ALTA / NSPS LAND TITLE SURVEY

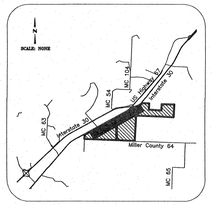
KEY TO ALTA-SURVEY

1	SCALE	10	PARKING INFORMATION
2	LEGEND	11	FLOOD INFORMATION
3	VICINITY MAP	12	UTILITY INFORMATION
4	SURVEY DRAWING	13	TITLE INFORMATION
5	ADDRESS OF PROPERTY	14	SCHEDULE 'B' ITEMS
6	CLIENT INFORMATION	15	BASIS OF BEARINGS
7	LAND AREA	16	SURVEYOR'S NOTES
8	CEMETERY	17	PROPERTY DESCRIPTION
9	RECORD INFORMATION	18	SURVEYOR CERTIFICATION

2 LEGEND

- SIGN
- POWER POLE
- GUY WIRE
- GAS LINE MARKER
- FIBER OPTIC CABLE MARKER
- TELEPHONE RISER
- E — OVERHEAD ELECTRIC

3 VICINITY MAP



5 ADDRESS OF PROPERTY

NO ADDRESS AVAILABLE FOR PROPERTY

6 CLIENT INFORMATION

REDI, JIM DAY, AND MILLER COUNTY ABSTRACT & TITLE

7 LAND AREA

TRACT 1 = 415.680 ACRES

TRACT 2 = 933.216 ACRES

8 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 RECORD INFORMATION

ALL BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

10 PARKING INFORMATION

NO PARKING AREAS OBSERVED ON SUBJECT PROPERTY

11 FLOOD INFORMATION

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05091C0050D, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 18, 2009, AND COMMUNITY PANEL NO. 05091C0055D, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 18, 2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "A" DENOTES AREAS INSIDE OF THE 500 YEAR FLOOD ZONE.

12 UTILITY INFORMATION

The underground utilities shown on this plat have been located from field survey information and existing drawings. The size, type or pressure of the underground utilities is not known (water lines, gas lines, etc.). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor, further, does not warrant that the underground utilities shown on this plat are in the exact location indicated; although, he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Call Texas One Call before digging at 811.

13 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM MILLER COUNTY ABSTRACT & TITLE, DATED DECEMBER 9, 2020, FILE NO. 204063AR

14 SCHEDULE 'B' ITEMS

10. The following matters and all terms of the documents creating or offering evidence of the matters:

18. Transmission Line Right-of-way Easement executed by Jerry L. Day and Carol Day, husband and wife to Southwest Arkansas Electric Cooperative Corporation dated 1/27/1997. Recorded in Misc. 57, Page 65 of the Miscellaneous Records of Miller County, Arkansas.
AS SHOWN ON SURVEY.

19. Right of Way and Easement by and between James H. Day, Trustee of the Jerry L. Day Testamentary Trust and Southwestern Electric Power Company, dated 7/16/2012, Recorded as Document No. 2012R007821, Records of Miller County, Arkansas.

