

1 RETURNING TO THE POINT OF BEGINNING, CONTAINING 66.04 ACRES
2 MORE OR LESS.

3 LESS AND EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHWEST
4 CORNER OF SAID TRACT BEING A ½-INCH REBAR WITH CAP (SHAWN
5 BLEES THENCE N 65°10'03" E A DISTANCE OF 208.71 FEET TO A SET 5/8-
6 INCH REBAR WITH CAP (L DOW 1684); THENCE
7 N 28°51'06" W A DISTANCE OF 208.77 FEET TO A FOUND ½-INCH REBAR
8 WITH CAP; THENCE N 65°10'59" E A DISTANCE OF 208.72 FEET TO A SET
9 5/8 INCH REBAR WITH CAP (L DOW 1684); THENCE N 28°51'03" W A
10 DISTANCE OF 208.71 FEET RETURNING TO THE POINT OF BEGINNING.
11 CONTAINING 43,459 SQUARE-FEET, OR 0.99 ACRES, MORE OR LESS, AND
12 BEING SHOWN AS TRACT 2 OF CLAY COMMERCIAL SUBDIVISION, PHASE
13 1, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS
14 SHOWN ON PLAT AT INSTRUMENT NO. 2010007053.

15 AND

16 TRACT 2 OF CLAY COMMERCIAL SUBDIVISION, PHASE 1, IN THE CITY OF
17 LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT AT
18 INSTRUMENT NO. 2010007053, TOGETHER WITH AN EASEMENT AND THE
19 RIGHT OF INGRESS AND EGRESS THERETO, AS CONVEYED IN DEED OF
20 EASEMENT FILED OF RECORD AUGUST 6, 2021, AS DOCUMENT NO.
21 2021055222, RECORDS OF PULASKI COUNTY, ARKANSAS: FROM R-2,
22 SINGLE-FAMILY DISTRICT, AND C-3, GENERAL COMMERCIAL DISTRICT,
23 TO C-4, OPEN DISPLAY DISTRICT (12297 INTERSTATE 30).

24 LESS AND EXCEPT

25 THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH IS
26 LOCATED IN THE FLOODPLAIN AND FLOODWAY SHALL BE ZONED FP,
27 FLOODPLAIN DISTRICT.

28 **Section 2.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
29 and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect
30 and designate the change provided for in Section 1 hereof.

31 **Section 3. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or
32 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
33 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
34 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
35 ordinance.

1 **Section 4. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
2 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

3 **PASSED: July 19, 2022**

4 **ATTEST:**

APPROVED:

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6 _____
7 **Susan Langley, City Clerk**

_____ **Lance Hines, Vice-Mayor**

8 **APPROVED AS TO LEGAL FORM:**

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10 _____
11 **Thomas M. Carpenter City Attorney**

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