

LOT 1  
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
LYING WEST OF THE BAYOU AND SOUTH OF INTERSTATE 530, IN SECTION 27, TOWNSHIP 6 SOUTH,  
RANGE 9 WEST OF THE 5TH/ P.M., JEFFERSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

THENCE LEAVING THE AFOREMENTIONED CORNER OF THE DESCRIBED PARCEL CONTINUING NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°35'04"E A DISTANCE OF 227.47 FEET TO AN EXISTING 1/2" REBAR, ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 63 AND THE SOUTH RIGHT-OF-WAY LINE OF US 65 RAMP BY-PASS; THENCE LEAVING SAID INTERSECTION AND CONTINUING SOUTHERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF US 65 RAMP BY-PASS, N89°58'05"E A DISTANCE OF 16.16 FEET TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF SAID HIGHWAY, S00°21'38"E A DISTANCE OF 294.54 FEET; THENCE, S89°58'05"E A DISTANCE OF 615.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING THEREIN 3.688 ACRES (160,628 SQUARE FEET), MORE OR LESS.

COMMENCING AT AN EXISTING ALUMINUM CAP STAMPED, "201308190016-29", BEING THE NORTHWEST CORNER OF SAID SECTION 27; THENCE LEAVING SAID CORNER AND RUNNING SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 27, S00°30'58"E A DISTANCE OF 3946.38 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 27, S89°49'29"E A DISTANCE OF 71.54 FEET, TO A SET 1/2" REBAR LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 63, BEING THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE SAID DESCRIBED PARCEL;

CERTIFICATE OF OWNER:

DATE OF EXECUTION                      GEORGE C. BYRD

DATE OF EXECUTION                      DAVID F. BYRD

THIS DOCUMENT, NUMBER \_\_\_\_\_ FILED FOR RECORD, \_\_\_\_\_, 2023  
IN PLAT BOOK \_\_\_\_\_.

JANICE L. ROBERTS, CITY CLERK

FOR RESTRICTIVE COVENANTS OR BILL OF ASSURANCE, SEE DEED RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

I, HEATH MYERS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND ALL REQUIREMENTS OF THE PINE BLUFF SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE OF EXECUTION	HEATH MYERS 3825 N. SHILOH DRIVE FAYETTEVILLE, ARKANSAS 72703 REGISTERED LAND SURVEYOR NO. 1826, ARKANSAS
-------------------	--

PURSUANT OF THE PINE BLUFF SUBDIVISION RULES AND REGULATIONS, AND UNDER THE CONDITIONS OF ORDINANCE NO. 25-66, THIS DOCUMENT IS GIVEN FINAL APPROVAL BY THE PINE BLUFF PLANNING COMMISSION. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