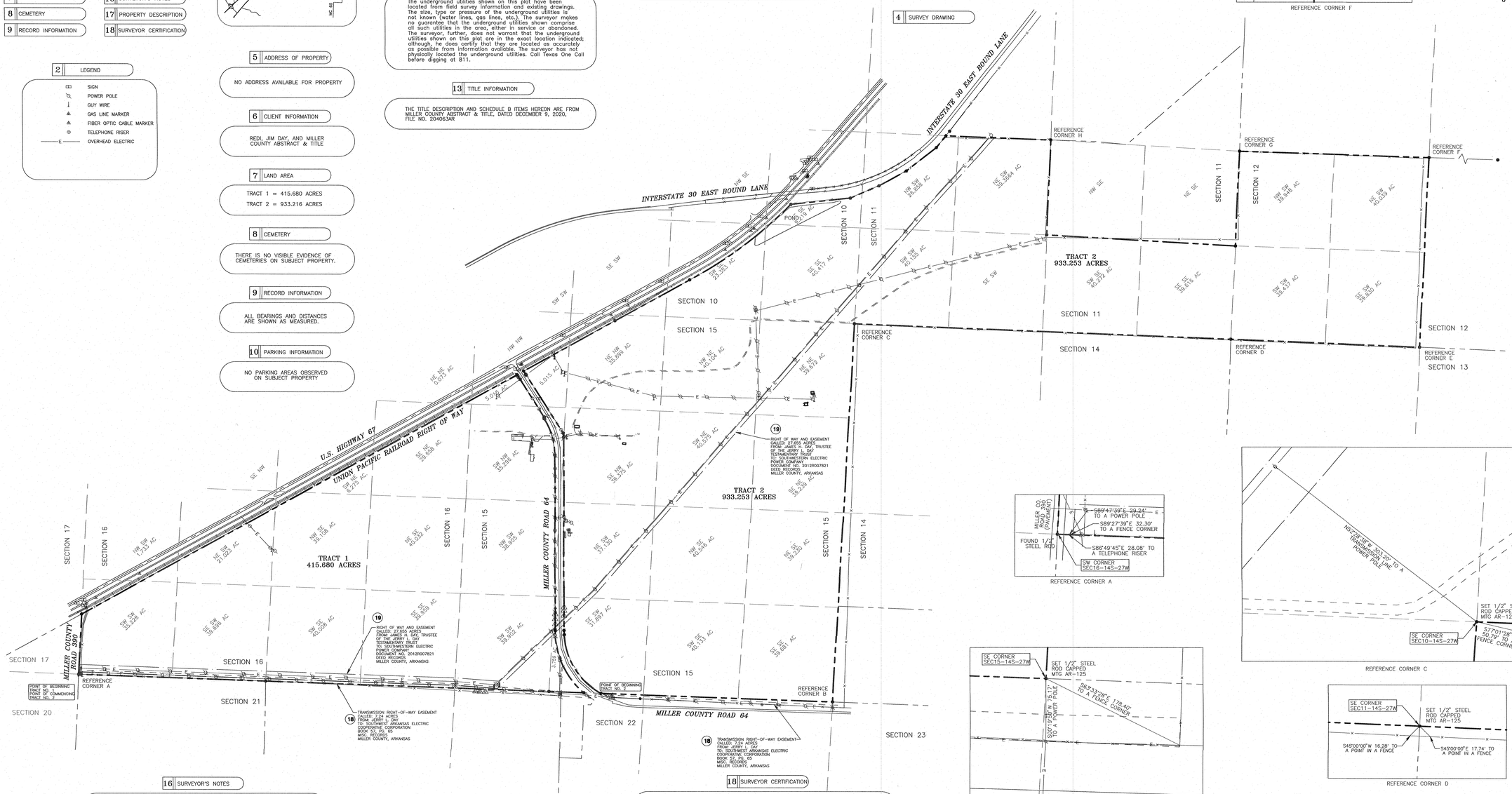
AS SHOWN ON SURVEY.

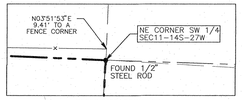
1 SCALE

GRAPHIC SCALE 1" =700'

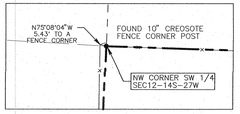
0 700

4 SURVEY DRAWING

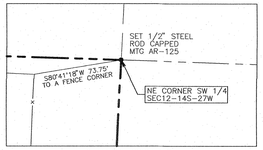




REFERENCE CORNER H

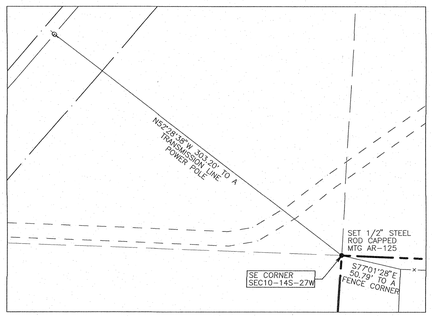


REFERENCE CORNER G

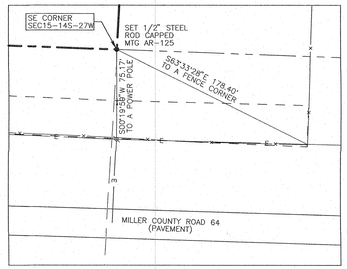


REFERENCE CORNER F

REFERENCE CORNER A

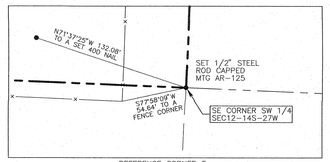


REFERENCE CORNER C



REFERENCE CORNER B

REFERENCE CORNER D



REFERENCE CORNER E

5	0	0	-	1	4	S	-	2	7	W	-	0	-	1	0	-	2	0	0	-	4	6	-	1	7	6	3
5	0	0	-	1	4	S	-	2	7	W	-	0	-	1	1	-	2	0	3	-	4	6	-	1	7	6	3
5	0	0	-	1	4	S	-	2	7	W	-	0	-	1	2	-	3	0	0	-	4	6	-	1	7	6	3
5	0	0	-	1	4	S	-	2	7	W	-	0	-	1	5	-	0	0	0	-	4	6	-	1	7	6	3
5	0	0	-	1	4	S	-	2	7	W	-	0	-	1	6	-	1	2	3	-	4	6	-	1	7	6	3

16 SURVEYOR'S NOTES

1 – This survey substantially complies with the current professional and technical standards of the Arkansas Board of Professional Land Surveying.

