



NWA UTILITY SERVICES, INC
PO Box 9299 Fayetteville AR 72703
Office 479-530-5926
www.nwautilityservices.com

March 11, 2020

Jamal Solaimanian, PhD, PE
Office of Water Quality
Arkansas Department of Environmental Quality
5301 Northshore Drive
North Little Rock, AR 72118-5317

Re: Waterford Estates at Hissom Ranch WWTP
Permit Number 4815-WR-4

Dear Dr. Solaimanian,

On behalf of the permittee, I am submitting the application paperwork for the renewal of the above referenced wastewater treatment plant. This facility will continue to operate under the previously approved Waste Management Plan as there have been no changes to the facility. The Operations and Maintenance manual is the same as the one previously submitted.

The following documents are included with this packet:

- Complete Permit Application
- Complete Disclosure Statement
- Proof of Ownership
- Complete Nonmunicipal Domestic Sewage Treatment Works Form

If there is any further information you or your department personnel require feel free to contact me directly.

Regards

A handwritten signature in black ink, appearing to read 'Kathy Bartlett', is written over the typed name.

Kathy Bartlett
Internal Operations Manager

Nonmunicipal Domestic Sewage Treatment Works Trust Fund Requirement Form

Permittee (Legal) Name: WATERFORD ESTATES AT HISSOM RANCH PROPERTY OWNERS ASSOCIATION, INC
 Facility Name: WATERFORD ESTATES
 Permit No. 4815-WR-4

Section A – Information Requiring Engineering Certification

Part I – Operating and Maintenance Expenses

	Units/Year	Unit Cost	Annual Cost	5-Year Cost ¹
Operating Expenses				
Operating Labor ²	12	2,000.00	24,000.00	127,200.00
Electricity ³	12	785.00	9,420.00	49,926.00
Supplies & Chemicals	12	225.00	2,820.00	14,946.00
Analytical Testing	12	95.00	1,140.00	6,042.00
Generator Fuel Based on generator rental				1,950.00 Based on 7 days
Other: Mowing drip field	8	1,000.00	12,000.00	63,600.00
Maintenance Expenses				
Maintenance Labor ² STEP SYSTEM AT HOME			8,000.00	42,640.00
Parts & Supplies	Included above under operating expenses			
Other: SLUDGE REMOVAL	1		1,000.00	5,300.00
Administrative Expenses				
Administrative Labor ²	12	1,000.00	12,000.00	63,600.00
Customer Fee Collection	0			0
Insurance & Bonding	12	75.00	900.00	4,797.00
Consulting and Legal Fees	1			1,200.00
Interest Expenses	0			0
Property Taxes	0			0
Permit Fees	1		750.00	3,975.00
Other Miscellaneous Expenses				
Management Fee	12	500.00	6,000.00	31,800.00
TOTAL			78,030.00	416,976.00

The above O & M costs are based on actual historical figures for this facility and are an accurate representation thereof.

Part II – Capital Expenditures

- The wastewater treatment plant (WWTP) must be examined by a Professional Engineer registered in the State of Arkansas to determine all necessary capital expenditures, system upgrades, or significant repairs which may be needed within the following five (5) years. A list of all of these items must be attached to this document.

ENGINEERS STATEMENT:

This facility has no planned repairs, upgrades, capital expenditures or significant repairs required for the next five years.

- A milestone schedule for completion of the capital expenditures, system upgrades, or significant repairs must be attached to this document.

Not Applicable

Nonmunicipal Domestic Sewage Treatment Works Trust Fund Certification Form

Part III – Financial Plan

A financial plan that demonstrates to the Department's satisfaction the permittee's ability to operate and maintain the WWTP for five (5) years must be prepared. This plan should also include a comprehensive connection summary listing the number of connections and types of connections based on Appendix B of the Arkansas Department of Health Rules and Regulations Pertaining to Onsite Wastewater Systems. The summary should include the number of existing connections and an estimated number of new connections for the next five (5) years. *The financial plan must be attached to this document.*

Part IV – Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name of AR Professional Engineer: Charles L. Presley

