

## EXHIBIT "A" LEGAL DESCRIPTION

### TRACT I

A parcel of land located in the South Half of the Southwest Quarter (S½ of SW¼) of Section 29, Township 6 South, Range 5 West, Jefferson County, Arkansas, said parcel including all of Lots 12, 13, 14, 15, 16, 17 & 18 of Old River Acres, Section 3 Subdivision, also including all that part of Scroggins Road closed by Jefferson County Court Order CC 2016-38; said parcel being more particularly described as follows:

COMMENCING at a 1.5" Iron Pipe, also being Point of Beginning "A" on the survey plat for Old River Acres Section 3 Subdivision, and having a State Plane, Arkansas South NAD83 coordinate of N1848080.30, E1440480.93, running thence S55°36'11"W, along the northwesterly boundary of said Old River Acres Section 3 Subdivision, for a distance of 905.19 feet; thence run S50°36'04"E for a distance of 137.91 feet to a 1/2" rebar; thence run S79°43'26"E for a distance of 39.57 feet to a 1/2" rebar; thence run S61°56'22"W for a distance of 23.32 feet to a spike; thence run S61°42'53"W for a distance of 6.98 feet to a 1/2" rebar; thence run S59°05'55"W for a distance of 26.32 feet to a 1/2" rebar, said rebar being the POINT OF BEGINNING of the herein described parcel; thence continue S59°05'55"W for a distance of 73.08 feet to 1/2" rebar marking the southeasterly corner of said Lot 18; thence run S36°45'46"E for a distance of 29.92 feet to a 1/2" rebar marking the northwesterly corner of said Lot 12; thence run N63°24'56"E, along the north boundary thereof, for a distance of 99.86 feet to a 1/2" rebar; thence run S27°45'41"E, along the easterly boundary of said Lot 12, for a distance of 182.36 feet to the ordinary low water level of Bayou Meto Diversion Ditch; thence run along said ordinary low water level the following courses and distances: S54°18'47"W a distance of 60.88 feet, S65°22'02"W a distance of 63.75 feet, S65°41'08"W a distance of 38.68 feet, S83°24'35"W a distance of 66.22 feet, S78°39'38"W a distance of 32.11 feet, S62°18'05"W a distance of 32.11 feet, S41°58'15"W a distance of 97.08 feet, S39°31'27"W a distance of 42.47 feet, S35°28'23"W a distance of 18.25 feet, S52°06'43"W a distance of 16.56 feet, S88°25'23"W a distance of 20.23 feet to the westerly boundary of said Lot 15; thence run N10°46'37"E, along said westerly boundary, for a distance of 81.54 feet to the Scroggins Road turnaround; thence run along said turnaround approximated by the following courses and distance: S73°36'54"W a distance of 17.90 feet, N77°51'48"W a distance of 14.45 feet, N41°49'07"W a distance of 12.53 feet, N09°31'09"W a distance of 17.21 feet, N06°02'41"E a distance of 15.15 feet to the southwesterly corner of said Lot 16; thence run N06°38'08"E, along the westerly boundary thereof, for a distance of 210.81 feet to the northerly corner of said Lot 16; thence run S55°36'11"W for a distance of 11.61 feet to a point on the bluff bank described as the "Bank Line of Maximum Recession" in Quitclaim Deed to Luckie Family Farm recorded at Book 909, Page 698 in the deed records of the Circuit Clerk's Office, thence run along said bank the following courses and distances: N16°40'29"W a distance of 57.39 feet, N13°45'37"W a distance of 55.74 feet, N08°55'03"W a distance of 26.77 feet, N50°09'18"E a distance of 37.16 feet, N47°58'09"E a distance of 21.09 feet, N25°46'33"E a distance of 34.41 feet, N18°51'09"E a distance of 30.79 feet, N17°30'32"W a distance of 39.06 feet, N46°59'43"W a distance of 44.07 feet, N52°35'20"W a distance of 54.98 feet to a 1/2" rebar; thence run N00°34'26"E, continuing along said bank, for a distance of 16.26 feet to 1/2" rebar on the toe of a private levee therefound; thence run S63°49'00"E, along said toe, for a distance of 59.34 feet to a 1/2" rebar; thence run S52°57'06"E, along said toe, for a distance of 127.43 feet to a 1/2" rebar; thence run S49°49'16"E, along said toe, for a distance of 239.35 feet to the POINT OF BEGINNING, containing 3.26 acres, more or less, together with all accretions thereto.

### TRACT II

Part of Sections 29, 30, 31 and 32, Township 6 South, Range 5 West of the 5th P. M., and part of Section 8, Township 7 South, Range 6 West of the 5th P. M., and part of Section 36, Township 6 South, Range 6 West of the 5th P. M., with accretions thereto, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 6 South, Range 5 West of the 5th P. M., thence South 89 degrees 27 minutes 15 seconds East 1,340.35 feet to a point; thence South 72 degrees 45 minutes 45 seconds East 226.60 feet to a point; thence along a 524.49 feet radius curve to the right having a chord bearing and distance of South 14 degrees 33 minutes 29 seconds East 376.19 feet to a point; thence South 05 degrees 28 minutes 11 seconds West 80.80 feet to a point; thence along a 357.04 feet radius curve to the left having a chord bearing and distance of South 08 degrees 11 minutes 21 seconds East 243.09 feet to a point; thence South 23 degrees 55 minutes 14 seconds East 172.82 feet to a point; thence South 08 degrees 43 minutes 05 seconds East 164.50 feet to a point; thence along a 416.13 feet radius curve to the left having a chord bearing and distance of South 29 degrees 23 minutes 15 seconds East 292.43 feet to a point; thence South 54 degrees 49 minutes 59 seconds East 191.66 feet to a point; thence along a 242.04 feet radius curve to the right having a chord bearing and distance of South 30 degrees 56 minutes 37 seconds East 256.19 feet to a point; thence South 13 degrees 54 minutes 24 seconds East 176.94 feet to the point of beginning; thence South 13 degrees 54 minutes 24 seconds East 85.12 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 222.04 feet to a point in a chute as shown on

