 37 seconds West 615.16 feet to the Point of Beginning, containing 16.947 acres more or less.

