

1 **Section 4. Severability.** In the event any title, subtitle, section, subsection, subdivision, paragraph,
2 subparagraph, item, sentence, clause, phrase, or work of this ordinance is declared or adjudged to be invalid
3 or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the
4 ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or
5 unconstitutional was not originally a part of this ordinance.

6 **Section 5. Repealer.** All ordinances and resolutions, and parts of the same, that are inconsistent with
7 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

8 **Section 6. Emergency Clause.** The Board of Directors of the City of Little Rock, Arkansas, has
9 determined that with development in the area covered by the boundaries of the Improvement District laid
10 off in this ordinance requires, as critical to the public health, safety, and welfare, construction of additional
11 infrastructure; an emergency is, therefore, declared to exist, and this ordinance shall be in full force and
12 effect from and after the date of its passage.

13 **PASSED: January 7, 2020**

14 **ATTEST:**

APPROVED:

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16 _____
17 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

18 **APPROVED AS TO LEGAL FORM:**

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

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1 **Exhibit A**

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3 **PROPERTY DESCRIPTION**

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5 A TRACT OF LAND BEING ALL OF THE SW 1/4 OF THE SW 1/4, AND ALL OF THE N 1/2 OF THE
6 SE 1/4 OF THE SW 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF
7 THE SW 1/4, AND PART OF THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 2, T-1-S, R-13-W,
8 PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS
9 FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SECTION 2; THENCE N02°20'24"E
10 ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1,337.64 FEET TO THE NW
11 CORNER OF THE SAID SW 1/4 OF THE SW 1/4 OF SECTION 2; THENCE S88°36'39"E, ALONG THE
12 NORTH LINE OF THE SAID SW 1/4 OF THE SW 1/4 OF SECTION 2, A DISTANCE OF 896.83 FEET;
13 THENCE N 02° 20'3"E, A DISTANCE OF 648.00 FEET; THENCE S88°36'39"E, A DISTANCE OF
14 300.00 FEET; THENCE N02°20'31"E, A DISTANCE OF 416.26 FEET TO A POINT ON THE
15 SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD; THENCE N55°44'52"E, ALONG THE
16 SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD, A DISTANCE OF 635.57 FEET; THENCE
17 CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD FOLLOWING
18 THE ARC OF A 8,038.46-FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING
19 AND DISTANCE OF N53°31'04"E, 625.10 FEET; THENCE NS1°13'33"E, CONTINUING ALONG
20 THE SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD, A DISTANCE OF 638.30 FEET TO
21 THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE S02°34'04"W,
22 ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 2, A DISTANCE OF
23 895.17 FEET TO THE CENTER OF SAID SECTION 2; THENCE S02°23'26"W, ALONG THE EAST
24 LINE OF THE SW 1/4 OF SAID SECTION 2, A DISTANCE OF 2010.77 FEET TO THE NE CORNER
25 OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 2; THENCE N88°20'56"W, ALONG
26 THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 2, A DISTANCE
27 OF 1,349.17 FEET; THENCE S02°41'54" W, ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4
28 OF SAID SECTION 2, A DISTANCE OF 660.42 FEET TO THE SE CORNER OF THE SW 1/4 OF THE
29 SW 1/4 OF SAID SECTION 2; THENCE N88°57'06"W ALONG THE SOUTH LINE OF SAID SECTION
30 2, A DISTANCE OF 1,316.71 FEET TO THE POINT OF BEGINNING, CONTAINING 120.65 ACRES.

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