2 – Upon conducting the survey, no evidence was observed that the property is being used as a solid waste dump, sump, or sanitary landfill.

3 – No evidence of recent earth moving work as shown on drawing, no buiding construction, or building additions were observed in the process of conducting the fieldwork.

4 – No evidence of wetland delineation were observed in the process of conducting the fieldwork.

5 – All monuments are set 1/2" steel rods capped MTG AR–125, unless otherwise indicated

6 – Subject property has direct physical access to Miller County Road 390 and Miller County Road 64.

18 SURVEYOR CERTIFICATION

To: REDI, Jim Day, The City of Texarkana, Arkansas Public Facilities Board, Farmers Bank and Trust Company, and Twin City Title of Arkansas LLC dba Miller County Abstract & Tittle

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 7(a), 13, 16, and 18 of Table A thereof. The fieldwork was completed on December 14, 2020.

JEFFREY WOOD
PROFESSIONAL LAND SURVEYOR
NO. 1763 STATE OF ARKANSAS
E-MAIL: jwood@mtgengineers.com
FIRM CERTIFICATE NO. 125
DATE: DECEMBER 17, 2020

STATE OF ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR JEFFREY A. WOOD 1763 SIGNATURE DATE 12/17/2020

CERTIFICATE OF AUTHORIZATION MTG ENGINEERS, INC NO. 125 ARKANSAS

No.	Revision/Description	Date

MTG engineers & surveyors
5482 SANDERSHILL ROAD
TEXARKANA, TEXAS 75503
P 903.832.8333
F 903.832.8334
www.mtgengineers.com
TBPELS FIRM NO. 10194
AR COA NO. 125

©MTG 2020

OVERALL

Scale	1" = 700'
Drawn By	D.E.R.
Checked By	J.W.
File No.	

2 TRACTS IN PART OF SECTIONS 10, 11, 12, 15, AND 16, ALL IN TOWNSHIP 14 SOUTH, RANGE 27 WEST

TEXARKANA, MILLER COUNTY, ARKANSAS

JAMES H. DAY, TRUSTEE OF THE JERRY L. DAY TESTAMENTRY TRUST

Drawing Date: 12/17/2020

Project Number: 204071

Sheet Number: 1 OF 3

XA:\2020 Projects\204071_Jim Day - REDI HWY 67\204071.pro
Thu Dec 17, 2020 3:07PM

ALTA / NSPS LAND TITLE SURVEY

17 PROPERTY DESCRIPTION

Property Description
415.680 Acres
Miller County, Arkansas

All that certain lot, tract or parcel of land lying and situated in Sections Fifteen (15) and Sixteen (16), Township Fourteen South (T14S), Range Twenty-seven West (R27W), being all of that certain tract of land described as Tract 7 w/393.7 acres, being all of that certain tract of land being described as Tract 8 w/7.271 acres, being a portion of that certain tract of land described as Tract 6 w/100 acres in the deed from James H. Day, Executor of the Estate of Jerry L. Day to James H. Day, Trustee of the Jerry L. Day Testamentary Trust, dated December 4, 1998, recorded in Book 392, Page 405 of the Deed Records of Miller County, Arkansas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for the common corner to Sections 16, 17, 20, and 21, T14S, R27W, Miller County, Arkansas, lying in the center of an oil top road designated as Miller County Road 390 (MC390), the Southwest corner of the said Tract 7, the Northwest corner of that certain tract of land described as 20 acres in the deed from Justin Mills, et ux to Lavert D. Paxton, dated May 15, 2009, recorded in Document No. 2009R003960 of the Deed Records of Miller County, Arkansas, and lying in the East line of that certain tract of land described in the deed from Farm Credit Bank of St. Louis to Clarence T. Cullipher, et ux, dated October 27, 1988, recorded in Book 326, Page 599 of the Deed Records of Miller County, Arkansas;

THENCE North 02 degrees 36 minutes 26 seconds East (basis of bearings) a distance of 838.89 feet along the West line of Section 16, same being the West line of the said Tract 7, and the East line of Section 17, same being the East line of the said Cullipher tract to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, lying in the South right-of-way line of the Union Pacific Railroad, lying West of said MC390, and the Northwest corner of the said Tract 7, said corner bears North 02 degrees 36 minutes 26 seconds East a distance of 1813.66 feet to a 1 inch steel pipe (control monument), found for the Northwest corner of the Southwest Quarter of said Section 16;

THENCE North 61 degrees 11 minutes 51 seconds East a distance of 6923.37 feet generally along a fence line, the South right-of-way line of the said Union Pacific Railroad, the North line of the said Tract 7, and the North line of the said Tract 8 to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, lying at the intersection of the South right-of-way line of the said Union Pacific Railroad and the West right-of-way line of an asphalt road designated as Miller County Road 64 (MC64);