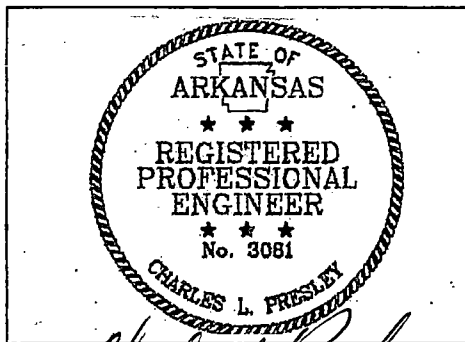
Registration License Number: 3081

Signature of AR Professional Engineer: *Charles L. Presley*

Date: March 5, 2020 Telephone Number: 479-738-2979

E-mail: cjpres@madisoncounty.net Fax Number: _____

Stamp of AR Professional Engineer



Charles L. Presley
3/5/2020

Nonmunicipal Domestic Sewage Treatment Works Trust Fund Requirement Form

Section B – Service Area Information and Certification of Compliance

Part I – Legal Description

A legal description of the service area *must be attached to this document*. This requirement may be satisfied by providing a plat for the area served by the non-municipal domestic sewage treatment works.

See Attached Exhibit A and Exhibit A-2

Part II – Potable Water Sources

A list of the sources of the potable water for the service area *must be attached to this document*.

City of Fayetteville Water Department

Part III – Certification of Compliance

Has the permit applicant complied with all local zoning ordinances, local planning authority regulations, local permitting requirements, and any other applicable local regulations necessary for the construction and operation of this facility?

Yes No

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name of Permittee Responsible Official: Ryan Goens

Signature of Permittee Responsible Official: 

Date: 3.5.2020 Telephone Number: 479-841-4932

E-mail: RGoens@SBoFA.com Fax Number: _____

EXHIBIT "A"

Part of the Final Plat for Waterford Estates at Hissom Ranch recorded as File #23A-174 in the Circuit Clerk's Office of Washington County, Arkansas being more particularly described as follows:

Commencing at the Northwest corner of Lot 1 of the above said Final Plat for Waterford Estates; thence N01°43'51"E, a distance of 341.09 feet; thence S88°16'09"E, a distance of 92.00 feet to the True Point of Beginning; thence N01°43'51"E, a distance of 1016.13 feet; thence S87°31'52"E, a distance of 34.84 feet; thence N02°19'02"E, a distance of 53.29 feet; thence S87°45'19"E, a distance of 79.57 feet; thence S02°19'02"W, a distance of 53.61 feet; thence S87°31'52"E, a distance of 341.26 feet; thence S01°43'51"W, a distance of 1010.26 feet; thence N88°16'09"W, a distance of 455.63 feet to the Point of Beginning and containing 465,897 square feet or 10.70 acres, more or less.

EXHIBIT "A"

Part of the Final Plat for Waterford Estates at Hissom Ranch recorded as File #23A-174 in the Circuit Clerk's Office of Washington County, Arkansas being more particularly described as follows:

