North R.O.W
Δ= 27°21'01"
T= 272.166'
L= 533.956'
R= 1118.578'
D= 5°07'20"
℄ Data
Δ= 27°21'01"
T= 260.000'
L= 510.088'
R= 1068.578'
D= 5°21'43"
Boundary
Δ= 27°21'01"
T= 247.838'
L= 486.221'
R= 1018.578'
D= 5°37'30"

0 50 100 200 300
Scale 1"=100'

T-1-S R-19-W
1 2 3 10 11
E-19-W

North 432.447'
SW Cor. Sec. 2 T-1-S, R-19-W Arkansas State Plane Coordinate North 729,407.553 East 1,695,059.103
East 1920.897

N4°50'35"W 100.000'
N08°55'49"W 352.018'
N 0°0 34' 21" W 1275.480'
N G1°53'16"W 572.457'
N55°49'22"W 90.00'
N 34°49'58"E
L= 268.232'
Boundary Δ= 17°26'00" T= 233.429' L= 463.250' R= 1522.502' D= 3°45'48"
℄ Data Δ= 17°26'00" T= 219.630' L= 435.866 R= 1432.502' D= 3°50'50"
South R.O.W. Δ= 17°26'00" T= 205.831' L= 408.482' R= 1342.502' D= 4°16'04"
N55°13'38"E 110.000'
N 55°13'38"E 354.290'
N54°03'52"E 350.322'
55°48'38"W 90.000'
N 5°10'33" E 350.000'
BOULEVARD
DESOTO
90.000'
Total Curve South R.O.W Δ= 19°43'00" T= 346.701' L= 686.547' R= 1995.075' D= 2°52'19"
Total Curve ℄ Data Δ= 19°43'00" T= 331.930' L= 657.206' R= 1910.075' D= 2°59'59"
Boundary Δ= 14°44'37" T= 236.133' L= 469.656' R= 1825.075' D= 3°08'22"
SE1/4, NW1/4 Sec 2 T-1-S, R-19-W
S21°07'22"E 534.28'
S17°44'25"E
S 20°30'00"E 526.279'
S 19°27'00"W 495.723'
S 14°48'40"E 883.030'
N47°30'00"W 135.450'
306.203'
85.300'
85.360'
65'
65'
Common Property 19.796 Ac.
Common Property 6.208 Ac.
Common Property 4.750 Ac.
100' Screening Easement 10.707 Ac.
S 73°30'20"W 241.258'
MESETA ROAD
FRESNO 100' R.O.W.
SW1/4, SE1/4 Sec 2 T-1-S, R-19-W
NW1/4, SE1/4 Sec 2 T-1-S, R-19-W
SW1/4, NW1/4 Sec 2 T-1-S, R-19-W
NE1/4, SW1/4 Sec 2 T-1-S, R-19-W
L= 533.956'
1030
975
425.896'
100.383'
S 20°30'00"E 526.279'
S 19°27'00"W 495.723'
S 14°48'40"E 883.030'
N47°30'00"W 135.450'
S49°21'52"E 40.705'
L= 650.040'
L= 268.232'
L= 810.486'
L= 367.696'
L= 644.483'
L= 701.270'
L= 1162.835'
L= 1122.685'
L= 1342.502'
L= 1432.502'
L= 1522.502'
L= 1995.075'
L= 1910.075'
L= 1825.075'
L= 1747.071'
L= 1697.071'
L= 1707.071'
L= 1122.685'
L= 1342.502'
L= 1432.502'
L= 1522.502'
L= 1995.075'
L= 1910.075'
L= 1825.075'
L= 1747.071'
L= 1697.071'
L= 1707.071'

BLOCK 6 TARRAGONA SUBDIVISION SECTION B
BLOCK 2 TARRAGONA SUBDIVISION SECTION A
SEVILLE SUBDIVISION
ZAMORA SUBDIVISION
RONDA SUBDIVISION
PONTEVEDRA CIRCLE
PONTEVEDRA DRIVE
CALVARIO LANE
BAYONA LANE
LA ESTRADA
ASPE

Total Curve & Data Δ= 28°16'19" T= 440.000' L= 862.072' R= 1747.071' D= 3°16'46"
Total Curve North R.O.W. Δ= 28°16'19" T= 427.408' L= 837.400' R= 1697.071' D= 3°22'34"
Boundary Δ= 19°52'18" T= 314.800' L= 623.275' R= 1707.071' D= 3°11'18"
Boundary Δ= 34°33'12" T= 338.337' L= 656.040' R= 1087.835' D= 5°16'01"
Boundary Δ= 15°16'45" T= 71.784' L= 142.716' R= 535.196' D= 10°42'21"
West R.O.W. Δ= 34°33'12" T= 361.663' L= 701.270' R= 1162.835' D= 4°55'38"
℄ Data Δ= 34°33'12" T= 350.000' L= 678.655' R= 1125.335' D= 5°05'20"
West R.O.W. Δ= 32°41'20" T= 189.003' L= 367.696' R= 644.483' D= 8°53'25"
℄ Data Δ= 32°41'20" T= 200.000' L= 389.091' R= 681.983' D= 8°24'05"
Boundary Δ= 32°41'20" T= 210.993' L= 410.486' R= 719.483' D= 7°57'49"

TOTAL AREA

Lots	37.183 Ac.
Streets	21.710 Ac.
Common Property	33.219 Ac.
Boundary	52.112 Ac.

