

1 **Section 4. Commissioners.** The following persons, being qualified electors of the State of
2 Arkansas and owners of property within the District, are hereby appointed as the initial Board of
3 Commissioners of the District, to serve until their successors are elected and qualified as provided by
4 law:

- 5 1. Sean Hoagland
- 6 2. Thomas Russell
- 7 3. Greg Stewart

8 The Commissioners shall take the oath of office required by law and shall organize and operate the
9 District in accordance with applicable Arkansas statutes.

10 **Section 5. Powers.** The District shall have all powers granted to municipal property owners
11 improvement districts under the laws of the State of Arkansas, including but not limited to the power
12 to assess benefits, levy assessments, issue bonds, and enter into contracts necessary to accomplish the
13 purposes of the District.

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

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20 the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

21 **PASSED: March 3, 2026**

22 **ATTEST:**

APPROVED:

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25 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

26 **APPROVED AS TO LEGAL FORM:**

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

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EXHIBIT A

DISTRICT BOUNDARY DESCRIPTION:

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

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

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EXHIBIT B

Description of Improvements

The improvements to be undertaken by the proposed district are generally as follows: (i) constructing new, and improvements to, existing public streets and roadways together with sidewalks and pedestrian paths appurtenant thereto, storm drains and street lights for the new southern extension of Chenonceau Boulevard, and such other street and road improvements and secondary access drives incidental thereto as depicted in the map attached as Exhibit B; together with modification to Chenal Parkway to allow for construction of the fourth leg of the intersection of Chenal Parkway and Chenonceau Boulevard, and to open, grade, drain, pave, curb, gutter or otherwise improve such other streets, roads, highways, and every other way for passage and use of vehicles, and including sidewalks, pedestrian trails and walkways, viaducts, underpasses and appurtenant lighting, including but not limited to modification of existing traffic signals and construction of additional traffic signals at the intersection of Chenal Parkway and Chenonceau Boulevard, either within or without the boundaries of the District if the Property of the District will be benefited thereby, and such purpose shall include the acquisition of rights of way by purchase or the exercise of the power of eminent domain, and to maintain such streets, roads, highways, and every other way for passage and use by vehicles and pedestrians, lying within the boundaries of the District or beyond the boundaries of the District if the Property of the District will be benefited thereby; (ii) constructing new and modifying existing water mains along Chenal Parkway and additional water mains and appurtenances at other locations within or without the District as depicted on the map attached as Exhibit B and other appurtenant water improvements either within or without the boundaries of the District if the Property of the District will be benefited thereby; (iii) constructing sanitary sewer gravity mains and appurtenances, including roadway bores and appurtenances, as depicted on the map attached as Exhibit B and other appurtenant sewer improvements either within or without the boundaries of the District if the Property of the District will be benefited thereby; (iv) acquiring and constructing electric junction boxes, electric conduits, underground power lines, street lighting, electrical distribution conduits, roadway boxes, conductors, pull boxes, switchgears and switchgear pads, and other electric utility improvements as depicted on the map attached hereto as Exhibit B either within or without the boundaries of the District if the property of the District will be benefited thereby; (v) constructing stormwater detention facilities, drainage culverts, headwalls, and storm drainage facilities as depicted on the map attached as Exhibit B and other

appurtenant stormwater facilities and improvements either within or without the boundaries of the District if the Property of the District will be benefitted thereby; (vi) payment of professional fees related to the design and construction of work described herein, and all other purposes authorized by Ark. Code Ann. Title 14, Chapter 94 and amendments thereto; and (vii) conducting any and all other acts which shall be deemed necessary in order to purchase, construct, accept as a gift, operate and maintain any and all improvements authorized therein (together, the "Project"). Said purposes are to be accomplished in the manner and with the materials that the commissioners for the District shall deem to be in the best interest of the District and as specified by law. The cost of the Project shall be assessed upon the real property of the District according to the benefits received.

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