

L River Bottoms

434.0 +/- Acres ♦ Cross County, AR

AVAILABLE FOR ACQUISITION: *The L River Bottoms is situated on the storied L'Anguille River waterfowl flyway and offers a proven duck hunting experience. The landscape is comprised of bottomland timber, willow-buckbrush-smartweed wetlands, and cropland suitable for cultivating duck food plots. Trophy whitetail deer hunting is also available.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

L River Bottoms

PROPERTY SUMMARY

The L River Bottoms is a proven duck hunting property consisting of approximately 434.0 +/- surveyed acres on the L'Anguille River in Cross County, just west of Cherry Valley, Arkansas. Access to the land is excellent, with multiple entry points from Cross County Road 210, including a private boat ramp and deeded access on the south side of the property.

The land sits on the prominent L'Anguille River waterfowl flyway, benefiting from consistent duck traffic migrating between other quality habitats up and down the river. The L'Anguille River runs directly through the property, providing over two and a half miles of river frontage. The extensive flooded land makes the hunting areas feel much larger than the actual acreage.

The property features a diverse hunting habitat, including timber holes, a willow hole, buckbrush sloughs, and approximately 140.0 +/- acres of cropland suitable for cultivating duck food plots. This 140-acre field (known as the "DU Field") offers a levee system and water control structures and serves as a sanctuary for ducks in the adjacent area. There are seven established duck blinds, with three positioned to allow daily hunting without interference between groups.

Historical hunting success on the land is outstanding, with harvest data showing 1,700 ducks bagged during the 2024-2025 season and 1,900 ducks harvested during the 2023-2024 season. The L'Anguille River easily floods the landscape with minimal rainfall. Over the past six duck seasons, the farm has maintained flood conditions that kept every blind huntable throughout each season.

Additionally, located on the northwest corner, just south of County Road 210, it is an ideal site for constructing a hunting lodge. The property also offers excellent deer hunting for trophy bucks.

The L River Bottoms is offered for sale at \$5,964,000 (\$14,000 per acre). Qualified buyers should contact Devlin "Duck" Hodges at 615-510-7023 of Myers Cobb Realtors regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.



PROPERTY SUMMARY

Acreage

The L River Bottoms consists of 434.0 +/- total contiguous acres

- 290.0 +/- acres L'Anguille River bottomland (mix of hardwoods, willows, and buttonwillow shrubs)
- 140.0 +/- acres Tillable cropland (suitable for waterfowl food plot cultivation)
- 4.0 +/- acres Improvement site (ideally suited for the the construction of a hunting lodge)

Location

Cherry Valley, Arkansas (Cross County)

- Coordinates: 35.430919, -90.812489
- Address: Last Chance Road (CR 210), Cherry Valley, AR 72324

Access

- Access is excellent via multiple entry points from Cross County Road 210, including a private boat ramp and deeded access on the south side of the property.

Proximity to Towns and Cities

Estimated distance from the subject property

- Cherry Valley, AR: 5.0 +/- miles
- Wynne, AR: 19.0 +/- miles
- Memphis, TN: 65.0 +/- miles
- Harrisburg AR: 13 +/- miles
- Jonesboro, AR: 34 +/- miles
- Little Rock, AR: 115.0 +/- miles

Landscape Description

- The tract encompasses approximately 430 acres situated within the Mississippi Alluvial Plain region. The majority of the land, roughly 290 acres representing 67% of the total area, consists of river bottom terrain linked to the L'Anguille River system. This bottomland features mature hardwood forests and wetland areas dominated by scrub-shrub vegetation including willow species, buttonbush, smartweed, and various water-loving plants.
- The meandering L'Anguille River winds its way across the entire property, creating approximately 2.5 miles of water frontage throughout the different parcels. Agricultural potential exists on about 140 acres, which accounts for 32% of the total acreage. These cultivated fields have a natural grade that descends toward the river corridor.
- An additional 4 acres of relatively flat, cleared ground runs adjacent to the southern boundary of County Road 210. This elevated area presents an ideal opportunity for constructing a hunting cabin or lodge, with the added advantage of direct waterway access to the L'Anguille River for boat launching. The land's primary value lies in its exceptional waterfowl hunting opportunities, particularly for ducks, while also providing whitetail deer hunting prospects in select woodland areas.
- The property is positioned in the Mississippi Alluvial Plain. 290.0 +/- acres (67%) of the acreage is bottomland associated with the L'Anguille River, comprised of hardwood timber and scrub-shrub wetlands (willow, buttonwillow, smartweed, and other aquatic vegetation). The L'Anguille River meanders through all land parcels providing 2.5 +/- miles of river frontage. 140.0 +/- acres (32%) is tillable farmland, which slopes toward the river. Located along the south of County Road 210 is 4.0 +/- acres, which offers an building site for a hunting lodge. This location is level and open, and has boat access to the L'Anguille River. The highest and best use of the property is for duck hunting with deer hunting available in areas.

