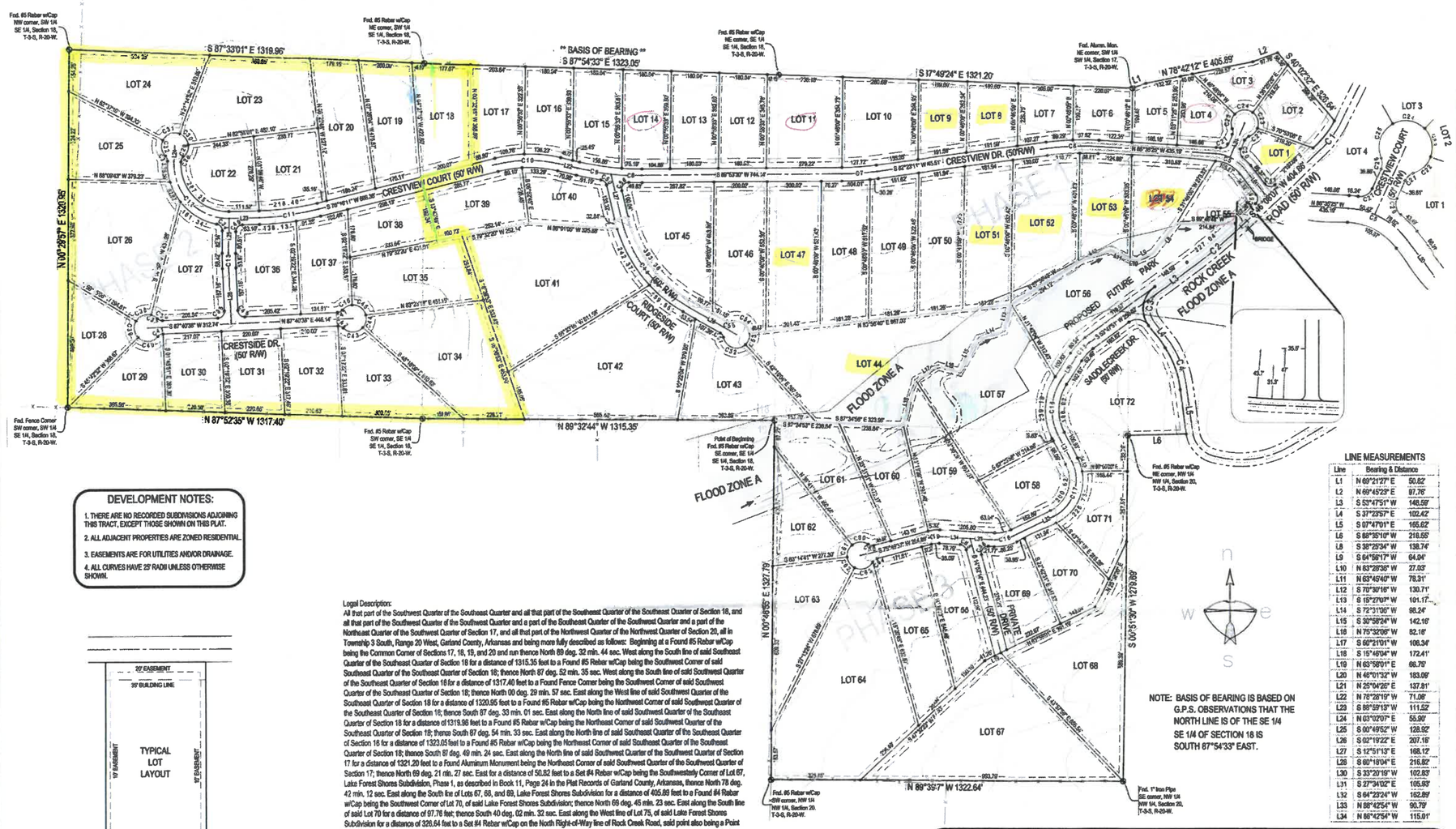
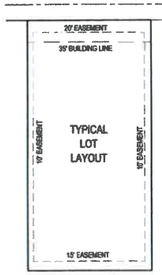


DEVELOPMENT NOTES:

1. THERE ARE NO RECORDED SUBDIVISIONS ADJOINING THIS TRACT, EXCEPT THOSE SHOWN ON THIS PLAT.
2. ALL ADJACENT PROPERTIES ARE ZONED RESIDENTIAL.
3. EASEMENTS ARE FOR UTILITIES AND/OR DRAINAGE.
4. ALL CURVES HAVE 25' RADII UNLESS OTHERWISE SHOWN.



