



1 DEGREE 11 MINUTES 31 SECONDS EAST, 164.66 FEET, ALONG THE EAST  
2 LINE OF THE CHERRY CREEK SUBDIVISION, AS RECORDED IN PLAT  
3 BOOK D, PAGE 306, SAME ALSO BEING THE WEST LINE OF THE SAID N ½  
4 OF THE SE ¼ OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 9, TO A ½-  
5 INCH IRON PIN, SAID ½-INCH IRON PIN BEING THE NORTHWEST CORNER  
6 FOR THIS TRACT; AND 6) THENCE SOUTH 87 DEGREES 38 MINUTES 51  
7 SECONDS EAST, PASSING AT 149.92 FEET A FOUND 3/8-INCH REBAR, AND  
8 ALSO PASSING AT 371.10 FEET TO A FOUND IRON PIN, IN ALL A TOTAL  
9 DISTANCE OF 647.18 FEET TO THE POINT OF BEGINNING.

10 LESS AND EXCEPT:

11 PART OF THE NW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 1 NORTH,  
12 RANGE 13 WEST, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS,  
13 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE N ½  
14 OF THE SE ¼ OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 9, THENCE S  
15 01°58'05" W, 103.83 FEET TO A POINT; THENCE N 87°29'39" W, 13.62 FEET TO  
16 A POINT; THENCE N 01°49'41" E, 103.83 FEET TO A POINT; THENCE S  
17 87°29'47" E, 13.87 FEET TO THE POINT OF BEGINNING, AS CONTAINED IN  
18 WARRANTY DEED IN FAVOR OF THE CITY OF LITTLE ROCK, ARKANSAS,  
19 RECORDED AS INSTRUMENT NO. 2021016206, IN THE RECORDS OF  
20 PULASKI COUNTY, ARKANSAS.

21 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock  
22 Planning Commission.

23 **Section 3.** That the change in zoning classification contemplated for Telcoe Federal Credit Union PD-  
24 C, located at 1400 South Bowman Road (Z-6238-B), is conditioned upon obtaining final plan approval  
25 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

26 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

27 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
28 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary  
29 to affect and designate the change provided for in Section 1 hereof.

30 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
31 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
32 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and  
33 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
34 ordinance.

1        **Section 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent with  
2 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

3 **PASSED: October 18, 2022**

6 **ATTEST:**

**APPROVED:**

8 \_\_\_\_\_  
9 **Susan Langley, City Clerk**

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

10 **APPROVED AS TO LEGAL FORM:**

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13 **Thomas M. Carpenter, City Attorney**

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