Hunting Resources

- Overview – This duck hunting property is strategically positioned along the L'Anguille River's major migration corridor, ensuring reliable duck travel throughout the season as birds move between feeding and roosting areas along the waterway. The river flows directly through the tracts, creating natural flooding patterns that significantly expand the effective hunting area beyond the property's boundaries.
- Habitat Features – The land offers varied hunting environments that cater to different duck hunting preferences. Hunters can access timbered holes, willow-buttonwillow-smartweed dominated wetlands, and backwater holes that provide natural cover and resting opportunities. A 140-acre agricultural field serves dual purposes - it can be managed for duck food plots while also functioning as a protected sanctuary area. This field, known as the "DU Field," includes water control systems and levee structures for water management.
- Hunting Infrastructure – Seven permanent blinds are strategically placed throughout the property, with careful attention to spacing that allows three blinds to operate simultaneously without hunter interference. This thoughtful layout maximizes daily hunting opportunities for multiple parties.
- Hunting History – Recent harvest records demonstrate exceptional productivity, with documented takes of 1,700 birds in the most recent season and 1,900 the previous year. The property's consistent performance stems from the L'Anguille River's natural overflow patterns ensure adequate water levels with even modest precipitation. Historical data spanning six seasons confirms that flooding has been sufficient to keep all blinds operational throughout every hunting season.

Real Estate Taxes

Source: Cross County Assessor

- \$1,613.73 (estimated)

Offering Price

- \$5,964,000.00 (\$14,000.00 per acre)

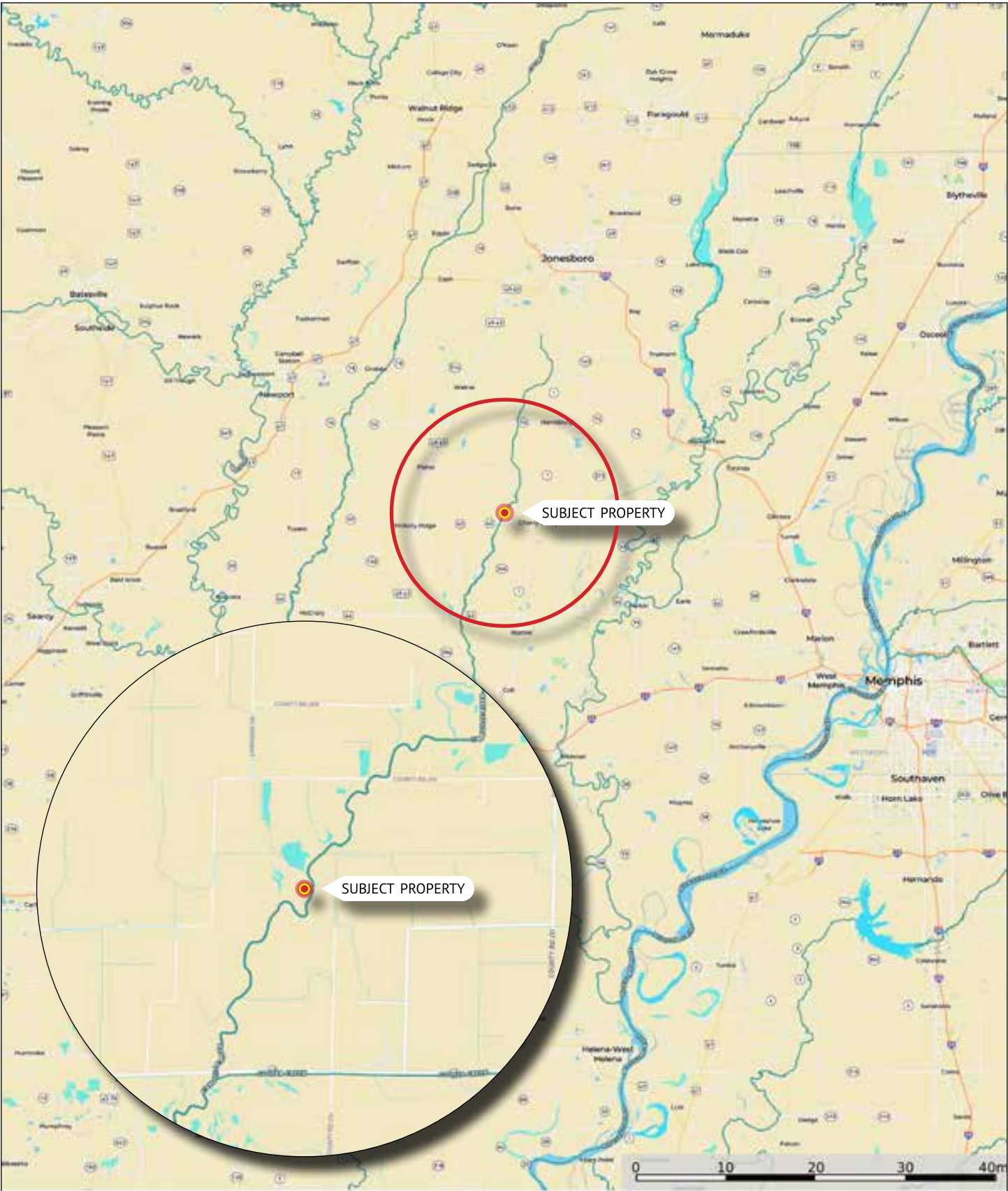
Contact

Qualified buyers contact Devlin Hodges of Myers Cobb Realtors regarding questions or schedule a tour.