THENCE in a Southerly direction generally along a fence line, the West right-of-way line of said MC64 the following courses:

South 33 degrees 02 minutes 04 seconds East a distance of 704.39 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner;

South 00 degrees 52 minutes 53 seconds West a distance of 18.04 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at the beginning of a circular curve, to the right;

Southeasterly along the arc of the said circular curve a distance of 536.00 feet, with a delta angle of 32 degrees 50 minutes 39 seconds, a radius of 935.04 feet, a chord bearing of South 16 degrees 22 minutes 13 seconds East, and a chord distance of 528.70 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at the end of said circular curve;

South 00 degrees 04 minutes 12 seconds East a distance of 2444.66 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at the beginning of a circular curve, to the left;

17 PROPERTY DESCRIPTION

Southeasterly along the arc of the said circular curve a distance of 983.45 feet, with a delta angle of 49 degrees 23 minutes 58 seconds, a radius of 1140.66 feet, a chord bearing of South 24 degrees 53 minutes 22 seconds East, and a chord distance of 953.28 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, lying in the South line of said Section 15, the North line of Section 22, and the Northeast corner of that certain tract of land described as 6.937 acres in the deed from John Nutt, et ux, to Big Woods Farm, LLC, dated September 15, 2020, recorded in Document No. 2020R007486 of the Deed Records of Miller County, Arkansas;

THENCE North 87 degrees 56 minutes 28 seconds West at a distance of 320.89 feet along the South line of the said Section 15, same being the South line of the said Tract 7, the North line of the said Section 22, same being the North line of the said 6.937 acre tract to a 1/2 inch steel rod, found for a corner, the Northwest corner of the said 6.937 acre tract and the Northeast corner of that certain tract of land described as 580.81 acres in the deed from Bradley Enterprise & Farm, LLC to M. Carl Rice, dated September 22, 2015, recorded in Document No. 2015R007912 of the Deed Records of Miller County, Arkansas, and continuing along said course, the South line of said Sections 15 and 16, same being the South line of the said Tract 7 and the North line of said Sections 22 and 21, same being the North line of the said 580.81 acre tract a distance of 4117.73 feet for a total distance of 4438.62 feet to a 5 inch fence corner post, at an angle point, the Northwest corner of the said 580.81 acre tract, and the Northeast corner of the said 20 acre tract;

THENCE North 87 degrees 58 minutes 34 seconds West, a distance of 2607.80 feet generally along a fence line, the South line of said Section 16, same being the South line of the said Tract 7, and the North line of said Section 21, same being the North line of the said 20 acre tract to the point of beginning and containing 415.680 acres of land, at the time of this survey, of which 124.226 acres lies in Section 15, and 291.454 acres lies in Section 16.

18 SURVEYOR CERTIFICATION

To: REDI, Jim Day, The City of Texarkana, Arkansas Public Facilities Board, Farmers Bank and Trust Company, and Twin City Title of Arkansas LLC dba Miller County Abstract & Tittle

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6, 7(a), 13, 16, and 18 of Table A thereof. The fieldwork was completed on December 14, 2020.

JEFFREY WOOD
PROFESSIONAL LAND SURVEYOR
NO. 1763 STATE OF ARKANSAS
E-MAIL: jwood@mtgengineers.com
FIRM CERTIFICATE NO. 125
DATE: DECEMBER 17, 2020

STATE OF ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1763 JEFFREY A. WOOD SIGNATURE 12/17/2020