Beginning at the Northeast corner of the above said Final Plat for Waterford Estates; thence S02°10'51"W, a distance of 1024.10 feet; thence N87°49'09"W, a distance of 542.82 feet; thence S22°01'25"W, a distance of 338.46 feet; thence S37°34'05"W, a distance of 220.06 feet; thence N52°25'55"W, a distance of 202.36 feet; thence S84°58'09"W, a distance of 249.82 feet; thence S67°49'45"W, a distance of 281.21 feet; thence S47°28'25"E, a distance of 247.25 feet; thence S42°31'35"W, a distance of 160.00 feet; thence N47°28'25"W, a distance of 247.25 feet; thence S42°31'35"W, a distance of 431.70 feet; thence S38°41'00"W, a distance of 358.99 feet; thence S35°15'10"W, a distance of 628.67 feet; thence S48°46'29"W, a distance of 706.72 feet; thence S73°31'26"W, a distance of 468.62 feet; thence S26°23'27"W, a distance of 85.60 feet; thence S05°13'05"E for a distance of 215.84 feet; thence in a Northwesterly direction along the arc of a non-tangent curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing and distance of N50°13'05"W 42.43 feet; thence N05°13'05"W, a distance of 142.97 feet; thence in a Northeasterly direction along the arc of a curve to the right having a radius of 170.00 feet, an arc length of 133.52 feet, a delta angle of 45°00'00", and a chord bearing and distance of N17°16'55"E 130.11 feet; thence N39°46'55"E, a distance of 173.31 feet; thence in a Northeasterly direction along the arc of a curve to the left having a radius of 230.00 feet, an arc length of 180.64 feet, a delta angle of 45°00'00", and a chord bearing and distance of N17°16'55"E 176.03 feet; thence N05°13'05"W, a distance of 449.78 feet; thence in a Northeasterly direction along the arc of a curve to the right having a radius of 170.00 feet, an arc length of 70.13 feet, a delta angle of 23°38'13", and a chord bearing and distance of N06°36'01"E 69.64 feet; thence N18°25'08"E, a distance of 285.74 feet; thence in a Northeasterly direction along the arc of a curve to the right having a radius of 320.00 feet, an arc length of 62.55 feet, a delta angle of 11°11'58", and a chord bearing and distance of N24°01'07"E 62.45 feet; thence N29°37'06"E, a distance of 135.66 feet; thence in a Northeasterly direction along the arc of a curve to the left having a radius of 230.00 feet, an arc length of 112.63 feet, a delta angle of 28°03'23", and a chord bearing and distance of N15°35'25"E 111.50 feet; thence N01°33'43"E, a distance of 154.81 feet; thence N83°41'46"E, a distance of 262.63 feet; thence N62°12'09"E, a distance of 178.62 feet; thence N02°52'43"E, a distance of 203.57 feet; thence N87°32'09"W, a distance of 404.42 feet; thence N02°37'03"E for a distance of 70.08 feet; thence in a Northeasterly direction along the arc of a curve to the right having a radius of 30.00 feet, an arc length of 47.04 feet, a delta angle of 89°50'48", and a chord bearing and distance of N47°32'27"E 42.37 feet; thence S87°32'09"E, a distance of 399.68 feet; thence S02°27'53"W, a distance of 10.00 feet; thence S87°32'09"E a distance of 226.17 feet; thence in a Southeasterly direction along the arc of a curve to the left having a radius of 1959.86 feet, an arc length of 174.05 feet; a delta angle of 05°05'17", and a chord bearing and distance of

COMMON AREA
WASTEWATER TREATMENT PLANT AND DRIP FIELD

Parcel 770 - 18075 - 001

Legal Description

Commencing at the Northwest corner of Lot I of the Final Plat for Waterford Estates;
Thence NO 1043' 51" E, a distance of 341.09 feet; thence S88° 16'09" E, a distance of 92.00 feet to
the True Point of Beginning; thence NO 1043' 5 " E, a distance of 1016.13 feet; thence S87° 31'52" E,
a distance of 34.84 feet; thence NO 2° 19'02"E, a distance of 53.29 feet; thence S87° 45'19" E, a
distance of 79.57 feet; thence SO 2° 19'02" W, a distance of 53.61 feet; thence S 87° 31' 52" E, a distance
of 341.26 feet; thence SO 1043' 51" W, a distance of 1010.26 feet; thence N 88° 16'09" W, a distance of
455.63 feet to the Point of Beginning and containing 465,897 square feet or 10.70 acres, more or
less

SERVICE AREA

Legal Description

Refer to Exhibit A

Lot Numbers 1 thru 200 as shown in Plat Book 23A at Page 174 in the Office of the Circuit Clerk and
Ex-Officio Recorder of Washington County, AR and

Parcel # 770 - 18223 - 000

Parcel # 770 - 18224 - 000

Parcel # 770 - 18225 - 000

Parcel # 770 - 18226 - 000

Parcel # 770 - 18227 - 000

Parcel # 770 - 18228 - 000

Parcel # 770 - 18229 - 000



FINANCIAL PLAN FOR LONG TERM OPERATIONS AND MAINTENANCE

As per the terms of the contract executed between Waterford Estates at Hissom Ranch Property Owners Association, Inc. and Waterford Utility, LLC, a NWA Utility Services company; this facility has secured long term operations and maintenance for the facility. The following pertinent language is defined in the terms of the executed agreement.

This agreement (this "Agreement") is entered into as of this 18th day of May 2017 by and between WATERFORD ESTATES AT HISSOM RANCH, INC. , an Arkansas corporation ("OWNER") and WATERFORD UTILITY, LLC, an Arkansas limited liability company ("UTILITY").