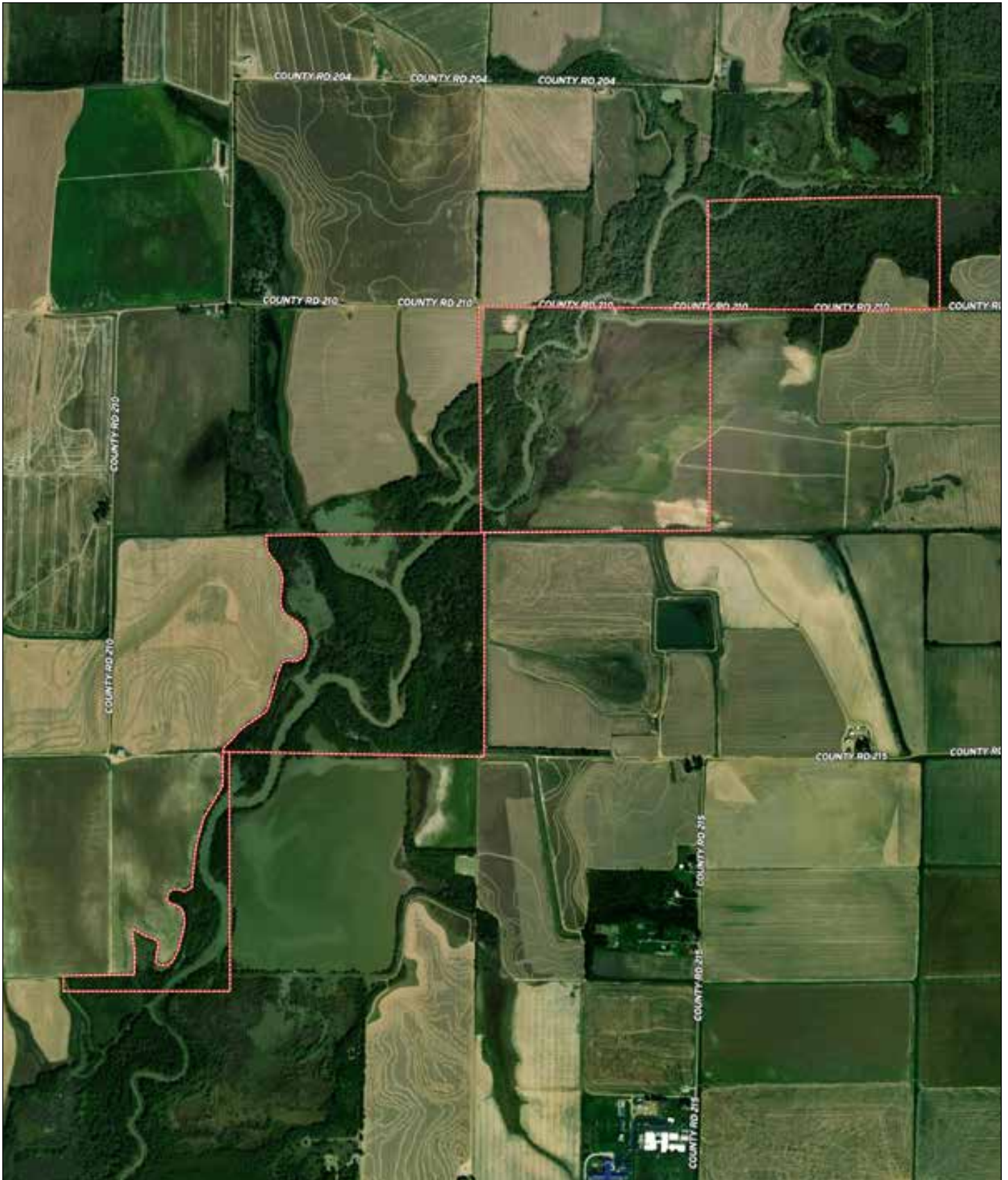
- 615-510-7023 (mobile)
- duck@myerscobbrealtors.com (email)