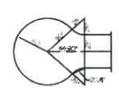
Legal Description:
All that part of the Southwest Quarter of the Southeast Quarter and all that part of the Southeast Quarter of the Southeast Quarter of Section 18, and all that part of the Southwest Quarter of the Southwest Quarter and a part of the Southeast Quarter of the Southwest Quarter and a part of the Northeast Quarter of the Southwest Quarter of Section 17, and all that part of the Northwest Quarter of the Northwest Quarter of Section 20, all in Township 3 South, Range 20 West, Garland County, Arkansas and being more fully described as follows: Beginning at a Found #5 Rebar w/Cap being the Common Corner of Sections 17, 18, 19, and 20 and run thence North 89 deg. 32 min. 44 sec. West along the South line of said Southwest Quarter of the Southeast Quarter of Section 18 for a distance of 1315.35 feet to a Found #5 Rebar w/Cap being the Southwest Corner of said Southeast Quarter of the Southwest Quarter of Section 18; thence North 87 deg. 52 min. 35 sec. West along the South line of said Southwest Quarter of the Southeast Quarter of Section 18 for a distance of 1317.40 feet to a Found Fence Corner being the Southwest Corner of said Southwest Quarter of the Southeast Quarter of Section 18; thence North 00 deg. 29 min. 57 sec. East along the West line of said Southwest Quarter of the Southeast Quarter of Section 18 for a distance of 1320.95 feet to a Found #5 Rebar w/Cap being the Northwest Corner of said Southwest Quarter of the Southeast Quarter of Section 18; thence South 87 deg. 33 min. 01 sec. East along the North line of said Southwest Quarter of the Southeast Quarter of Section 18 for a distance of 1319.96 feet to a Found #5 Rebar w/Cap being the Northeast Corner of said Southwest Quarter of the Southeast Quarter of Section 18; thence South 87 deg. 54 min. 33 sec. East along the North line of said Southeast Quarter of the Southeast Quarter of Section 18 for a distance of 1323.05 feet to a Found #5 Rebar w/Cap being the Northeast Corner of said Southeast Quarter of the Southeast Quarter of Section 18; thence South 87 deg. 49 min. 24 sec. East along the North line of said Southwest Quarter of the Southwest Quarter of Section 17 for a distance of 1321.20 feet to a Found Aluminum Monument being the Northeast Corner of said Southwest Quarter of the Southwest Quarter of Section 17; thence North 69 deg. 21 min. 27 sec. East for a distance of 50.82 feet to a Set #4 Rebar w/Cap being the Southwesterly Corner of Lot 67, Lake Forest Shores Subdivision, Phase 1, as described in Book 11, Page 24 in the Plat Records of Garland County, Arkansas, thence North 78 deg. 42 min. 12 sec. East along the South line of Lots 67, 68, and 69, Lake Forest Shores Subdivision for a distance of 405.89 feet to a Found #4 Rebar w/Cap being the Southwest Corner of lot 70, of said Lake Forest Shores Subdivision; thence North 69 deg. 46 min. 23 sec. East along the South line of said Lot 70 for a distance of 97.76 feet; thence South 40 deg. 02 min. 32 sec. East along the West line of Lot 75, of said Lake Forest Shores Subdivision for a distance of 326.64 feet to a Set #4 Rebar w/Cap on the North Right-of-Way line of Rock Creek Road, said point also being a Point of Curvature of a curve to the right thathas a Delta Angle of 19 deg. 46 min. 14 sec. and a radius of 369.70 feet; thence South 37 deg. 58 min. 54 sec. West along the chord of said curve to the right for a distance of 126.94 feet to a Set #4 Rebar w/Cap being the Point of Tangency of said curve to the right; thence South 46 deg. 08 deg. 07 sec. West along said North Right-of-Way line of Rock Creek Road for a distance of 404.86 feet to a Set #4 Rebar w/Cap being a Point of Curvature of a curve to the right that has a Delta Angle of 07 deg. 09 min. 59 sec. and a radius of 1815.19 feet; thence South 50 deg. 24 min. 37 sec. West along the chord of said curve to the right for a distance of 226.89 feet to a Set #4 Rebar w/Cap being the Point of Tangency of said curve to the right; thence South 53 deg. 47 min. 51 sec. West along said North Right-of-Way line of Rock Creek Road for a distance of 148.59 feet to a Set #4 Rebar w/Cap being a Point of Curvature of a curve to the left that has a Delta Angle of 62 deg. 45 min. 21 sec. and a radius of 100.66 feet; thence South 09 deg. 08 min. 11 sec. West along the chord of said curve to the left for a distance of 146.66 feet to a Set #4 Rebar w/Cap being the Point of Tangency of said curve to the left; thence South 37 deg. 23 min. 57 sec. East along the West Right-of-Way line of said Rock Creek Road for a distance of 102.42 feet to a Set #4 Rebar w/Cap being a Point of Curvature of a curve to the right that has a Delta Angle of 25 deg. 01 min. 05 sec. and a radius of 364.15 feet; thence South 19 deg. 39 min. 37 sec. East along the chord of said curve to the right for a distance of 163.94 feet to a Set #4 Rebar w/Cap being the Point of Tangency of said curve to the right; thence South 07 deg. 47 min. 01 sec. East along said West Right-of-Way line of said Rock Creek Road for a distance of 165.62 feet to a Set #4 Rebar w/Cap; thence South 88 deg. 35 min. 10 sec. West along the South line of said Southeast Quarter of the Southwest Quarter of Section 17 for a distance of 216.55 feet to a Found #5 Rebar w/Cap being the Northeast Corner of said Northwest Quarter of the Northwest Quarter of Section 20; thence South 00 deg. 51 min. 30 sec. West along the East line of said Northwest Quarter of the Northwest Quarter of Section 20 for a distance of 1278.69 feet to a Found 1" Iron Pipe being the Southeast Corner of said Northwest Quarter of the Northwest Quarter of Section 20; thence North 89 deg. 39 min. 47 sec. West along the South line of said Northwest Quarter of the Northwest Quarter of Section 20 for a distance of 1322.64 feet to a Found #5 Rebar w/Cap being the Southwest Corner of said Northwest Quarter of the Northwest Quarter of Section 20; thence North 00 deg. 46 min. 55 sec. East along the West line of said Northwest Quarter of the Northwest Quarter of Section 20 for a distance of 1327.79 feet to the Point of Beginning, containing (7,337,843.77 Sq. Ft.) 168.45 Acres, more or less.

