

## LEGAL DESCRIPTION:

### TRACT 1:

TRACT 3 OF SUNSET RANCH ESTATES AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, INSTRUMENT NO. 2011047270, RECORDS OF THE CIRCUIT CLERK OFFICE, PULASKI COUNTY, ARKANSAS.

### TRACT 2:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG THE SOUTH LINE OF SECTION 21, N86°49'17"W A DISTANCE OF 1,314.99 FEET TO A FOUND 1" IRON ROD, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, N1°36'09"E A DISTANCE OF 1,316.95 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, S86°43'42"E A DISTANCE OF 1,100.90 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID NORTH LINE, S1°25'18"W A DISTANCE OF 700.00 FEET TO A SET 5/8" REBAR; THENCE S86°43'42"E A DISTANCE OF 210.00 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°25'18"W A DISTANCE OF 614.94 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 36.27 ACRES, MORE OR LESS.

### NEW 25' INGRESS/EGRESS EASEMENT:

PART OF TRACT 3 OF SUNSET RANCH ESTATES AS RECORDED IN PULASKI COUNTY AS DOCUMENT NO. 2011047270 AND BEING 12.5 FEET ON EACH SIDE OF THE BELOW DESCRIBED CENTERLINE:

COMMENCING 12.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 3, THENCE PARALLEL IN A WESTERLY DIRECTION TO THE SOUTH LINE OF SAID TRACT 3, 222.91 FEET; THENCE IN A SOUTHERLY DIRECTION TO A POINT ON THE SOUTH LINE OF SAID TRACT 3, 222.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 3.