

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (2.3193 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (0.9137 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (1.0100 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (35.3531 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (6.5423 ACRES) OF SECTION 11, TOWNSHIP SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (4.9775 ACRES), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (25.4597 ACRES), THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (2.6419 ACRES) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 875.443 FEET NORTH AND 1397.448 FEET EAST OF THE SOUTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=724,079.887 EAST=1,694,928.815) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 19 WEST, THENCE N66°15'02"E, 111.910 FEET, THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 80.815 FEET, AN ARC DISTANCE OF 64.838 FEET; THENCE S12°40'46"E, 944.344 FEET; THENCE S45°27'30"E, 383.912 FEET; THENCE S50°55'38"E, 629.397 FEET; THENCE S06°06'56"E, 141.602 FEET; THENCE S84°00'00"W, 145.405 FEET; THENCE S67°44'43"W, 53.421 FEET; THENCE S84°00'00"W, 131.757 FEET; THENCE S70°42'36"W, 211.896 FEET; THENCE S87°30'38"W, 230.217 FEET; THENCE S07°41'46"W, 373.363 FEET; THENCE S32°54'19"E, 404.969 FEET; THENCE S24°26'38"E, 120.851 FEET; THENCE S09°27'44"W, 304.158 FEET; THENCE S28°26'35"E, 272.947 FEET; THENCE S42°38'19"E, 119.882 FEET; THENCE S49°50'00"E, 140.000 FEET; THENCE S40°00'00"E, 161.827 FEET; THENCE N56°43'19"E, 540.000 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 113.029 FEET, AN ARC DISTANCE OF 135.955 FEET; THENCE S32°54'19"E, 540.000 FEET; THENCE N32°50'17"E, 634.210 FEET; THENCE NORTHERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 911.331 FEET, AN ARC DISTANCE OF 514.977 FEET; THENCE N00°28'01"W, 577.041 FEET; THENCE N89°31'59"E, 100.000 FEET; THENCE N00°00'00"E, 100.000 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 557.584 FEET, AN ARC DISTANCE OF 649.272 FEET TO THE POINT OF BEGINNING, CONTAINING 68.09 ACRES, MORE OR LESS.

LOT NO.	AREA SQFT
BLOCK 5	
1	1218.
2	2580.
3	2315.
4	2708.
5	3932.
6	7047.
7	3850.
8	3850.
9	1110.
10	1098.
11	1027.
12	1628.
13	1794.
14	1377.
15	1286.
16	1123.
17	1162.
18	0592.
19	0428.
20	0125.
21	0716.
22	0628.
23	0622.
24	0901.
25	2245.
26	10343.
27	1033.
28	1544.
29	1329.
30	10558.
31	11009.
32	0303.
33	11058.
34	0653.
35	10878.
36	0197.
37	10243.
38	10218.
39	9372.
40	9965.
41	9830.
BLOCK 6	

JOHN A. COOPER COMPANY, HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT; AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 3:07 O'CLOCK P.M. ON THE 10th DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NONPROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK, AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20th, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20th, 1970, AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT, THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE COMMON PROPERTIES REFLECTED UPON THE PLAT AS OWNERS OF ALL THE PROPERTY AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IX OF THE DECLARATION AFORESAID UNLESS SPECIALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET.
6. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS, WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
8. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

JOHN A. COOPER COMPANY

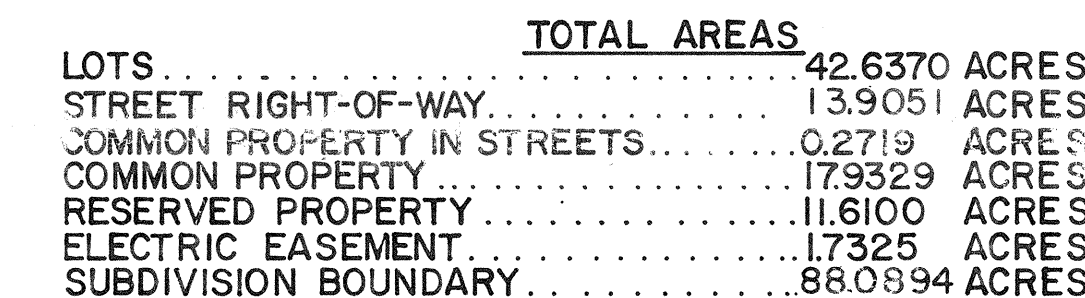
BY \_\_\_\_\_  
VICE PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 25 DAY OF August, 1971

JAMES F. GORE R.L.S. NO. 93

CERTIFICATE OF RECORDING GARLAND COUNTY ARK  
This Document No. 111 Filed for Record  
at Garland on 11/11/94  
Recorded in Plat Book 111 at Page 111  
Supplemental Declaration of Covenants and Restrictions  
recorded in Deed Record Vol. 111 Page 111  
Sheridan H. Clark, Circuit Clerk



LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY.....	2085 FEET
50 FEET RIGHT-OF-WAY.....	7297 FEET
100 FEET RIGHT-OF-WAY.....	1698 FEET

THE SCALE OF THIS PLAT WHEN REDUCED  
TO A SIZE OF 11" X 17" IS 1" = 300'

RECORD PLAT

HUESCA SUBDIVISION  
BLOCKS 1 THRU 6

**JOHN A. COOPER COMPANY**  
ENGINEERING & PLANNING DIVISION  
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: MCM	SHEET
DATE:	1 OF 1
CHECKED: BB	DWG. NO.
DATE: 8-12-71	8-HS-72
JOB NO.	SCALE:
ENG 8.	1" = 100'