SECTION 17
SW ¼ SW ¼ = (1,690,986.10 Sq. Ft.) 38.82 Acres
SE ¼ SW ¼ = (631,868.24 Sq. Ft.) 9.8" Acres
NE ¼ SW ¼ = (46,181.39 Sq. Ft.) 1.05 Acres

SECTION 18
SW ¼ SE ¼ = (1,736,098.60 Sq. Ft.) 39.86 Acres
SE ¼ SE ¼ = (1,707,452.71 Sq. Ft.) 39.29 Acres

SECTION 20
NW ¼ NW ¼ = (1,725,457.73 Sq. Ft.) 39.61 Acres

TOTAL AREAS = (7,337,843.77 Sq. Ft.) 168.45 Acres



TYPICAL CUL-DE-SAC DIAGRAM

NOTE: BASIS OF BEARING IS BASED ON G.P.S. OBSERVATIONS THAT THE NORTH LINE IS OF THE SE 1/4 SE 1/4 OF SECTION 18 IS SOUTH 87°54'33" EAST.

LEGEND

- SET #4 REBAR W/CAP
- FOUND MONUMENT
- COMPUTED POINT
- CONTROLLING CORNER
- SET P.K. NAIL
- COTTON PICKER SPINDLE
- BOUNDARY
- BULDING LINE
- EASEMENT
- ROAD
- RIGHT-OF-WAY
- SECTION LINE

CALL BEFORE YOU DIG 1-800-482-8998 "ARKANSAS ONE CALL"

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

The undersigned, being an Arkansas Registered Professional Land Surveyor, hereby certifies that this plat correctly represents a boundary survey made or verified by me that all surveying requirements of the State of Arkansas and City of Hot Springs Subdivision Rules and Regulations have been complied with.

