

## **LEGAL DESCRIPTION:**

### **TRACT 1**

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A FOUND 1.5" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND RUNNING THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, N2°39'13"E A DISTANCE OF 1520.56 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE, S86°26'59"E A DISTANCE OF 1317.83 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, THENCE ALONG SAID EAST LINE, S0°39'05"W A DISTANCE OF 198.00 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, S2°16'39"W A DISTANCE OF 1292.23 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, N87°46'11"W A DISTANCE OF 1333.11 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 45.88 ACRES, MORE OR LESS.

### **TRACT 2**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A FOUND 1/2" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, S87°24'27"E A DISTANCE OF 402.94 FEET TO A FOUND REBAR; THENCE LEAVING SAID NORTH LINE, S2°37'34"W A DISTANCE OF 661.23 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF MCKENZIE TRAIL; THENCE ALONG SAID CENTERLINE, N87°07'35"W A DISTANCE OF 10.98 FEET TO A POINT; THENCE N84°37'11"W A DISTANCE OF 305.69 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 266.20 FEET, AN ARC LENGTH OF 86.68 AND A CHORD BEARING AND DISTANCE OF N71°06'02"W, 86.30 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ON THE CENTERLINE OF MCKENZIE TRAIL; THENCE LEAVING SAID CENTERLINE AND ALONG SAID WEST LINE, N2°16'39"E A DISTANCE OF 622.09 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 5.99 ACRES, MORE OR LESS.

### **TRACT 3**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, N2°16'39"E A DISTANCE OF 670.14 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF MCKENZIE TRAIL; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 266.20 FEET, AN ARC LENGTH OF 86.68 FEET AND A CHORD BEARING AND DISTANCE OF S71°06'02"E, 86.30 FEET TO A POINT; THENCE S84°37'11"E A DISTANCE OF 117.33 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, S2°10'34"W A DISTANCE OF 641.60 FEET A FOUND IRON REBAR, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N87°00'45"W, A DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 3.00 ACRES, MORE OR LESS.

### **TRACT 4**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, S87°00'45"E A DISTANCE OF 406.23

FEET TO A FOUND IRON REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N2°04'13"E A DISTANCE OF 633.78 FEET TO A POINT, SAID POINT BEING IN THE CENTERLINE OF McKENZIE TRAIL; THENCE ALONG SAID CENTERLINE S87°07'35"E A DISTANCE OF 206.94 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, S2°04'13"W A DISTANCE OF 634.19 FEET TO A FOUND IRON REBAR, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N87°00'45"W A DISTANCE OF 206.95 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 3.00 ACRES, MORE OR LESS.

#### **TRACT 5**

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A FOUND 1/2" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, S87°46'43"E A DISTANCE OF 83.28 FEET TO A FOUND REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE S87°46'43"E A DISTANCE OF 379.31 FEET TO A FOUND MAG NAIL, SAID POINT BEING IN THE CENTERLINE OF OLD BEAR ROAD; THENCE ALONG SAID CENTERLINE, S27°07'29"E A DISTANCE OF 78.10 FEET TO A POINT; THENCE S31°32'39"E A DISTANCE OF 125.39 FEET TO A POINT; THENCE S40°54'58"E A DISTANCE OF 13.32 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF OLD BEAR ROAD AND McKENZIE TRAIL; THENCE LEAVING THE CENTERLINE OF OLD BEAR ROAD AND RUNNING ALONG THE CENTERLINE OF McKENZIE TRAIL, S57°18'50"W A DISTANCE OF 609.14 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, N2°33'42"E A DISTANCE OF 530.62 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 3.81 ACRES, MORE OR LESS.

#### **TRACT 6**

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, S87°14'31"E A DISTANCE OF 244.01 FEET TO A FOUND REBAR; THENCE LEAVING SAID SOUTH LINE, N1°20'17"E A DISTANCE OF 409.92 FEET TO A FOUND REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE N1°29'20"W A DISTANCE OF 474.31 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF McKENZIE TRAIL; THENCE ALONG SAID CENTERLINE, N57°18'50"E A DISTANCE OF 417.51 FEET TO A POINT; SAID POINT BEING ON THE CENTERLINE OF OLD BEAR ROAD; THENCE RUNNING ALONG THE CENTERLINE OF OLD BEAR ROAD, S40°54'58"E A DISTANCE OF 109.19 FEET TO A POINT; THENCE S50°27'07"E A DISTANCE OF 119.88 FEET TO A POINT; THENCE S58°42'10"E A DISTANCE OF 94.71 FEET TO A POINT; THENCE S63°39'48"E A DISTANCE OF 183.24 FEET TO A FOUND MAG NAIL; THENCE LEAVING THE CENTERLINE OF OLD BEAR ROAD, S64°50'14"W A DISTANCE OF 648.09 FEET TO A FOUND REBAR; THENCE S00°26'57"W A DISTANCE OF 118.79 FEET TO A FOUND REBAR; THENCE S84°20'12"W A DISTANCE OF 161.44 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 5.94 ACRES, MORE OR LESS.

#### **TRACT 7**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, N87°00'45"W A DISTANCE OF 140.62 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SOUTH LINE, N2°56'03"E A DISTANCE OF 656.64 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF McKENZIE TRAIL; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 96.48 FEET AND A CHORD BEARING AND DISTANCE OF N64°23'17" E, 95.99 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE, N57°18'50"E A DISTANCE OF 118.69 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, S2°27'11"W A DISTANCE OF 771.65 FEET TO A FOUND REBAR, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE ALONG SAID SOUTH LINE, N87°14'31"W A DISTANCE OF 46.66 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 3.00 ACRES, MORE OR LESS.

**EASEMENT**

A CENTERLINE DESCRIPTION OF A 40 FOOT WIDE ROAD EASEMENT, BEING 20 FEET ON EACH SIDE BEING LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 21 WEST, GARLAND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND RUNNING THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, N2°16'39"E A DISTANCE OF 670.14 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF MCKENZIE TRAIL AND BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE AND CONTINUING ALONG SAID CENTERLINE THE FOLLOWING COURSES; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 266.20 FEET, AN ARC LENGTH OF 86.68 FEET AND A CHORD BEARING AND DISTANCE OF S71°06'02"E, 86.30 FEET TO A POINT; THENCE S84°37'11"E A DISTANCE OF 305.69 FEET TO A POINT; THENCE S87°07'35"E A DISTANCE OF 461.08 FEET TO A POINT; THENCE S88°30'17"E A DISTANCE OF 309.87 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 172.62 FEET AND A CHORD BEARING AND DISTANCE OF N72°19'10"E, 169.80 FEET TO A POINT; THENCE N57°18'50"E A DISTANCE OF 727.89 FEET TO THE POINT OF TERMINATION. THIS EASEMENT IS 2063.83 FEET, OR 125.08 RODS AND CONTAINS 1.90 ACRES, MORE OR LESS.