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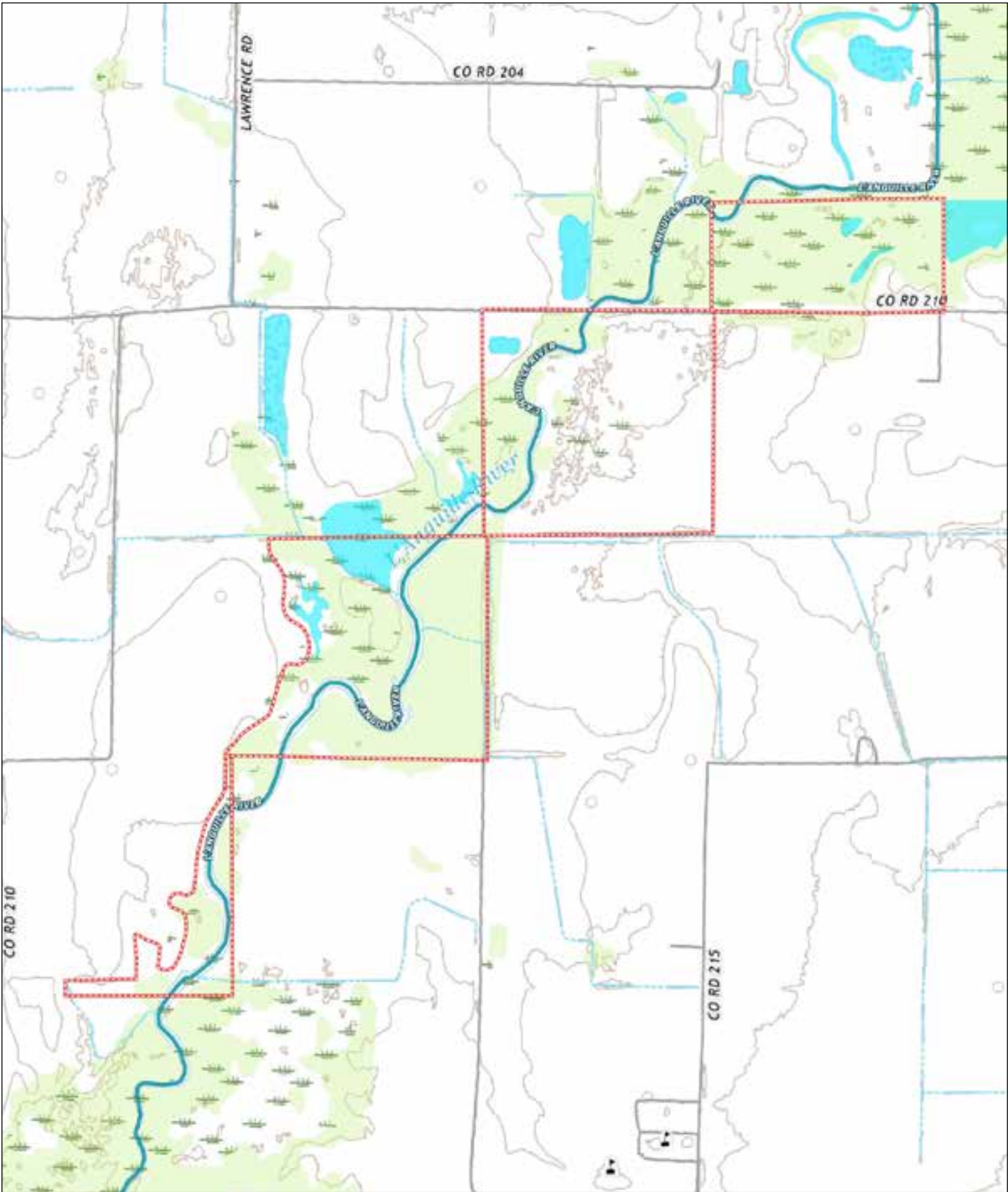
LOCATION



AERIAL MAP



TOPOGRAPHIC MAP



LEGAL DESCRIPTIONS

DESCRIPTION – TRACT 1

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 3 EAST, CROSS COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 3 EAST AFORESAID; THENCE NORTH 89°46'29" EAST, ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 1,886.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'19" WEST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 1,334.78 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 89°37'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 815.17 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00°16'19" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.05 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°46'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 815.17 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,088,998 SQ. FT. OR 25.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION – TRACT 2

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 3 EAST, CROSS COUNTY, ARKANSAS, WHICH LIES NORTH AND WEST OF THE L'ANGUILLE RIVER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 EAST, CROSS COUNTY, ARKANSAS AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST, CROSS COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 3 EAST AFORESAID; THENCE NORTH 89°54'36" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,601.11 FEET TO A POINT LYING ON THE CENTERLINE OF THE L'ANGUILLE RIVER; THENCE SOUTH 56°29'09" WEST, ALONG SAID CENTERLINE AND DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 271.04 FEET TO A POINT; THENCE SOUTH 45°24'09" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 332.84 FEET TO A POINT; THENCE SOUTH 31°40'30" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 293.28 FEET TO A POINT; THENCE SOUTH 11°38'35" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 158.02 FEET TO A POINT; THENCE SOUTH 32°11'31" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE 321.82 FEET TO A POINT; THENCE SOUTH 05°47'41" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 300.14 FEET TO A POINT; THENCE SOUTH 20°25'31" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 306.91 FEET TO A POINT; THENCE SOUTH 33°29'34" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 275.30 FEET TO A POINT; THENCE SOUTH 04°11'03" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 371.25 FEET TO A POINT; THENCE SOUTH 50°58'42" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 152.26 FEET TO A POINT; THENCE NORTH 72°03'00" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 143.47 TO A POINT; THENCE NORTH 48°12'35" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 209.28 FEET TO A POINT; THENCE NORTH 25°51'08" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 338.19 FEET TO A POINT; THENCE NORTH 66°32'44" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 169.63 FEET TO A POINT; THENCE SOUTH 85°09'16" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 177.62 FEET TO A POINT; THENCE SOUTH 36°34'13" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 656.39 FEET TO A POINT; THENCE SOUTH 22°56'31" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 336.03 FEET TO A POINT LYING ON THE SOUTH LINE OF SECTION 7 AFORESAID; THENCE NORTH 89°48'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 519.28 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°27'53" WEST, A DISTANCE OF 55.64 FEET TO A POINT BEING THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP

9 NORTH, RANGE 2 EAST AFORESAID; THENCE SOUTH 00°27'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2,649.43 TO A POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 88°17'49" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1,905.62 FEET TO A POINT; THENCE NORTH 01°42'11" WEST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 57.71 FEET TO A POINT; THENCE NORTH 87°46'20" EAST, A DISTANCE OF 471.53 FEET TO A POINT; THENCE NORTH 85°10'58" EAST, A DISTANCE OF 144.98 FEET TO A POINT; THENCE NORTH 83°50'38" EAST, A DISTANCE OF 97.35 FEET TO A POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 76.00 FEET, CENTRAL ANGLE OF 74°17'23", A CHORD BEARING OF NORTH 46°41'56" EAST AND A CHORD DISTANCE OF 91.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.54 FEET TO A POINT OF COMPOUND CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 241.00 FEET, A CENTRAL ANGLE OF 11°18'11", A CHORD BEARING OF NORTH 03°54'10" EAST AND A CHORD DISTANCE OF 47.47 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°44'56" WEST, A DISTANCE OF 134.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 06°11'59", A CHORD BEARING OF NORTH 04°50'55" WEST AND A CHORD DISTANCE OF 79.60 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°56'55" WEST, A DISTANCE OF 111.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 184.00 FEET, A CENTRAL ANGLE OF 08°58'24", A CHORD BEARING OF NORTH 03°27'43" WEST AND A CHORD DISTANCE OF 28.79 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°01'29" EAST, A DISTANCE OF 28.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 89°01'16", A CHORD BEARING OF NORTH 45°32'07" EAST AND A CHORD DISTANCE OF 40.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.06 FEET TO THE POINT OF COMPOUND CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 41°02'12", A CHORD BEARING OF SOUTH 69°26'09" EAST AND A CHORD DISTANCE OF 44.86; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.84 FEET TO THE POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 306.00 FEET, A CENTRAL ANGLE OF 33°35'14", A CHORD BEARING OF SOUTH 65°42'41" EAST AND A CHORD DISTANCE OF 176.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 179.38 FEET TO THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 99.00 FEET, A CENTRAL ANGLE OF 89°42'07", A CHORD BEARING OF SOUTH 37°39'15" EAST AND A CHORD DISTANCE OF 139.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°11'49" WEST, A DISTANCE OF 77.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 824.00 FEET, A CENTRAL ANGLE OF 07°32'40", A CHORD BEARING OF SOUTH 10°58'09" WEST AND A CHORD DISTANCE OF 108.42 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.50 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°44'29" WEST, A DISTANCE OF 52.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 66.00 FEET, A CENTRAL ANGLE OF 124°51'41", A CHORD BEARING OF SOUTH 47°41'22" EAST AND A CHORD DISTANCE OF 117.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°52'48" EAST, A DISTANCE OF 40.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 111.00 FEET, A CENTRAL ANGLE OF 45°10'17", A CHORD BEARING OF NORTH 47°17'39" EAST, A CHORD DISTANCE OF 85.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°42'31" EAST, A DISTANCE OF 87.35 FEET TO A POINT; THENCE NORTH 20°42'26" EAST, A DISTANCE OF 178.25 FEET TO A POINT; THENCE NORTH 16°02'06" EAST, A DISTANCE OF 184.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 13°49'44", A CHORD BEARING OF NORTH 09°07'15" EAST AND A CHORD DISTANCE OF 70.07 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.24 FEET TO THE POINT OF COMPOUND CURVE CONCAVE TO THE WEST, HAVING A RADIUS 575.53 FEET, A CENTRAL ANGLE OF 15°11'22", A CHORD BEARING OF NORTH 05°03'06" WEST AND A CHORD DISTANCE OF 152.13 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.58 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.00 FEET, A CENTRAL ANGLE OF 34°49'43", A CHORD BEARING OF NORTH 29°43'27" WEST AND A CHORD DISTANCE OF 66.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 67.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°08'18" WEST, A DISTANCE OF 15.90 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 30°45'17", A CHORD BEARING OF NORTH 62°30'57" WEST AND A CHORD DISTANCE OF 69.48 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°53'35" WEST, A DISTANCE OF 53.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 73°14'13", A CHORD BEARING OF NORTH 41°16'29" WEST AND A CHORD DISTANCE OF 57.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 194.00 FEET, A CENTRAL ANGLE OF 20°20'02", A CHORD BEARING OF NORTH 05°30'38" EAST AND A CHORD DISTANCE OF 68.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.85 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 62°09'26", A CHORD BEARING OF NORTH 46°45'22" EAST AND A CHORD DISTANCE OF 76.40 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.28 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 274.00 FEET, A CENTRAL ANGLE OF 10°39'53", A CHORD BEARING OF NORTH 83°10'01" EAST AND A CHORD DISTANCE OF 50.93 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°29'58" EAST, A DISTANCE OF 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 96.00 FEET, A CENTRAL ANGLE OF 83°50'47", A CHORD BEARING OF NORTH 46°34'34" EAST AND A CHORD DISTANCE OF 128.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°39'11" EAST, A DISTANCE OF 110.43 FEET TO A POINT; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 90.58 FEET TO A POINT; THENCE NORTH 08°41'20" EAST, A DISTANCE OF 192.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 269.00 FEET, A CENTRAL ANGLE OF 13°23'35", A CHORD BEARING OF NORTH 15°23'07" EAST AND A CHORD DISTANCE OF 62.74 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22°04'55" EAST, A DISTANCE OF 103.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 431.00 FEET, A CENTRAL ANGLE OF 13°27'00", A CHORD BEARING OF NORTH 15°21'25" EAST AND A CHORD DISTANCE OF 100.94 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.18 FEET TO THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 17°31'44", A CHORD BEARING OF NORTH 17°23'47" EAST AND A CHORD DISTANCE OF 158.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°09'39" EAST, A DISTANCE OF 230.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 07°41'17", A CHORD BEARING OF NORTH 30°00'18" EAST AND A CHORD DISTANCE OF 17.97 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 33°50'56" EAST, A DISTANCE OF 57.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 23°40'14", A CHORD BEARING OF NORTH 22°00'49" EAST AND A CHORD DISTANCE OF 74.25 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.78 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 721.25 FEET, A CENTRAL ANGLE OF 08°42'21", A CHORD BEARING OF NORTH 05°49'32" EAST AND A CHORD DISTANCE OF 109.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.59 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,881.00 FEET, A CENTRAL ANGLE OF 05°14'17", A CHORD BEARING OF NORTH 01°08'47" WEST AND A CHORD DISTANCE OF 171.91 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°45'56" WEST, A DISTANCE OF 171.75 FEET TO A POINT; THENCE NORTH 59°49'19" EAST, A DISTANCE OF 77.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE OF 23°19'28", A CHORD BEARING OF NORTH 48°09'35" EAST AND A CHORD DISTANCE OF 75.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°29'51" EAST, A DISTANCE OF 80.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 18°34'57", A CHORD BEARING OF NORTH 45°47'19" EAST AND A CHORD DISTANCE OF 132.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 132.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°04'48" EAST, A DISTANCE OF 253.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 176.00 FEET, A CENTRAL ANGLE OF 35°37'58", A CHORD BEARING OF NORTH 37°15'49" EAST AND A CHORD DISTANCE OF 107.70

FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°26'50" EAST, A DISTANCE OF 37.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 356.00 FEET, A CENTRAL ANGLE OF 12°40'50", A CHORD BEARING OF NORTH 13°06'25" EAST AND A CHORD DISTANCE OF 78.63 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.79 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 634.00 FEET, A CENTRAL ANGLE OF 12°30'59", A CHORD BEARING OF NORTH 13°01'29" EAST AND A CHORD DISTANCE OF 138.22 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°16'59" EAST, A DISTANCE OF 268.80 FEET TO A POINT; THENCE NORTH 23°15'05" EAST, A DISTANCE OF 37.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 58°03'30", A CHORD BEARING OF NORTH 52°16'50" EAST AND A CHORD DISTANCE OF 28.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.39 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 264.00 FEET, A CENTRAL ANGLE OF 14°04'17", A CHORD BEARING OF NORTH 88°20'43" EAST AND A CHORD DISTANCE OF 64.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°37'08" EAST, A DISTANCE OF 49.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 16°37'41", A CHORD BEARING OF NORTH 87°04'01" EAST AND A CHORD DISTANCE OF 24.87 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.96 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 146.00 FEET, A CENTRAL ANGLE OF 60°12'02", A CHORD BEARING OF NORTH 48°39'09" EAST AND A CHORD DISTANCE OF 146.44 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°33'08" EAST, A DISTANCE OF 32.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 43°47'20", A CHORD BEARING OF NORTH 03°20'32" WEST AND A CHORD DISTANCE OF 235.67 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 25°14'13" WEST, A DISTANCE OF 42.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 32°22'27", A CHORD BEARING OF NORTH 41°25'26" WEST AND A CHORD DISTANCE OF 92.55 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°36'39" WEST, A DISTANCE OF 150.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 39°01'09", A CHORD BEARING OF NORTH 38°06'05" WEST AND A CHORD DISTANCE OF 89.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°35'30" WEST, A DISTANCE OF 23.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 344.00 FEET, A CENTRAL ANGLE OF 26°18'36", A CHORD BEARING OF NORTH 05°26'12" WEST AND A CHORD DISTANCE OF 156.58 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°43'06" EAST, A DISTANCE OF 105.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 306.00 FEET, A CENTRAL ANGLE OF 25°49'38", A CHORD BEARING OF NORTH 05°11'43" WEST AND A CHORD DISTANCE OF 136.77 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°06'31" WEST, A DISTANCE OF 37.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 211.00 FEET, A CENTRAL ANGLE OF 21°02'54", A CHORD BEARING OF NORTH 28°37'58" WEST AND A CHORD DISTANCE OF 77.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°09'26" WEST, A DISTANCE OF 112.73 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 36°06'49", A CHORD BEARING OF NORTH 21°06'01" WEST AND A CHORD DISTANCE OF 151.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°02'37" WEST, A DISTANCE OF 92.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 89°42'51", A CHORD BEARING OF NORTH 47°54'03" WEST AND A CHORD DISTANCE OF 57.84 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°14'32" WEST, A DISTANCE OF 298.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 394.00 FEET, A CENTRAL ANGLE OF 06°25'14", A CHORD BEARING OF NORTH 89°32'52" WEST AND A CHORD DISTANCE OF 44.13

FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.15 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 06°29'12", A CHORD BEARING OF NORTH 89°34'51" WEST AND A CHORD DISTANCE OF 41.41 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.44 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 3 EAST AFORESAID; THENCE NORTH 01°10'10" WEST, ALONG SAID WEST LINE, A DISTANCE OF 96.05 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 4,752,508 SQ. FT. OR 109.10 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION – SOUTH EASEMENT

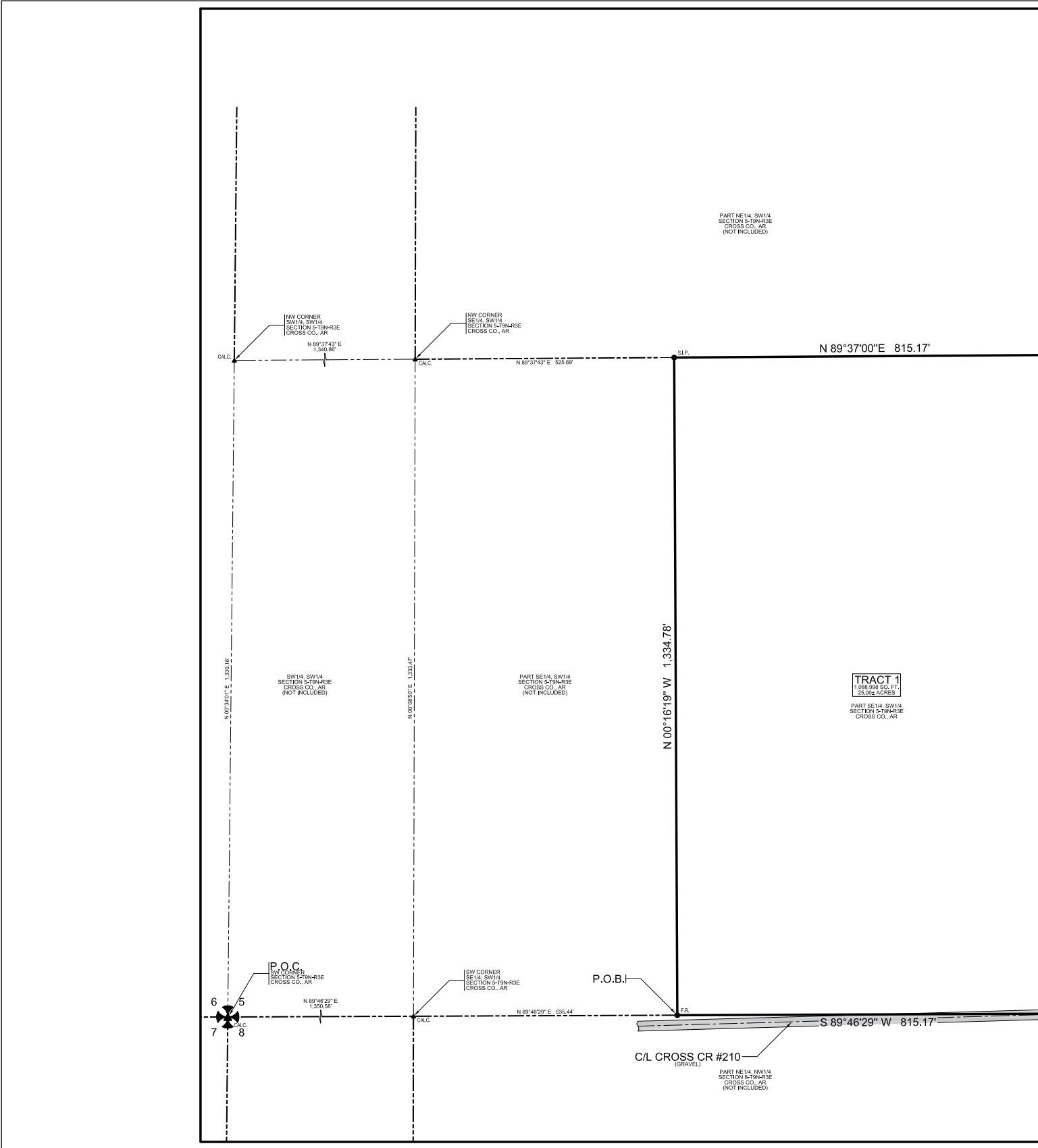
AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, BEING 15 FEET IN WIDTH AND LYING IN PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 EAST AND ALSO LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST, CROSS COUNTY, ARKANSAS, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