CERTIFICATE OF AUTHORIZATION MTG ENGINEERS, INC NO. 125 ARKANSAS

1 SCALE

GRAPHIC SCALE 1"=300'
0 300

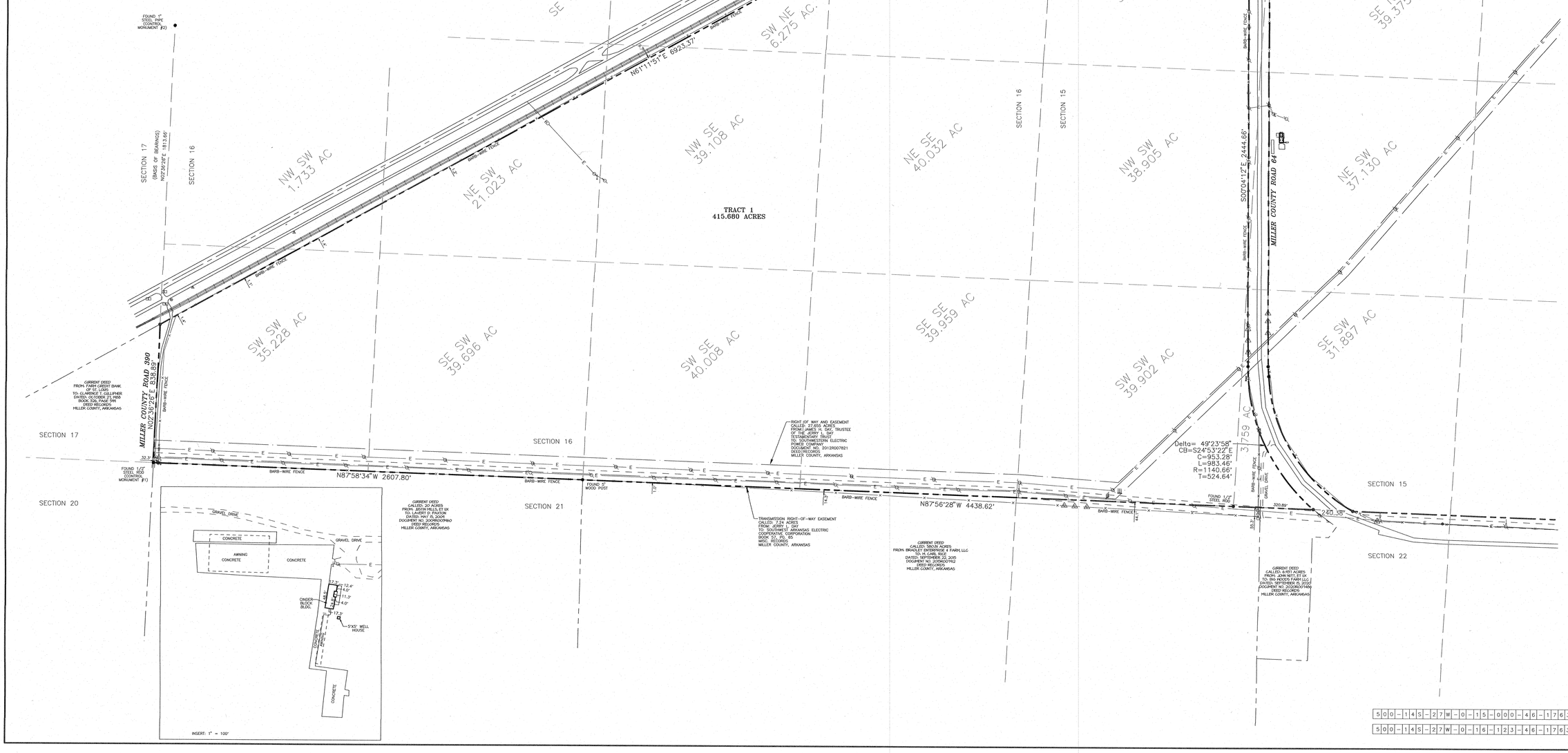
15 BASIS OF BEARINGS

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "ARKANSAS COORDINATE SYSTEM OF 1983, SOUTH ZONE", NAD83 (CORS96, EPOCH 2002.0). AT THE SURFACE, WITH A BEARING OF NORTH 02 DEGREES 36 MINUTES 26 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999955265. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=1632245.3204
E=731468.4569

CONTROL MONUMENT #2
N=1634895.1219
E=731589.1206

4 SURVEY DRAWING



500-14S-27W-0-15-0000-46-1763
500-14S-27W-0-16-1230-46-1763

No.	Revision/Description	Date

MTG engineers & surveyors
5930 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
P 903.832.3113
F 903.832.4700
www.mtgengineers.com
AR COA NO. 125

©MTG 2020

TRACT 1

Scale	Drawn By	Checked By	File No.
1" = 300'	D.E.R.	J.W.	

2 TRACTS IN PART OF SECTIONS 10, 11, 12, 15, AND 16, ALL IN TOWNSHIP 14 SOUTH, RANGE 27 WEST
TEXARKANA, MILLER COUNTY, ARKANSAS
JAMES H. DAY, TRUSTEE OF THE JERRY L. DAY TESTAMENTRY TRUST

Drawing Date
12/17/2020

Project Number
204071

Sheet Number
2 OF 3

X:\2020 Projects\204071 Jim Day - REDI HWY 67\204071.pro
Thu Dec 17, 2020 03:17PM

ALTA / NSPS LAND TITLE SURVEY

1 SCALE

GRAPHIC SCALE 1"=500'
0 500

18 SURVEYOR CERTIFICATION

To: REDI, Jim Day, The City of Texarkana, Arkansas Public Facilities Board, Farmers Bank and Trust Company, and Twin City Title of Arkansas LLC dba Miller County Abstract & Tittle