Date of Execution _____ Randy Alberdus, Arkansas Registered Professional Land Surveyor

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All Requirements of the Hot Springs Subdivision Rules and Regulations relative to the preparation and submission of a preliminary plat having been fulfilled, approval of the plat is hereby granted, subject to further provisions of said rules and regulations. This certificate shall expire _____

Date of Planning Commision Approval: _____

Signed,

Date of Execution _____ Planning Director, Hot Springs Planning Commission

Owner / Developer : BRT Development, LLC.
Address: 1012 Autumn Road, Suite 1, Little Rock, AR 72211

Source of Title: Book 2325; Page 0197
Book 2283; Page 0760

LINE MEASUREMENTS

Line	Bearing & Distance	
L1	N 69°21'27" E	50.82'
L2	N 69°45'23" E	97.76'
L3	S 53°47'51" W	148.59'
L4	S 37°23'57" E	102.42'
L5	S 07°47'01" E	165.62'
L6	S 88°35'10" W	216.55'
L8	S 38°25'34" W	138.74'
L9	S 64°56'17" W	64.04'
L10	N 83°26'36" W	27.03'
L11	N 63°45'48" W	78.31'
L12	S 70°30'16" W	130.71'
L13	S 15°27'07" W	101.17'
L14	S 72°31'06" W	98.24'
L15	S 30°58'24" W	142.16'
L16	N 75°32'06" W	82.16'
L17	S 66°21'01" W	106.34'
L18	S 15°49'04" W	172.41'
L19	N 63°58'01" E	66.75'
L20	N 46°01'32" W	183.09'
L21	N 25°04'26" E	137.81'
L22	N 76°28'19" W	71.08'
L23	S 88°59'13" W	111.52'
L24	N 03°02'07" E	55.90'
L25	S 00°49'52" W	128.92'
L26	S 02°19'22" E	207.16'
L27	S 12°51'13" E	168.12'
L28	S 60°18'04" E	216.82'
L30	S 33°20'19" W	102.83'
L31	S 27°34'02" E	105.93'
L32	S 64°23'24" W	162.89'
L33	N 88°42'54" W	90.79'
L34	N 86°42'54" W	115.01'