WHEREAS, OWNER is the governing authority of that real estate subdivision that is described on Exhibit A-1, attached hereto (the "Subdivision");

WHEREAS, OWNER desires to retain UTILITY to operate and maintain the wastewater treatment plant that is located in the subdivision described in Exhibit A-2 (the "Plant") in accordance with Applicable Laws and this Agreement; and

WHEREAS, UTILITY is willing to provide said services in exchange for that compensation that is referenced herein.

Operations and Maintenance Consideration. In consideration for the performance of the Operations and Maintenance Services, OWNER does hereby agree to ALLOW Utility to bill every resident connected to the facility a monthly fee of \$50.00 per month during the term of this Agreement. UTILITY reserves the right to increase this fee by an amount necessary to pay costs associated with any subsequently enacted or required Health Department, Department of Environmental Quality, or other federal, state, county, city or local rule or regulation, and/or by any other objectively demonstrable increase in the operation of the Plant.

Term; The term of the Agreement shall commence on the effective date and shall be for a period of 15 years

CONNECTION SUMMARY

YEAR	NUMBER OF RESIDENTIAL CONNECTIONS	ESTIMATED NUMBER OF BEDROOMS PER HOME	MONTHLY SEWER RATE	ANNUAL REVENUE
2020	203	4	50.00	121,800
2021	205	4	50.00	123,000
2022	205	4	50.00	123,000
2023	205	4	50.00	123,000
2024	205	4	50.00	123,000

Arkansas Department of Environmental Quality
No-Discharge Section Permit Application
Drip Irrigation

Permit No.:	AFIN:	SIC Code:	NAICS Code:
(Office Use Only)	(Office Use Only)		

1. Permit Action and Type *(Please check one of the following):*

Operator Type: <input checked="" type="checkbox"/> Corporation (State of Incorporation: <u>AR</u>)		<input type="checkbox"/> Limited Liability Company (State of LLC: _____)	
<input type="checkbox"/> Partnership		<input type="checkbox"/> Sole Proprietorship/Private	
<input type="checkbox"/> Public Entity (Type: _____)			
<input type="checkbox"/> New Permit		<input checked="" type="checkbox"/> Renewal	
<input checked="" type="checkbox"/> Modification of Permit, Describe: <u>Increase CBOD and TSS Limits</u>			

2. Permittee Legal Name and Mailing Address: *(Must Match Arkansas's Secretary of State)*

Owner Name: Waterford Estates at Hissom Ranch Property Owners Association, Inc.			
Address: PO Box 8295		Phone Number: 479-841-4932	
City: Fayetteville	State: Arkansas		Zip Code: 72703
Contact Person: <i>(Mr. / Mrs. / Ms.)</i> Ryan Goens		Email: RGoean@SBofa.com	
Title: Treasurer	Phone Number: 479-841-4932	Cell Number: 479-841-4932	

3. Facility Location *(physical address is required; NO P.O. BOX):*

Facility Name: Waterford Estates			
Address <i>(911 Address)</i> : 2597 Bowen Blvd		Phone Number: 479-841-4932	
City: Fayetteville	State: AR		Zip Code: 72703
1/4 Sec.:	Section: 35	Township: 17N	Range: 29W
Latitude: <u>36 Deg 6 Min 0 Sec.</u>		Longitude <u>94 Deg 2 Min 2 Sec.</u>	Source Datum: NAD 83
County: Washington		Nearest Town: Goshen	
Nearest Stream: White River		Distance: 990 (ft)	Stream Segment: 4K
Licensed Operator Name (if applicable):	Kenneth Gregory	Lic. # and Class:	010277 Class III Municipal

4. Consultant Information:

Name: Charlie Presley		Consulting Firm: Presley Engineering	
Email: cjpres@madisoncounty.net		Phone Number: 479-738-2979	
Address: PO Box 807		Cell Number: 479-409-6550	
City: Huntsville	State: AR		Zip Code: 72740

Please read the following carefully and sign below.

I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, which may include fines and/or imprisonment.