LEGEND
Land Lines of Sections
Subdivision Boundary
Building Setback Line
Utility & Drainage Esm't
Protective Screening Esm't
Lots With Slopes Exceeding 25% & Areas Exceeding One Acre. (M)

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

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. THIS PLAT IS FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, CONTEMPORANEOUSLY WITH THE FILING OF A DECLARATION EXECUTED BY THE DEVELOPER, WHICH HOT SPRINGS PROPERTY OWNERS' ASSOCIATION, A NONPROFIT CORPORATION, JOINS FOR THE PURPOSES AS INDICATED IN THE DECLARATION, AND WHICH DECLARATION COVERS THE REAL PROPERTY REFLECTED UPON THIS PLAT AS WELL AS OTHER REAL PROPERTY OWNED BY THE DEVELOPER MORE SPECIFICALLY DESCRIBED THEREIN, WHICH DECLARATION OF RECORD IN BOOK 6 ON PAGE 329 ET SEQ. AND BY REFERENCE THIS PLAT IS MADE A PART OF THE DECLARATION AFORESAID, AND INDEED THE DECLARATION IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION 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 LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL OF THE PROPERTIES 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 IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY 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 1000 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 SUBJECT 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 ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 20 DAY OF April 1970
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 14 DAY OF APRIL 1970
JAMES P. GORE R.L.S. NO. 93

JAMES F. GORE REGISTERED LAND SURVEYOR STATE OF ARKANSAS NO. 93

DEED DESCRIPTION
PONTEVEDRA SUBDIVISION
BLOCKS 1 THROUGH 4 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4 NW 1/4 (3.409 AC.±); SE 1/4 SW 1/4 (19.592 AC.±); NW 1/4 SW 1/4 (6.358 AC.±); NE 1/4 SW 1/4 (32.507 AC.±); NW 1/4 SE 1/4 (4.883 AC.±); SE 1/4 SW 1/4 (17.380 AC.±); SW 1/4 SE 1/4 (7.293 AC.±); OF SECTION 2, T-1-S, R-19-W, ALL OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SW CORNER SECTION 2, T-1-S, R-19-W, GARLAND COUNTY, ARKANSAS; ARKANSAS STATE PLANE COORDINATES OF NORTH - 729,407.553, EAST 1,695,059.103; RUN NORTH 492.447 FEET TO A POINT; THENCE, RUN EAST 1920.897 FEET TO THE POINT OF BEGINNING; THENCE, RUN N 08°54'21" W 1275.480 FEET TO A POINT; THENCE, RUN N 67°46'47" W 624.168 FEET TO A POINT; THENCE, RUN N 41°53'14" W 572.457 FEET TO A POINT; THENCE, RUN N 55°49'22" W 180.000 FEET TO THE POINT OF CURVATURE OF A 3°45'48" DEGREE OF CURVE TO THE RIGHT; SAID CURVE HAVING A BEARING AND LONG CHORD OF N 42°53'18" E 461.465 FEET; THENCE, RUN ALONG THE ARC OF SAID CURVE 463.250 FEET TO THE POINT OF TANGENCY; THENCE, RUN N 11°36'38" E 110.000 FEET TO A POINT; THENCE, RUN N 49° 39'35" E 354.290 FEET TO A POINT; THENCE, RUN N 54°03'52" E 350.322 FEET TO A POINT; THENCE, RUN N 55°48'38" E 90.000 FEET TO THE POINT OF CURVATURE OF A 3°08'22" DEGREE OF CURVE TO THE LEFT, SAID CURVE HAVING A BEARING AND CHORD DISTANCE OF N 34°14'18" E 468.362 FEET; THENCE, RUN ALONG THE ARC OF SAID CURVE 469.656 FEET TO A POINT; THENCE, RUN N 47°30'00" E 306.203 FEET TO THE POINT OF CURVATURE OF A 3°59'29" DEGREE OF CURVE TO THE RIGHT, SAID CURVE HAVING A BEARING AND LONG CHORD OF N 51°09'42" E 404.941 FEET; THENCE, RUN ALONG THE ARC OF SAID CURVE 410.486 FEET TO THE POINT OF TANGENCY; THENCE, RUN S 14°48'40" E 883.030 FEET TO THE POINT OF CURVATURE OF A 3°16'46" DEGREE OF CURVE TO THE LEFT, SAID CURVE HAVING A BEARING AND LONG CHORD OF S 32° 05'16" E 646.144 FEET; THENCE, RUN ALONG THE ARC OF SAID CURVE 656.200 FEET TO THE POINT OF TANGENCY; THENCE, RUN S 49°21'52" E 49.765 FEET TO THE POINT OF CURVATURE OF A 10°42'21" DEGREE OF CURVE TO THE LEFT, SAID CURVE HAVING A BEARING AND CHORD OF S 57°03'02" E 142.294 FEET; THENCE, RUN ALONG THE ARC OF SAID CURVE 142.716 FEET TO A POINT; THENCE, RUN S 19°27'00" W 495.723 FEET TO A POINT; THENCE, RUN S 20°30'00" E 526.279 FEET TO THE POINT OF CURVATURE OF A 3°11'18" DEGREE OF CURVE TO THE RIGHT, SAID CURVE HAVING A BEARING AND LONG CHORD OF S 05°54'17" W 620.156 FEET; THENCE, RUN ALONG THE ARC OF SAID CURVE 623.275 FEET TO THE POINT OF TANGENCY; THENCE, RUN S 75°30'26" W 241.258 FEET TO THE POINT OF CURVATURE OF A 3°37'30" DEGREE OF CURVE TO THE LEFT; SAID CURVE HAVING A BEARING AND LONG CHORD OF S 64°39'56" W 881.417 FEET; THENCE, RUN ALONG THE ARC OF SAID CURVE 546.221 FEET TO A POINT; THENCE, RUN N 41°50'35" W 100.000 FEET; THENCE, RUN N 08°55'49" W 352.018 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 92.112 ACRES MORE OR LESS.

