



1 S06°12'39"W ALONG THE WEST RIGHT-OF-WAY LINE OF CHENONCEAU  
2 BOULEVARD 187.21 FEET; THENCE SOUTHERLY AND CONTINUING  
3 ALONG SAID WEST RIGHT-OF-WAY LINE BEING THE ARC OF A 924.93-  
4 FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE  
5 OF S08°37'50"W, 78.11 FEET; THENCE S11°03'02"W AND CONTINUING  
6 ALONG SAID WEST RIGHT-OF-WAY LINE, 423.82 FEET; THENCE  
7 SOUTHERLY AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE  
8 BEING THE ARC OF A 984.93-FOOT RADIUS CURVE TO THE LEFT, A  
9 CHORD BEARING AND DISTANCE OF S06°45'02"W, 147.70 FEET; THENCE  
10 S02°27'01"W AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE  
11 229.48 FEET TO THE NORTHEAST CORNER OF LOT 1, TRACT E, THE  
12 RANCH; THENCE N75°37'01"W ALONG THE NORTH LINE OF SAID LOT 1,  
13 TRACT E, 320.46 FT. TO THE NORTHWEST CORNER THEREOF; THENCE  
14 S18°26'17"W ALONG THE WEST LINE OF SAID LOT 1, 333.10 FEET TO A  
15 POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE  
16 HIGHWAY #10; THENCE N72°03'23"W ALONG SAID NORTH RIGHT-OF-  
17 WAY LINE, 356.96 FEET; THENCE N24°28'40"W ALONG SAID NORTH  
18 RIGHT-OF-WAY LINE, 70.00 FEET TO THE POINT OF BEGINNING,  
19 CONTAINING 20.8569 ACRES, MORE OR LESS.

20 AND

21 LOT 1, TRACT E, THE RANCH, AN ADDITION TO THE CITY OF LITTLE  
22 ROCK, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN PLAT  
23 BOOK H, PAGE 26, RECORDS OF PULASKI COUNTY, ARKANSAS,  
24 CONTAINING 111,197 SQUARE-FEET, MORE OR LESS.

25 AND

26 PART OF THE E1/3 OF THE NW1/4, SECTION 14, T-2-N, R-14-W, CITY OF  
27 LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY  
28 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE  
29 OF THE E1/3 OF THE SE1/4 NW1/4, SECTION 14, BEING THE SOUTHWEST  
30 CORNER OF TRACT D, BLOCK 1, VALLEY RANCH SUBDIVISION, AN  
31 ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE  
32 S86°51'18"E ALONG THE SOUTH LINE OF SAID TRACT D, 54.70 FT. TO THE  
33 POINT OF BEGINNING; THENCE N26°01'21"E, 151.87 FEET; THENCE  
34 N84°15'54"E, 280.01 FEET; THENCE S86°52'51"E, 27.50 FEET; THENCE



1 is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII,  
2 Section 36-454 (e) of the Code of Ordinances.

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

4 **SECTION 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little  
5 Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects  
6 necessary to affect and designate the change provided for in Section 1 hereof.

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

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

14 **PASSED: April 5, 2016**

15 **ATTEST:**

**APPROVED:**

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18 **Susan Langley, City Clerk**

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17 \_\_\_\_\_  
18 **Mark Stodola, Mayor**

19 **APPROVED AS TO LEGAL FORM:**

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21 \_\_\_\_\_  
22 **Thomas M. Carpenter, City Attorney**

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