survey by Michael D. Granderson dated December 1998; thence along the said chute the following seven (7) courses and distances: thence South 11 degrees 18 minutes 36 seconds East 419.74 feet to a point; thence South 02 degrees 51 minutes 45 seconds East 660.82 feet to a point; thence South 17 degrees 57 minutes 54 seconds East 693.83 feet to a point; thence South 03 degrees 16 minutes 07 seconds West 859.40 feet to a point; thence South 04 degrees 05 minutes 08 seconds West 463.18 feet to a point; thence South 14 degrees 02 minutes 10 seconds West 680.31 feet to a point; thence South 15 degrees 56 minutes 43 seconds West 600.61 feet to a point; thence departing said chute and following the Jefferson Lincoln County Line the following twelve (12) courses and distances: thence North 12 degrees 21 minutes 09 seconds West 1,511.86 feet to a point; thence North 16 degrees 57 minutes 53 seconds West 660.00 feet to a point; thence North 33 degrees 57 minutes 53 seconds West 660.00 feet to a point; thence North 48 degrees 12 minutes 53 seconds West 660.00 feet to a point; thence North 74 degrees 27 minutes 53 seconds West 660.00 feet to a point; thence South 89 degrees 32 minutes 07 seconds West 990.00 feet to a point; thence South 83 degrees 02 minutes 07 seconds West 1,980.00 feet to a point; thence South 75 degrees 02 minutes 07 seconds West 660.00 feet to a point; thence South 65 degrees 32 minutes 07 seconds West 660.00 feet to a point; thence South 60 degrees 02 minutes 07 seconds West 1,320.00 feet to a point; thence South 68 degrees 32 minutes 07 seconds West 695.17 feet to a point; thence South 68 degrees 32 minutes 07 seconds West 624.83 feet to a point; thence South 71 degrees 33 minutes 00 seconds West 229.88 feet to a point; thence departing said County Line South 56 degrees 55 minutes 07 seconds West 392.23 feet to a point at the highwater mark of left bank of the Arkansas River; thence along a 7,392.65 feet radius curve to the left having a chord bearing and distance of North 47 degrees 54 minutes 05 seconds West 2,566.89 feet along the said highwater line to a point; thence departing said highwater line North 38 degrees 09 minutes 51 seconds East 746.37 feet to a point; thence South 44 degrees 58 minutes 04 seconds East 59.69 feet to a point on the South toe of an existing levee; thence along the said South toe the following twenty-two (22) courses and distances: thence North 86 degrees 38 minutes 51 seconds East 825.67 feet to a point; thence North 76 degrees 54 minutes 02 seconds East 625.01 feet to a point; thence North 79 degrees 30 minutes 21 seconds East 1,771.77 feet to a point; thence North 82 degrees 20 minutes 33 seconds East 783.90 feet to a point; thence South 88 degrees 07 minutes 08 seconds East 295.53 feet to a point; thence South 80 degrees 41 minutes 56 seconds East 506.31 feet to a point; thence North 82 degrees 32 minutes 14 seconds East 416.96 feet to a point; thence North 84 degrees 17 minutes 17 seconds East 631.73 feet to a point; thence North 88 degrees 30 minutes 24 seconds East 231.66 feet to a point; thence along a 1,342.45 feet radius curve to the left having a chord bearing and distance of North 79 degrees 44 minutes 57 seconds East 391.43 feet to a point; thence North 72 degrees 30 minutes 56 seconds East 372.54 feet to a point; thence North 63 degrees 36 minutes 50 seconds East 703.88 feet to a point; thence North 61 degrees 31 minutes 16 seconds East 311.59 feet to a point; thence along a 493.32 feet radius curve to the right having a chord bearing and distance of North 79 degrees 47 minutes 24 seconds East 281.95 feet to a point; thence South 84 degrees 10 minutes 20 seconds East 490.15 feet to a point; thence South 86 degrees 19 minutes 33 seconds East 597.96 feet to a point; thence South 81 degrees 23 minutes 50 seconds East 247.16 feet to a point; thence South 85 degrees 01 minutes 09 seconds East 365.77 feet to a point; thence along a 1,424.31 feet radius curve to the right having a chord bearing and distance of South 77 degrees 53 minutes 02 seconds East 201.82 feet to a point; thence South 72 degrees 21 minutes 56 seconds East 241.86 feet to a point; thence South 64 degrees 56 minutes 53 seconds East 277.02 feet to a point; thence North 86 degrees 15 minutes 54 seconds East 51.71 feet to the point of beginning.