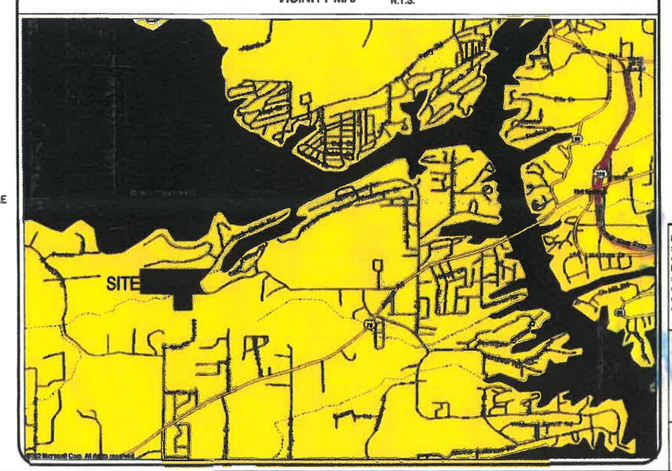
CURVE MEASUREMENTS

Curve	Delta	Chord Bearing		Tangent	Radius	Length
C1	19°46'14"	S 37°58'54" W	126.94	64.42	369.70	127.57
C2	07°09'59"	S 50°24'37" W	226.89	113.57	1815.19	227.04
C3	62°45'21"	S 09°08'11" W	146.06	105.85	100.88	163.32
C4	26°01'05"	S 19°39'37" E	163.94	84.13	364.15	165.36
C5	48°31'58"	N 62°19'39" W	123.28	67.81	150.00	127.04
C6	11°01'24"	S 87°53'53" W	192.10	96.49	1000.00	192.39
C7	07°30'15"	S 66°06'21" W	130.90	65.59	1000.00	130.99
C8	06°35'35"	N 66°48'42" W	115.01	57.60	1000.00	115.07
C9	07°02'36"	N 79°58'37" W	122.85	61.54	1000.00	122.93
C10	26°50'10"	S 89°41'16" W	232.05	119.28	500.00	234.19
C11	12°43'01"	S 82°37'42" W	221.50	111.43	1000.00	221.95
C12	94°02'54"	N 43°59'20" W	292.86	214.86	200.00	328.29
C13	63°09'13"	S 00°44'45" E	55.03	27.53	1000.00	55.04
C14	47°26'52"	S 36°34'39" E	402.33	219.73	500.00	414.06
C15	20°27'32"	S 43°34'05" W	71.04	36.09	200.00	71.42
C16	60°54'21"	S 62°53'08" W	202.73	117.59	200.00	212.60
C17	91°57'26"	S 18°34'41" W	215.72	155.21	150.00	240.74
C18	28°53'42"	S 78°50'15" W	74.85	38.65	150.00	75.65
C19	17°27'28"	S 84°33'21" W	45.53	23.03	150.00	45.70
C20	77°22'39"	N 13°38'54" W	31.25	20.02	25.00	33.76
C21	48°11'23"	N 46°10'07" E	20.41	11.18	25.00	21.03
C22	52°39'16"	N 46°56'11" E	44.35	24.74	50.00	45.95
C23	74°11'07"	N 18°29'01" W	60.31	37.30	50.00	64.74
C24	83°13'30"	S 84°48'41" W	66.41	44.41	50.00	72.63
C25	66°18'53"	S 10°02'29" W	54.89	32.67	50.00	57.87
C26	48°11'23"	S 00°58'44" W	20.41	11.18	25.00	21.03
C27	73°39'07"	S 61°53'59" W	29.97	18.72	25.00	32.14
C28	48°11'23"	N 27°07'48" E	20.41	11.18	25.00	21.03
C29	58°17'28"	N 22°06'45" E	48.70	27.88	50.00	50.87
C30	61°41'09"	N 37°54'33" W	51.27	29.66	50.00	53.83
C31	83°52'02"	S 69°18'51" W	66.83	44.92	50.00	73.19
C32	72°32'06"	S 68°53'13" E	59.16	36.69	50.00	63.30
C33	48°11'23"	S 21°03'35" E	20.41	11.18	25.00	21.03
C34	79°57'53"	S 39°09'05" E	32.13	20.96	25.00	34.89
C35	90°00'00"	S 42°40'38" W	35.36	25.00	25.00	39.27
C36	48°11'23"	N 68°13'40" W	20.41	11.18	25.00	21.03
C37	30°52'21"	N 59°34'09" W	26.82	13.81	50.00	26.94
C38	74°04'47"	S 67°53'17" W	60.24	37.73	50.00	64.65
C39	75°12'01"	S 06°41'07" E	61.01	38.51	50.00	65.62
C40	98°13'57"	N 67°39'04" E	74.45	55.75	50.00	85.67
C41	48°11'23"	N 63°34'57" W	20.41	11.18	25.00	21.03
C42	48°11'23"	S 68°13'40" E	20.41	11.18	25.00	21.03
C43	94°08'10"	N 88°47'56" E	73.22	53.75	50.00	82.15
C44	56°28'11"	N 13°29'46" E	47.31	26.85	50.00	49.28
C45	77°35'02"	N 53°31'51" W	62.65	40.19	50.00	67.70
C46	48°11'23"	S 63°34'57" W	40.82	22.36	50.00	42.05
C47	48°11'23"	S 63°34'57" W	20.41	11.18	25.00	21.03
C48	90°00'00"	N 47°19'22" W	35.36	25.00	25.00	39.27
C49	88°09'21"	N 44°54'32" E	34.78	24.21	25.00	38.47
C50	68°42'57"	S 47°12'41" E	28.22	17.09	25.00	29.98
C51	48°11'23"	S 36°12'22" E	20.41	11.18	25.00	21.03
C52	120°12'23"	S 72°12'53" E	86.69	86.96	50.00	104.90
C53	53°44'15"	N 20°48'48" E	45.19	25.33	50.00	46.89
C54	102°26'08"	N 57°16'23" W	77.95	62.23	50.00	89.39
C55	48°11'23"	N 84°23'46" W	20.41	11.18	25.00	21.03
C56	105°31'51"	N 39°54'43" E	39.81	32.90	25.00	46.05
C57	95°48'01"	N 85°57'53" W	37.10	27.57	25.00	41.80
C58	84°11'59"	S 04°02'07" W	33.52	22.59	25.00	36.74
C59	48°11'23"	N 80°04'41" W	20.41	11.18	25.00	21.03
C60	72°42'17"	S 87°39'52" W	59.27	36.80	50.00	63.45
C61	58°04'03"	S 22°16'42" W	48.53	27.75	50.00	50.67
C62	56°01'17"	S 34°45'59" E	46.96	26.60	50.00	48.89
C63	89°35'09"	N 72°25'49" E	70.45	49.84	50.00	78.18
C64	48°11'23"	N 51°43'56" E	20.41	11.18	25.00	21.03
C65	71°50'40"	S 50°47'34" E	29.33	18.11	25.00	31.35
C66	106°09'20"	N 39°12'26" E	40.49	34.51	25.00	47.19