SIGNATORY REQUIREMENTS:

The information contained in this form must be certified by a **responsible official** as defined below:

Corporation: principal officer at least the level of vice president (must be an officer or register agent with the secretary of state)

Partnership: a general partner

Sole Proprietorship: the proprietor/owner

Municipal, state, federal, or other public facility: principal executive officer, or ranking elected official

Responsible Official: Ryan Goens Title: Treasurer

Responsible Telephone: 479-841-4932 Email: RGoens@SBofA.com

Responsible Signature:  Date: 3/5/2020

Cognizant Official is an individual that is given signature authority from the Responsible Official

Cognizant Official: Kathryn Bartlett Title: VP NWA Utility Services Inc

Cognizant Telephone: 479-530-5926 Email: kathy@aquatechsys.com

Cognizant Signature:  Date: 3/5/20

PERMIT REQUIREMENT VERIFICATION (Please check the following to verify the completion of permit requirements.)

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Submittal of Complete Application
Does the Owner name match the Secretary of State (Corporation or Limited Liability Company)?
Does the Responsible Official match the Secretary of State? |
| <input type="checkbox"/> | <input type="checkbox"/> | Submittal of Waste Management Plan
Stamped & Signed by an Arkansas Licensed PE
Are maps and site description included? |
| <input type="checkbox"/> | <input type="checkbox"/> | Submittal of Disclosure Statement (completed and executed)
Not required for public entity |
| <input type="checkbox"/> | <input type="checkbox"/> | Submittal of Deed/Lease |
| <input type="checkbox"/> | <input type="checkbox"/> | Arkansas Department of Health notification letter (letter transmitting documents to ADH)
(New permits or modified permits) |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide Certificate of Good Standings with the Arkansas Secretary of State
(If foreign corporation, provide Certificate of Good Standings from the state of Origin) |

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY DISCLOSURE STATEMENT

Instructions for the Completion of this Document:

- A. Individuals, firms or other legal entities with no changes to an ADEQ Disclosure Statement, complete items 1 through 5 and 18.**
- B. Individuals who never submitted an ADEQ Disclosure Statement, complete items 1 through 4, 6, 7, and 16 through 18.**
- C. Firms or other legal entities who never submitted an ADEQ Disclosure Statement, complete 1 through 4, and 6 through 18.**

If Not Submitting by ePortal, Mail Original to:

**ADEQ
DISCLOSURE STATEMENT**
[List Proper Division(s)]
5301 Northshore Drive
North Little Rock, AR 72118-5317

1. APPLICANT: (Full Name)

Goshen Municipal Property Owners Improvement District #1 DBA: Waterford Estates at Hissom Ranch Property Owners Association, Inc.

2. MAILING ADDRESS: (Number and Street, P.O.Box Or Rural Route)

PO Box 8295

3. CITY, STATE, AND ZIPCODE:

Fayetteville AR 72703

4a. Applicant Type:

Individual Corporate or Other Entity

4b. Reason for Submission:

Permit License Certification Operational Authority

New Application Modification Renewal Application (If no changes from previous disclosure statement, complete number 5 and 18.)

4c. Programs:

Air Water Hazardous Waste Regulated Storage Tank Mining Solid Waste Used Tire Program

5. Declaration of No Changes:

The violation history, experience and credentials, involvement in current or pending environmental lawsuits, civil and criminal, have not changed since the last Disclosure Statement that was filed with ADEQ on _____

6. Describe the experience and credentials of the Applicant, including the receipt of any past or present permits, licenses, certifications or operational authorization relating to environmental regulation. (Attach additional pages, if necessary.)

4815-W
4815-WR-1
4815-WR-4

7. List and explain all civil or criminal legal actions by government agencies involving environmental protection laws or regulations against the Applicant * in the last ten (10) years including:

1. Administrative enforcement actions resulting in the imposition of sanctions;
2. Permit or license revocations or denials issued by any state or federal authority;
3. Actions that have resulted in a finding or a settlement of a violation; and
4. Pending actions.

(Attach additional pages, if necessary.)

None

* Firms or other legal entities shall also include this information for all persons and legal entities identified in sections 8-16 of this Disclosure Statement.