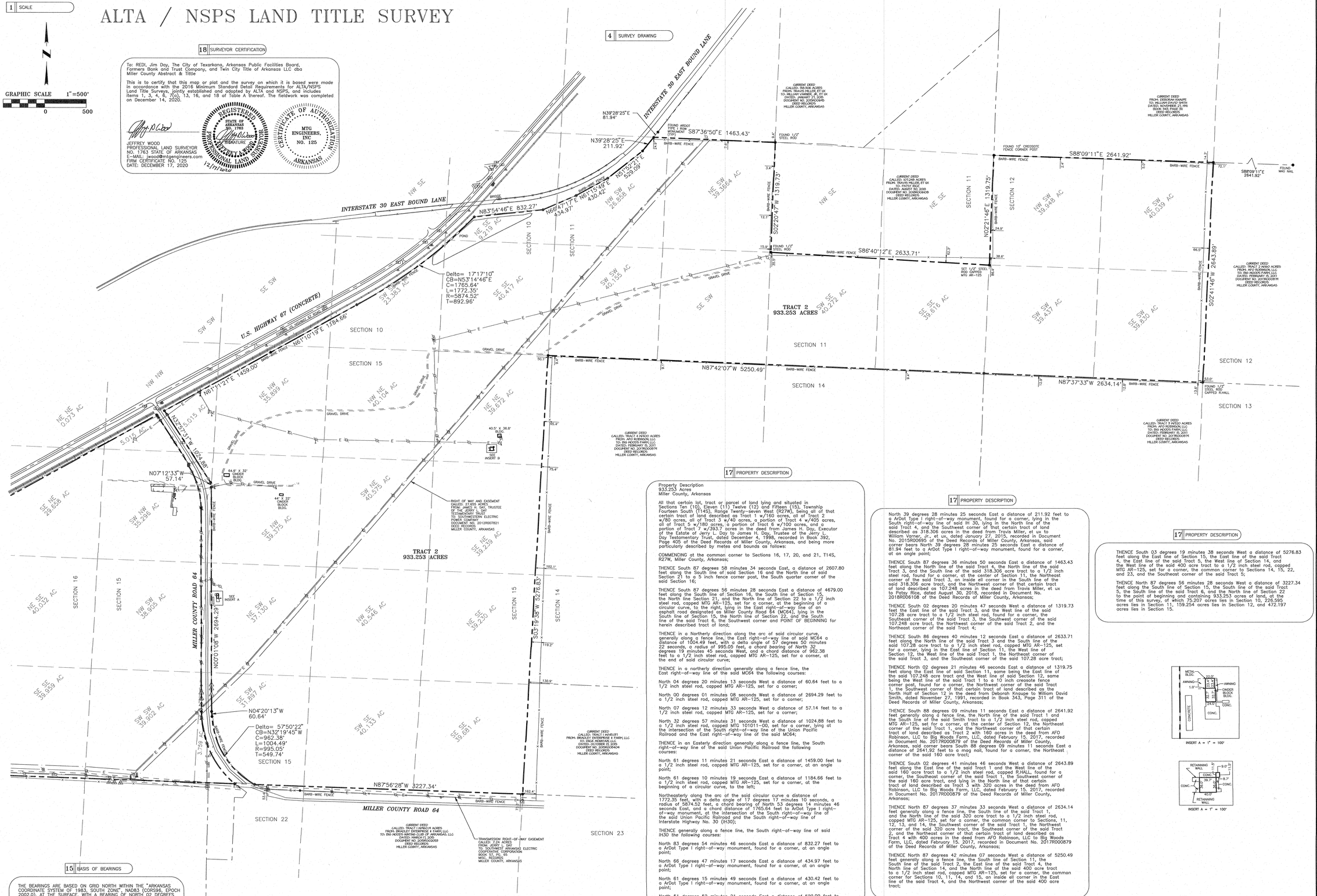
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 7(a), 13, 16, and 18 of Table A thereof. The fieldwork was completed on December 14, 2020.

JEFFREY WOOD
PROFESSIONAL LAND SURVEYOR
NO. 1763 STATE OF ARKANSAS
E-MAIL: jwood@mtgengineers.com
FIRM CERTIFICATE NO. 125
DATE: DECEMBER 17, 2020

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1763 — SIGNATURE — 12/17/2020

CERTIFICATE OF AUTHORIZATION — MTG ENGINEERS, INC NO. 125 — ARKANSAS

4 SURVEY DRAWING



15 BASIS OF BEARINGS

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "ARKANSAS COORDINATE SYSTEM OF 1983, SOUTH ZONE", NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 02 DEGREES 36 MINUTES 26 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999955265. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1	CONTROL MONUMENT #2
N=1632245.3204	N=1634865.1219
E=731468.4569	E=731589.1206

