



1 **ATTEST:**

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4 **Allison Segars, City Clerk**

5 **APPROVED AS TO LEGAL FORM:**

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

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**APPROVED:**

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**Frank Scott, Jr., Mayor**

1 **EXHIBIT A**

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3 **DISTRICT BOUNDARY DESCRIPTION:**

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5 PART OF SECTION 15, 22 AND 23, ALL IN T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY,  
6 ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

7 COMMENCING AT THE SOUTHWEST CORNER OF CHENAL VALLEY PHASE 12C, KNOWN  
8 AS ABERDEEN SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI  
9 COUNTY, ARKANSAS. SAID POINT ALSO BEING ON THE NORTHERN RIGHT-OF-WAY OF  
10 CHENAL PARKWAY; THENCE S07°36'24"W, 144.16 FEET TO A POINT ON THE SOUTHERN  
11 RIGHT-OF-WAY OF CHENAL PARKWAY. SAID POINT ALSO BEING THE POINT OF BEGIN-  
12 NING; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING COURSES: 1)  
13 S68°32'52"E, 501.50 FEET; 2) ALONG THE ARC OF A 2794.70 FOOT RADIUS CURVE TO THE  
14 RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S65°49'02"E, 266.26 FEET; 3)  
15 S63°05'13"E, 38.95 FEET; 4) N26°54'47"E, 10.00 FEET; 4) S63°05'13"E, 1200.00 FEET; 5)  
16 S26°54'47"W, 10.00 FEET; 6) S63°05'13"E, 214.29 FEET; 7) ALONG THE ARC OF A 884.93 FOOT  
17 RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF  
18 S62°00'56"E, 33.09 FEET; 8) N29°03'21"E, 10.00 FEET; 9) ALONG THE ARC OF A 894.93 FOOT  
19 RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF  
20 S47°18'58"E, 421.73 FEET 10) S56°18'43"W, 20.00 FEET; 11) ALONG THE ARC OF A 874.93 FOOT  
21 RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF  
22 S15°32'46"E, 552.30 FEET; 12) S02°51'08"W, 276.67 FEET; 13) ALONG THE ARC OF A 1034.93  
23 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF  
24 S25°17'01"E, 976.07 FEET; 14) S53°25'09"E, 72.19 FEET; 15) N36°34'50"E, 10.00 FEET; 16)  
25 S53°25'10"E, 649.99 FEET; 17) S36°34'50"E, 10.00 FEET; 18) S53°25'10"W, 13.28 FEET; 19) ALONG  
26 THE ARC OF A 874.93 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING  
27 AND DISTANCE OF S37°44'30"E, 498.08 FEET; 20) S68°47'02"W, 40.00 FEET; THENCE LEAVING  
28 SAID RIGHT OF WAY THE S68°47'02"W, 474.56 FEET; THENCE N53°25'10"W, 1785.75 FEET;  
29 THENCE N02°51'08"E, 1332.71 FEET; THENCE N63°05'13"W, 624.86 FEET; THENCE  
30 S26°54'47"W, 749.13 FEET; THENCE N63°05'13"W, 1144.80 FEET; THENCE N00°01'00"E, 1422.61  
31 FEET TO THE POINT OF BEGINNING, CONTAINING 96.89 ACRES, MORE OR LESS

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1 **EXHIBIT B**

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3 **Description of Improvements**

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5 The improvements to be undertaken by the proposed district are generally as follows: (i) constructing new, and  
6 improvements to, existing public streets and roadways together with sidewalks and pedestrian paths appurtenant  
7 thereto, storm drains and street lights for the new southern extension of Chenonceau Boulevard, and such other street  
8 and road improvements and secondary access drives incidental thereto as depicted in the map attached as Exhibit B;  
9 together with modification to Chenal Parkway to allow for construction of the fourth leg of the intersection of Chenal  
10 Parkway and Chenonceau Boulevard, and to open, grade, drain, pave, curb, gutter or otherwise improve such other  
11 streets, roads, highways, and every other way for passage and use of vehicles, and including sidewalks, pedestrian trails  
12 and walkways, viaducts, underpasses and appurtenant lighting, including but not limited to modification of existing  
13 traffic signals and construction of additional traffic signals at the intersection of Chenal Parkway and Chenonceau  
14 Boulevard, either within or without the boundaries of the District if the Property of the District will be benefited  
15 thereby, and such purpose shall include the acquisition of rights of way by purchase or the exercise of the power of  
16 eminent domain, and to maintain such streets, roads, highways, and every other way for passage and use by vehicles  
17 and pedestrians, lying within the boundaries of the District or beyond the boundaries of the District if the Property of  
18 the District will be benefited thereby; (ii) constructing new and modifying existing water mains along Chenal Parkway  
19 and additional water mains and appurtenances at other locations within or without the District as depicted on the map  
20 attached as Exhibit B and other appurtenant water improvements either within or without the boundaries of the District  
21 if the Property of the District will be benefited thereby; (iii) constructing sanitary sewer gravity mains and  
22 appurtenances, including roadway bores and appurtenances, as depicted on the map attached as Exhibit B and other  
23 appurtenant sewer improvements either within or without the boundaries of the District if the Property of the District  
24 will be benefited thereby; (iv) acquiring and constructing electric junction boxes, electric conduits, underground power  
25 lines, street lighting, electrical distribution conduits, roadway boxes, conductors, pull boxes, switchgears and  
26 switchgear pads, and other electric utility improvements as depicted on the map attached hereto as Exhibit B either  
27 within or without the boundaries of the District if the property of the District will be benefited thereby; (v) constructing  
28 stormwater detention facilities, drainage culverts, headwalls, and storm drainage facilities as depicted on the map  
29 attached as Exhibit B and other appurtenant stormwater facilities and improvements either within or without the  
30 boundaries of the District if the Property of the District will be benefited thereby; (vi) payment of professional fees  
31 related to the design and construction of work described herein, and all other purposes authorized by Ark. Code Ann.  
32 Title 14, Chapter 94 and amendments thereto; and (vii) conducting any and all other acts which shall be deemed  
33 necessary in order to purchase, construct, accept as a gift, operate and maintain any and all improvements authorized  
34 therein (together, the "Project"). Said purposes are to be accomplished in the manner and with the materials that the  
35 commissioners for the District shall deem to be in the best interest of the District and as specified by law. The cost of  
36 the Project shall be assessed upon the real property of the District according to the benefits received.

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