

1 **349.98 FEET; THENCE N 01°57'51" E 100.00 FEET TO A POINT ON THE NORTH**
2 **RIGHT-OF-WAY LINE OF ZUEBER ROAD, THENCE ALONG SAID RIGHT-**
3 **OF-WAY THROUGH THE FOLLOWING COURSES: S 88°48'49" E 1,220.67**
4 **FEET, THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING A**
5 **RADIUS OF 1,004.93 FEET AND A CHORD BEARING AND DISTANCE OF S**
6 **86°49'42" E 79.53 FEET, AND S 84°17'34" E 491.79 FEET, THENCE LEAVING**
7 **SAID RIGHT-OF-WAY LINE S 16°47'12" W 101.90 FEET TO A POINT ON THE**
8 **SOUTH RIGHT-OF-WAY LINE OF ZUEBER ROAD, THENCE LEAVING SAID**
9 **RIGHT-OF-WAY LINE S 16°47'12" W 974.38 FEET, THENCE N 88°02'37" W**
10 **1165.54 FEET TO THE POINT OF BEGINNING, CONTAINING 32.732 ACRES,**
11 **MORE OR LESS; INCLUDING ALL ADJACENT, ABUTTING AND**
12 **TRAVERSING ROADS AND RIGHTS-OF-WAY OF RECORD.**

13 **Section 2.** The City of Little Rock shall provide Police and Fire protection; and upon approval by the
14 respective utility allow the property owners within the annexation to extend service lines to the Little Rock
15 Water Reclamation System and Central Arkansas Water System from the effective date of the annexation.

16 **Section 3.** That the zoning classification of the following described property be zoned to I-3, Heavy
17 Commercial District:

18 **Z-9806:** A PART OF THE SW 1/4, SECTION 21, T-1-N, R-11-W, IN PULASKI
19 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
20 FOLLOWS: COMMENCING AT A FOUND ONE (1)-INCH ROD FOR THE
21 SOUTHWEST CORNER OF SAID SW 1/4 SW1/4 THENCE ALONG THE SOUTH
22 LINE OF SAID SW 1/4 SW1/4 S 88°39'10" E, 35.00 FEET TO A FOUND IRON PIN,
23 THENCE N 01°57'23" E, 110.01 FEET TO A FOUND IRON PIN, THENCE N
24 01°57'51" E, 873.19 FEET; THENCE S 88°02'37" E 349.94 FEET; THENCE N
25 01°57'54" E 962.57 FEET TO A POINT ON THE SOUTH ON THE SOUTH RIGHT-
26 OF-WAY LINE OF ZUEBER ROAD, THENCE ALONG SAID RIGHT-OF-WAY
27 N 88°48'49" W 349.98 FEET; THENCE N 01°57'51" E 100.00 FEET TO A POINT
28 ON THE NORTH RIGHT-OF-WAY LINE OF ZUEBER ROAD, THENCE ALONG
29 SAID RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES: S 88°48'49"
30 E 1,220.67 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT,
31 HAVING A RADIUS OF 1,004.93 FEET AND A CHORD BEARING AND
32 DISTANCE OF S 86°49'42" E 79.53 FEET, AND S 84°17'34" E 491.79 FEET,
33 THENCE LEAVING SAID RIGHT-OF-WAY LINE S 16°47'12" W 101.90 FEET
34 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ZUEBER ROAD,

1 **THENCE LEAVING SAID RIGHT-OF-WAY LINE S 16°47'12" W 974.38 FEET,**
2 **THENCE N 88°02'37" W 1165.54 FEET TO THE POINT OF BEGINNING,**
3 **CONTAINING 32.732 ACRES, MORE OR LESS; INCLUDING ALL ADJACENT,**
4 **ABUTTING AND TRAVERSING ROADS AND RIGHTS-OF-WAY OF RECORD.**

5 **Section 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
6 Arkansas, and the Designated District Map be and is hereby amended to the extent and in the respects
7 necessary to affect and designate the change provided for in Section 3 hereof.

8 **Section 5. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
9 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
10 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
11 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
12 ordinance.

13 **Section 6. Repealer.** All ordinances or resolutions of the City in conflict herewith are hereby repealed
14 to the extent of such conflict.

15 **PASSED: August 15, 2023**

16 **ATTEST:**

APPROVED:

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18 _____
19 **Susan Langley, City Clerk**

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

20 **APPROVED AS TO LEGAL FORM:**

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

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