8. List all officers of the Applicant. (add additional pages, if necessary.)

NAME: Laurie Miesner TITLE: President

STREET: 2530 Riverfront Lane

CITY, STATE, ZIP: Fayetteville AR 72703

NAME: Steve Whitelaw TITLE: Vice President

STREET: 2303 Riverfront Lane

CITY, STATE, ZIP: Fayetteville AR 72703

NAME: Brett Murphy / Ryan Goens TITLE: Secretary / Treasurer

STREET: B Murphy: 2389 Riverwater Lane R Goens: 2487 Riverwater Lane

CITY, STATE, ZIP: Fayetteville AR 72703

9. List all directors of the Applicant. (Add additional pages, if necessary.)

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

10. List all partners of the Applicant. (Add additional pages, if necessary.)

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

11. List all persons employed by the Applicant in a supervisory capacity or with authority over operations of the facility subject to this application.

NAME: NWA Utility Services TITLE: contracted facility operator

STREET: PO Box 9299

CITY, STATE, ZIP: Fayetteville AR 72703

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

NAME: TITLE:

STREET:

CITY, STATE, ZIP:

12. List all persons or legal entities, who own or control more than five percent (5%) of the Applicant's debt or equity.

NAME: _____ TITLE: _____

STREET: _____

CITY, STATE, ZIP: _____

NAME: _____ TITLE: _____

STREET: _____

CITY, STATE, ZIP: _____

NAME: _____ TITLE: _____

STREET: _____

CITY, STATE, ZIP: _____

13. List all legal entities, in which the Applicant holds a debt or equity interest of more than five percent (5%).

NAME: _____ TITLE: _____

STREET: _____

CITY, STATE, ZIP: _____

NAME: _____ TITLE: _____

STREET: _____

CITY, STATE, ZIP: _____

NAME: _____ TITLE: _____

STREET: _____

CITY, STATE, ZIP: _____

14. List any parent company of the Applicant. Describe the parent company's ongoing organizational relationship with the Applicant.

NAME: _____

STREET: _____

CITY, STATE, ZIP: _____

Organizational Relationship:

15. List any subsidiary of the Applicant. Describe the subsidiary's ongoing organizational relationship with the Applicant.

NAME: _____

STREET: _____

CITY, STATE, ZIP: _____

Organizational Relationship:

16. List any person who is not now in compliance or has a history of noncompliance with the environmental law or regulations of this state or any other jurisdiction and who through relationship by blood or marriage or through any other relationship could be reasonably expected to significantly influence the Applicant in a manner which could adversely affect the environment.

NAME: _____ **TITLE:** _____

STREET: _____

CITY, STATE, ZIP: _____

NAME: _____ **TITLE:** _____

STREET: _____

CITY, STATE, ZIP: _____

17. List all federal environmental agencies and any other environmental agencies outside this state that have or have had regulatory responsibility over the Applicant.

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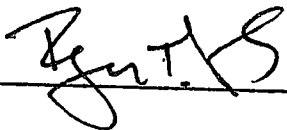
18. VERIFICATION AND ACKNOWLEDGEMENT

The Applicant agrees to provide any other information the director of the Arkansas Department of Environmental Quality may require at any time to comply with the provisions of the Disclosure Law and any regulations promulgated thereto. The Applicant further agrees to provide the Arkansas Department of Environmental Quality with any changes, modifications, deletions, additions or amendments to any part of this Disclosure Statement as they occur by filing an amended Disclosure Statement.

DELIBERATE FALSIFICATION OR OMISSION OF RELEVANT INFORMATION FROM DISCLOSURE STATEMENTS SHALL BE GROUNDS FOR CIVIL OR CRIMINAL ENFORCEMENT ACTION OR ADMINISTRATIVE DENIAL OF A PERMIT, LICENSE, CERTIFICATION OR OPERATIONAL AUTHORIZATION.

COMPLETE THIS SECTION ONLY IF SUBMITTING OTHER THAN BY EPORTAL:

I, Ryan Goens, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violation.

APPLICANT SIGNATURE: 

TITLE: Treasurer

DATE: 3.5.2020



Search Incorporations, Cooperatives, Banks and Insurance Companies

Printer Friendly Version

LLC Member information is now confidential per Act 865 of 2007

Use your browser's back button to return to the Search Results

[Begin New Search](#)

For service of process contact the [Secretary of State's office](#).