17 PROPERTY DESCRIPTION

Property Description
933.253 Acres
Miller County, Arkansas

All that certain lot, tract or parcel of land lying and situated in Sections Ten (10), Eleven (11) Twelve (12) and Fifteen (15), Township Fourteen South (T14S), Range Twenty-seven West (R27W), being all of that certain tract of land described as Tract 1 w/160 acres, all of Tract 2 w/80 acres, all of Tract 3 w/40 acres, a portion of Tract 4 w/405 acres, all of Tract 5 w/180 acres, a portion of Tract 6 w/100 acres, and a portion of Tract 7 w/393.7 acres in the deed from James H. Day, Executor of the Estate of Jerry L. Day to James H. Day, Trustee of the Jerry L. Day Testamentary Trust, dated December 4, 1998, recorded in Book 392, Page 405 of the Deed Records of Miller County, Arkansas, and being more particularly described by metes and bounds as follows:

COMMENCING at the common corner to Sections 16, 17, 20, and 21, T14S, R27W, Miller County, Arkansas;

THENCE South 87 degrees 58 minutes 34 seconds East, a distance of 2607.80 feet along the South line of said Section 16 and the North line of said Section 21 to a 5 inch fence corner post, the South quarter corner of the said Section 16;

THENCE South 87 degrees 56 minutes 28 seconds East a distance of 4679.00 feet along the South line of Section 16, the South line of Section 15, the North line Section 21, and the North line of Section 22 to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at the beginning of a circular curve, to the right, lying in the East right-of-way line of an asphalt road designated as Miller County Road 64 (MC64), lying in the South line of Section 15, the North line of Section 22, and the South line of the said Tract 6, the Southwest corner and POINT OF BEGINNING for herein described tract of land;

THENCE in a Northerly direction along the arc of said circular curve, generally along a fence line, the East right-of-way line of said MC64 a distance of 1004.49 feet, with a delta angle of 57 degrees 50 minutes 22 seconds, a radius of 995.05 feet, a chord bearing of North 32 degrees 19 minutes 45 seconds West, and a chord distance of 962.38 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at the end of said circular curve;

THENCE in a northerly direction generally along a fence line, the East right-of-way line of the said MC64 the following courses:

North 04 degrees 20 minutes 13 seconds West a distance of 60.64 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner;

North 00 degrees 01 minutes 08 seconds West a distance of 2694.29 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner;

North 07 degrees 12 minutes 33 seconds West a distance of 57.14 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner;

North 32 degrees 57 minutes 31 seconds West a distance of 1024.88 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying at the intersection of the South right-of-way line of the Union Pacific Railroad and the East right-of-way line of the said MC64;

THENCE in an Easterly direction generally along a fence line, the South right-of-way line of the said Union Pacific Railroad the following courses:

North 61 degrees 11 minutes 21 seconds East a distance of 1459.00 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at an angle point;

North 61 degrees 10 minutes 19 seconds East a distance of 1184.66 feet to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at the beginning of a circular curve, to the left;

Northeasterly along the arc of the said circular curve a distance of 1772.35 feet, with a delta angle of 17 degrees 17 minutes 10 seconds, a radius of 5874.52 feet, a chord bearing of North 53 degrees 14 minutes 46 seconds East, and a chord distance of 1765.64 feet to ArDot Type I right-of-way monument, at the intersection of the South right-of-way line of the said Union Pacific Railroad and the South right-of-way line of Interstate Highway No. 30 (IH30);

THENCE generally along a fence line, the South right-of-way line of said IH30 the following courses:

North 83 degrees 54 minutes 46 seconds East a distance of 832.27 feet to a ArDot Type I right-of-way monument, found for a corner, at an angle point;

North 66 degrees 47 minutes 17 seconds East a distance of 434.97 feet to a ArDot Type I right-of-way monument, found for a corner, at an angle point;

North 61 degrees 15 minutes 49 seconds East a distance of 430.42 feet to a ArDot Type I right-of-way monument, found for a corner, at an angle point;

North 51 degrees 52 minutes 21 seconds East a distance of 529.09 feet to a ArDot Type I right-of-way monument, found for a corner, at an angle point;

17 PROPERTY DESCRIPTION

North 39 degrees 28 minutes 25 seconds East a distance of 211.92 feet to a ArDot Type I right-of-way monument, found for a corner, lying in the South right-of-way line of said IH 30, lying in the North line of the said Tract 4, and the Southwest corner of that certain tract of land described as 318.306 acres in the deed from Travis Miller, et ux to William Varner, Jr., et ux, dated January 27, 2015, recorded in Document No. 2015R000695 of the Deed Records of Miller County, Arkansas, said corner bears North 39 degrees 28 minutes 25 seconds East a distance of 81.94 feet to a ArDot Type I right-of-way monument, found for a corner, at an angle point;