LOT AREAS BLOCK 1

Lot No.	Area (Square Feet)
1	13,635.797
2	12,705.954
3	12,039.958
4	12,424.111
5	13,601.297
6	14,041.437
7	11,129.966
8	9,799.126
9	13,884.574
10	10,991.409
11	11,134.325
12	9,342.197
13	11,476.141
14	15,706.960
15	16,127.741
16	12,699.449
17	11,906.939
18	11,691.342
19	11,024.425
20	12,850.822
21	12,901.103
22	12,436.316
23	19,742.439
24	13,599.913
25	13,554.846
26	11,128.037
27	11,023.804
28	11,307.422
29	11,340.238
30	10,495.699
31	14,545.896
Total	491,245.668

LOT AREAS BLOCK 2

Lot No.	Area (Square Feet)
1	9,449.752
2	11,262.962
3	11,228.334
4	11,416.672
5	10,524.628
6	10,632.816
7	10,701.561
8	10,219.562
9	10,911.190
10	10,921.901
11	10,978.084
12	12,960.411
13	13,308.959
14	13,929.320
15	14,508.256
16	14,952.399
17	15,384.642
18	12,158.822
19	11,539.992
20	13,108.551
21	15,421.302
22	13,216.752
23	11,680.799
24	11,065.865
25	11,615.556
26	11,208.675
27	11,201.006
28	11,249.325
29	11,219.641
30	11,599.133
31	13,136.788
32	14,055.304
33	13,816.241
34	11,023.664
35	12,410.931
36	11,021.438
37	11,065.865
38	11,615.556
39	11,208.675
40	14,201.006
Total	491,245.668

LOT AREAS BLOCK 3

Lot No.	Area (Square Feet)
1	12,163.946
2	10,372.904
3	10,933.046
4	12,060.547
5	12,025.579
6	12,846.489
7	13,801.166
8	15,460.756
9	16,478.562
10	15,006.961
11	13,361.996
12	12,131.161
13	11,961.961
14	9,632.696
15	10,686.398
16	14,478.336
17	10,839.252
18	11,160.861
19	11,330.408
20	11,168.044
21	17,182.314
22	10,902.854
23	12,741.917
24	12,124.527
25	12,080.648
26	11,865.576
27	11,312.540
28	13,530.264
Total	344,908.585

LOT AREAS BLOCK 4

Lot No.	Area (Square Feet)
1	14,523.534
2	11,512.403
3	13,056.324
4	12,562.554
5	13,812.043
Total	156,379.873

CERTIFICATE OF RECORDING, FILED AND This Document No. 26331 Filed for record the 20 day of May 1970 at 9:17 o'Clock P.M. and recorded in Plat Book 3 on Page 172 Mtge of Assignment, Deed Book Vol 663 Page 322,426
Sharon Williard
Sharon Williard, Circuit Clerk

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE

APPROVED: _____
DATE: 4-11-70

RECORD PLAT
BLOCKS 1 - 4
PONTEVEDRA SUBDIVISION
JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: DATE:
SHEET 1 OF 1
CHECKED: DATE 4-11-70
DWG. NO. & NO. 256-R
JOB NO. ENG.-8
SCALE 1"=100'