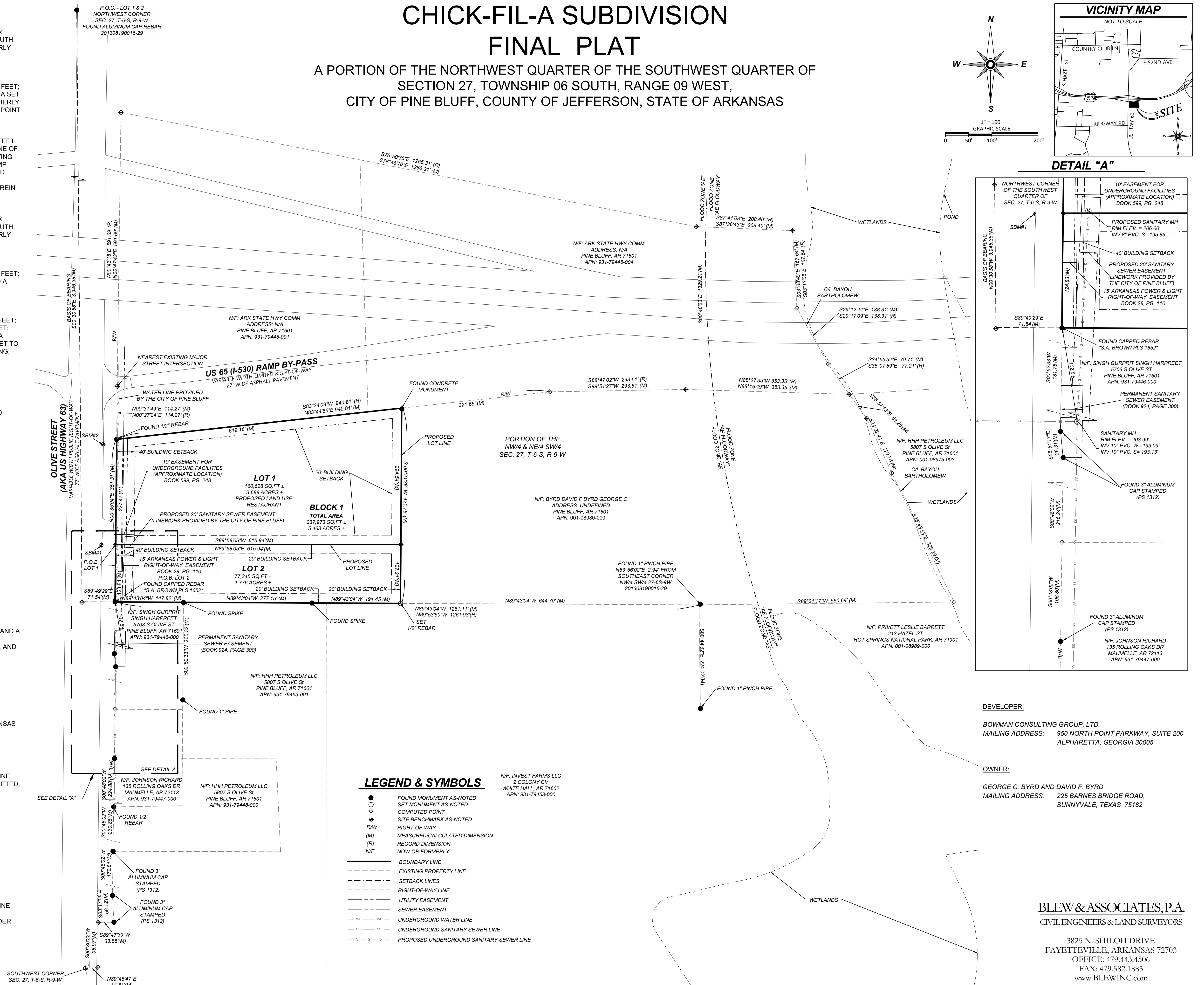
DATE OF EXECUTION	CHAIRMAN PINE BLUFF PLANNING COMMISSION PINE BLUFF, ARKANSAS
-------------------	--

PURSUANT OF THE PINE BLUFF SUBDIVISION RULES AND REGULATIONS, AND UNDER THE CONDITIONS OF ORDINANCE NO. 25-66, THIS DOCUMENT IS GIVEN FINAL APPROVAL BY THE PINE BLUFF ZONING ADMINISTRATOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION

CITY ZONING ADMINISTRATOR  
CITY OF PINE BLUFF, ARKANSAS

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 27, TOWNSHIP 06 SOUTH, RANGE 09 WEST,  
CITY OF PINE BLUFF, COUNTY OF JEFFERSON, STATE OF ARKANSAS



DEVELOPER:

**BOWMAN CONSULTING GROUP, LTD.**  
MAILING ADDRESS: 950 NORTH POINT PARKWAY, SUITE 200  
ALPHARETTA, GEORGIA 30005

OWNER:

GEORGE C. BYRD AND DAVID F. BYRD  
MAILING ADDRESS: 225 BARNES BRIDGE ROAD,  
SUNNYVALE, TEXAS 75182

**BLEW & ASSOCIATES, P.A.**  
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
[www.BLEWINC.com](http://www.BLEWINC.com)