THENCE South 87 degrees 36 minutes 50 seconds East a distance of 1463.43 feet along the North line of the said Tract 4, the North line of the said Tract 3, and the South line of the said 318.306 acre tract to a 1/2 inch steel rod, found for a corner, at the center of Section 11, the Northeast corner of the said Tract 3, an inside ell corner in the South line of the said 318.306 acre tract, and the Northwest corner of that certain tract of land described as 107.248 acres in the deed from Travis Miller, et ux to Patsy Rice, dated August 30, 2018, recorded in Document No. 2018R006108 of the Deed Records of Miller County, Arkansas;

THENCE South 02 degrees 20 minutes 47 seconds West a distance of 1319.73 feet the East line of the said Tract 3, and the West line of the said 107.28 acre tract to a 1/2 inch steel rod, found for a corner, the Southeast corner of the said Tract 3, the Southwest corner of the said 107.248 acre tract, the Northwest corner of the said Tract 2, and the Northeast corner of the said Tract 4;

THENCE South 86 degrees 40 minutes 12 seconds East a distance of 2633.71 feet along the North line of the said Tract 3 and the South line of the said 107.28 acre tract to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, lying in the East line of Section 11, the West line of Section 12, the West line of the said Tract 1, the Northeast corner of the said Tract 3, and the Southeast corner of the said 107.28 acre tract;

THENCE North 02 degrees 21 minutes 46 seconds East a distance of 1319.75 feet along the East line of said Section 11, same being the East line of the said 107.248 acre tract and the West line of said Section 12, same being the West line of the said Tract 1 to a 10 inch creosote fence corner post, found for a corner, the Northwest corner of the said Tract 1, the Southwest corner of that certain tract of land described as the North Half of Section 12 in the deed from Deborah Knaupe to William David Smith, dated November 27, 1991, recorded in Book 343, Page 311 of the Deed Records of Miller County, Arkansas;

THENCE South 88 degrees 09 minutes 11 seconds East a distance of 2641.92 feet generally along a fence line, the North line of the said Tract 1 and the South line of the said Smith tract to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, at the center of Section 12, the Northeast corner of the said Tract 1, and the Northwest corner of that certain tract of land described as Tract 2 with 160 acres in the deed from AFO Robinson, LLC to Big Woods Farm, LLC, dated February 15, 2017, recorded in Document No. 2017R000879 of the Deed Records of Miller County, Arkansas, said corner bears South 88 degrees 09 minutes 11 seconds East a distance of 2641.92 feet to a mag nail, found for a corner, the Northeast corner of the said 160 acre tract;

THENCE South 02 degrees 41 minutes 46 seconds West a distance of 2643.89 feet along the East line of the said Tract 1 and the West line of the said 160 acre tract to a 1/2 inch steel rod, capped R.HALL, found for a corner, the Southeast corner of the said Tract 1, the Southwest corner of the said 160 acre tract, and lying in the North line of that certain tract of land described as Tract 3 with 320 acres in the deed from AFO Robinson, LLC to Big Woods Farm, LLC, dated February 15, 2017, recorded in Document No. 2017R000879 of the Deed Records of Miller County, Arkansas;

THENCE North 87 degrees 37 minutes 33 seconds West a distance of 2634.14 feet generally along a fence line, the South line of the said Tract 1, and the North line of the said 320 acre tract to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, the common corner to Sections, 11, 12, 13, and 14, the Southwest corner of the said Tract 1, the Northeast corner of the said 320 acre tract, the Southeast corner of the said Tract 2, and the Northeast corner of that certain tract of land described as Tract 4 with 400 acres in the deed from AFO Robinson, LLC to Big Woods Farm, LLC, dated February 15, 2017, recorded in Document No. 2017R000879 of the Deed Records of Miller County, Arkansas;

THENCE North 87 degrees 42 minutes 07 seconds West a distance of 5250.49 feet generally along a fence line, the South line of Section 11, the South line of the said Tract 2, the East line of the said Tract 4, the North line of Section 14, and the North line of the said 400 acre tract to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, the common corner for Sections 10, 11, 14, and 15, an inside ell corner in the East line of the said Tract 4, and the Northwest corner of the said 400 acre tract;

17 PROPERTY DESCRIPTION

THENCE South 03 degrees 19 minutes 38 seconds West a distance of 5276.83 feet along the East line of Section 15, the East line of the said Tract 4, the East line of the said Tract 5, the West line of Section 14, and the West line of the said 400 acre tract to a 1/2 inch steel rod, capped MTG AR-125, set for a corner, the common corner to Sections 14, 15, 22, and 23, and the Southeast corner of the said Tract 5;

THENCE North 87 degrees 56 minutes 28 seconds West a distance of 3227.34 feet along the South line of Section 15, the South line of the said Tract 5, the South line of the said Tract 6, and the North line of Section 22 to the point of beginning and containing 933.253 acres of land, at the time of this survey, of which 75.207 acres lies in Section 10, 226.595 acres lies in Section 11, 159.254 acres lies in Section 12, and 472.197 acres lies in Section 15.

| | | |