LOT MEASUREMENTS

Lot No.	Square Footage	Acreage
1	31888.95	0.73
2	50202.69	1.15
3	40453.41	0.93
4	42291.06	0.97
5	39235.05	0.90
6	43506.98	1.00
7	43647.82	1.00
8	46637.38	1.07
9	52814.42	1.21
10	89189.59	2.05
11	94843.93	2.18
12	62862.77	1.44
13	64106.50	1.47
14	65277.62	1.50
15	63808.67	1.46
16	58761.74	1.35
17	67771.40	1.56
18	82580.43	1.90
19	83623.12	1.92
20	90690.17	2.08
21	68168.05	1.56
22	65464.49	1.50
23	130116.15	2.99
24	118257.13	2.71
25	85818.30	1.97
26	169420.89	3.89
27	83511.51	1.92
28	60698.98	1.56
29	60941.33	1.40
30	63762.58	1.46
31	67964.86	1.56
32	68386.29	1.57
33	90721.21	2.08
34	156120.79	3.58
35	107490.17	2.47
36	77522.19	1.78
37	67673.75	1.56
38	57867.66	1.33
39	73240.14	1.68
40	60673.55	1.39
41	227602.42	5.23
42	230934.89	5.30
43	107879.70	2.48
44	250036.72	5.74
45	117234.97	2.69
46	105078.14	2.41
47	108373.50	2.49
48	94149.01	2.16
49	93597.07	2.15
50	94488.43	2.17
51	96386.31	2.19
52	115912.39	2.66
53	72408.69	1.66
54	73627.99	1.69
55	38914.48	0.89
56	154576.98	3.55
57	181221.98	4.16
58	63211.85	1.45
59	106094.98	2.44
60	79017.19	1.81
61	99949.83	2.29
62	69625.86	1.60
63	97666.24	2.24
64	266899.27	6.13
65	109321.86	2.51
66	83055.67	1.91
67	239581.26	5.50
68	172840.76	3.97
69	71273.44	1.64
70	63327.20	1.45
71	64928.79	1.49
72	174021.70	3.99

VICINITY MAP N.T.S.



PRELIMINARY PLAT OF PLEASANT HILLS SUBDIVISION GARLAND COUNTY ARKANSAS

I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
BRT Development, LLC.
Twin City Bank
Hot Springs Title Company
Chicago Title Insurance Company

PROPERTY ADDRESS:
Rock Creek Road
Hot Springs, Arkansas

CENTRAL ARKANSAS SURVEYING INC.
1012 Autumn Road, Suite 1
Little Rock, AR 72211
Phone: (501)-223-0497
Fax: (501)-223-0496
E-Mail: case@sbcglobal.net

I hereby certify the above property DOES lie within a 100 year flood prone area.
SOURCE: Garland County FEMA Map
PANEL NO.: 05051C0155 C
DATE: February 15, 1991

100' 0' 200' 400'
SCALE: 1"=200'
DATE: 10/13/0
Drawn By: L. REMSING
Checked By: R. Alberdus

STATE CODE: 500-03S-20W-0-17-300-26-1264
STATE CODE: 500-03S-20W-0-18-200-26-1264
STATE CODE: 500-03S-20W-0-20-440-26-1264

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1264 — RANDY ALBERDUS