Corporation Name	WATERFORD ESTATES AT HISSOM RANCH PROPERTY OWNERS ASSOCIATION, INC.
Fictitious Names	
Filing #	800065665
Filing Type	Nonprofit Corporation
Filed under Act	Dom Nonprofit Corp; 1147 of 1993
Status	Good Standing
Principal Address	2435 RIVERFRONT LN FAYETTEVILLE, AR 0
Reg. Agent	LAURIE MEISNER
Agent Address	2435 RIVERFRONT LN FAYETTEVILLE, AR 72703
Date Filed	08/22/2005
Officers	HEARTSILL RAGON III, Incorporator/Organizer BRETT MURPHY , Director BLAIR BRADY , Director BIRCH WRIGHT , Director STEVE WHITELAW , Director MATTHEW WEBER , Director LAURIE MEISNER , Director RYAN GOENS , Director
Foreign Name	N/A
Foreign Address	
State of Origin	AR

[Purchase a Certificate of Good
Standing for this Entity](#)

[Submit a Nonprofit Annual Report](#)

[Change this Corporation's Address](#)

Washington County Report

Property Owner

Name: WATERFORD ESTATE AT HISSOM RANCH PROPERTY OWNERS ASSOCIATION INC
Mailing Address: 2060 N CROSSOVER RD
 FAYETTEVILLE, AR 72703
Type: (CV) Comm. Vacant
Tax District: (015) FAYETTEVILLE SCH, GOSHEN
Millage Rate: 55.15

Property Information

Physical Address: Goshen
Subdivision: WATERFORD ESTATES AT HISSOM RANCH
Block/Lot: N/A / N/A
S-T-R: 35-17-29
Size (Acres):
Legal: See Extended Legal

Extended Legal

Commencing at the Northwest corner of Lot 1 of the above said Final Plat for Waterford Estates; thence N01°04'31"E, a distance of 341.09 feet; thence S88°16'09"E, a distance of 92.00 feet to the True Point of Beginning; thence N01°04'31"E, a distance of 1016.13 feet; thence S87°31'52"E, a distance of 34.84 feet; thence N02°19'02"E, a distance of 53.29 feet; thence S87°45'19"E, a distance of 79.57 feet; thence S02°19'02"W, a distance of 53.61 feet; thence S87°31'52"E, a distance of 341.26 feet; thence S01°04'31"W, a distance of 1010.26 feet; thence N88°16'09"W, a distance of 455.63 feet to the Point of Beginning and containing 465,897 square feet or 10.70 acres, more or less.

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	0	0	0
Building	0	0	0
Totals	0	0	0

Taxes

Estimated Taxes: 0
 Homestead Credit: 0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land

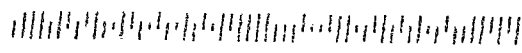
Land Use	Size	Units
	1.000	Flat
Total	1.00	

Deed Transfers

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

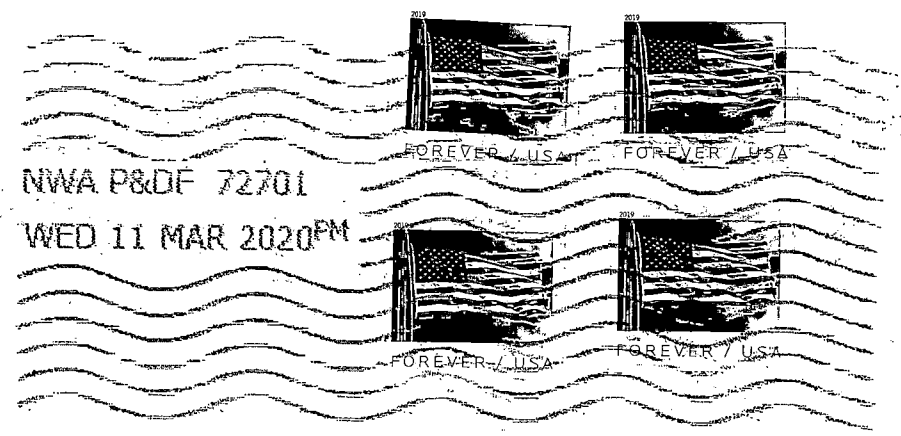
View Image	Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	12/21/2007	2007	47260	Warr. Deed			WATERFORD ESTATES AT HISSOM RANCH		

Reappraisal Value History



NWA UTILITY SERVICES, INC

PO Box 9299
Fayetteville, AR
72703



ADEQ
Water Permits
Attn: Jamal Solaimanian
5301 Northshore Dr
N. Little Rock, AR

72118-5317