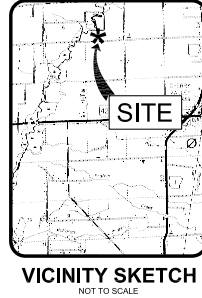
COMMENCING AT THE NORTHEAST CORNER SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST AFORESAID; THENCE SOUTH 88°11'07" WEST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 129.08 FEET TO A POINT; THENCE SOUTH 03°45'56" EAST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 92.38 FEET TO A POINT; THENCE SOUTH 86°14'04" WEST, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°45'56" WEST, A DISTANCE OF 20.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 90°18'58", A CHORD BEARING OF NORTH 47°02'27" WEST AND A CHORD DISTANCE OF 130.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.51 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4,600.00 FEET, A CENTRAL ANGLE OF 04°00'16", A CHORD BEARING OF SOUTH 87°40'54" WEST AND A CHORD DISTANCE OF 321.43 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 321.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°40'46" WEST, A DISTANCE OF 117.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,600.00 FEET, A CENTRAL ANGLE OF 01°47'40", A CHORD BEARING OF SOUTH 86°34'36" WEST AND A CHORD DISTANCE OF 50.11 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°28'26" WEST, A DISTANCE OF 283.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 11°21'42", A CHORD BEARING OF SOUTH 81°47'35" WEST AND A CHORD DISTANCE OF 178.18 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°06'44" WEST, A DISTANCE OF 56.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 35°36'28", A CHORD BEARING OF NORTH 86°05'02" WEST AND A CHORD DISTANCE OF 183.46 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°16'48" WEST, A DISTANCE OF 106.14 FEET TO THE POINT OF TERMINUS OF SAID INGRESS AND EGRESS EASEMENT CENTERLINE, SAID EASEMENT BEING BOUND ON THE EAST END BY A BEARING OF NORTH 86°14'04" EAST AND BOUND ON THE WEST END BY A BEARING OF NORTH 58°12'05" EAST.

CONTAINING IN ALL 21,974 SQ. FT OR 0.50 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

TRACT 1 SURVEY





BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING • CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 • JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

	■ BOUNDARY LINE
	■ ADJACENT LOT LINES
	■ EASEMENT LINES
	■ EXISTING OVERHEAD ELECTRICAL LINES
	■ FOUND COTTON-PICKER SPINDLE
	■ FOUND REBAR
	■ SET 1-1/4" IRON PIPE W/ #1637 CAP
	■ CALCULATED POINT
	■ POWER POLE

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 3 EAST, CROSS COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 3 EAST AFROSAID; THENCE NORTH 89°42'59" EAST, ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 1,886.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'19" WEST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 1,334.78 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 5; THENCE NORTH 89°37'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 815.17 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00°16'19" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 171.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°42'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 815.17 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

1. THIS BOUNDARY SURVEY WAS PREPARED FOR TOMMY LEE PARKER TRUST AND CV VENTURES, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. EXECUTORS DEED TO TOMMY LEE PARKER TRUST, DATED 05/24/2011, RECORDED AS DOCUMENT #15-11099, PUBLIC RECORDS OF CROSS COUNTY AT WYNNIE, ARKANSAS.
 - B. GLO MAPNOTES FOR TOWNSHIP 9 NORTH, RANGE 2 EAST, CROSS COUNTY, ARKANSAS.
 - C. GLO MAPNOTES FOR TOWNSHIP 9 NORTH, RANGE 3 EAST, CROSS COUNTY, ARKANSAS.
 - D. SURVEY PREPARED BY MICHAEL NGUYEN, PG #1547, DATED 02/19/2020, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT #20200307631141 LITTLE ROCK, ARKANSAS.
 - E. SURVEY PREPARED BY MICHAEL NGUYEN, PG #1547, DATED 02/19/2020, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT #20200306963101 LITTLE ROCK, ARKANSAS.
 - F. SURVEY PREPARED BY MICHAEL NGUYEN, PG #1547, DATED 02/19/2020, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT #20200307631212 LITTLE ROCK, ARKANSAS.

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 09/20/2024

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BOUNDARY SURVEY

**TOMMY LEE PARKER TRUST
TO CV VENTURES, LLC**



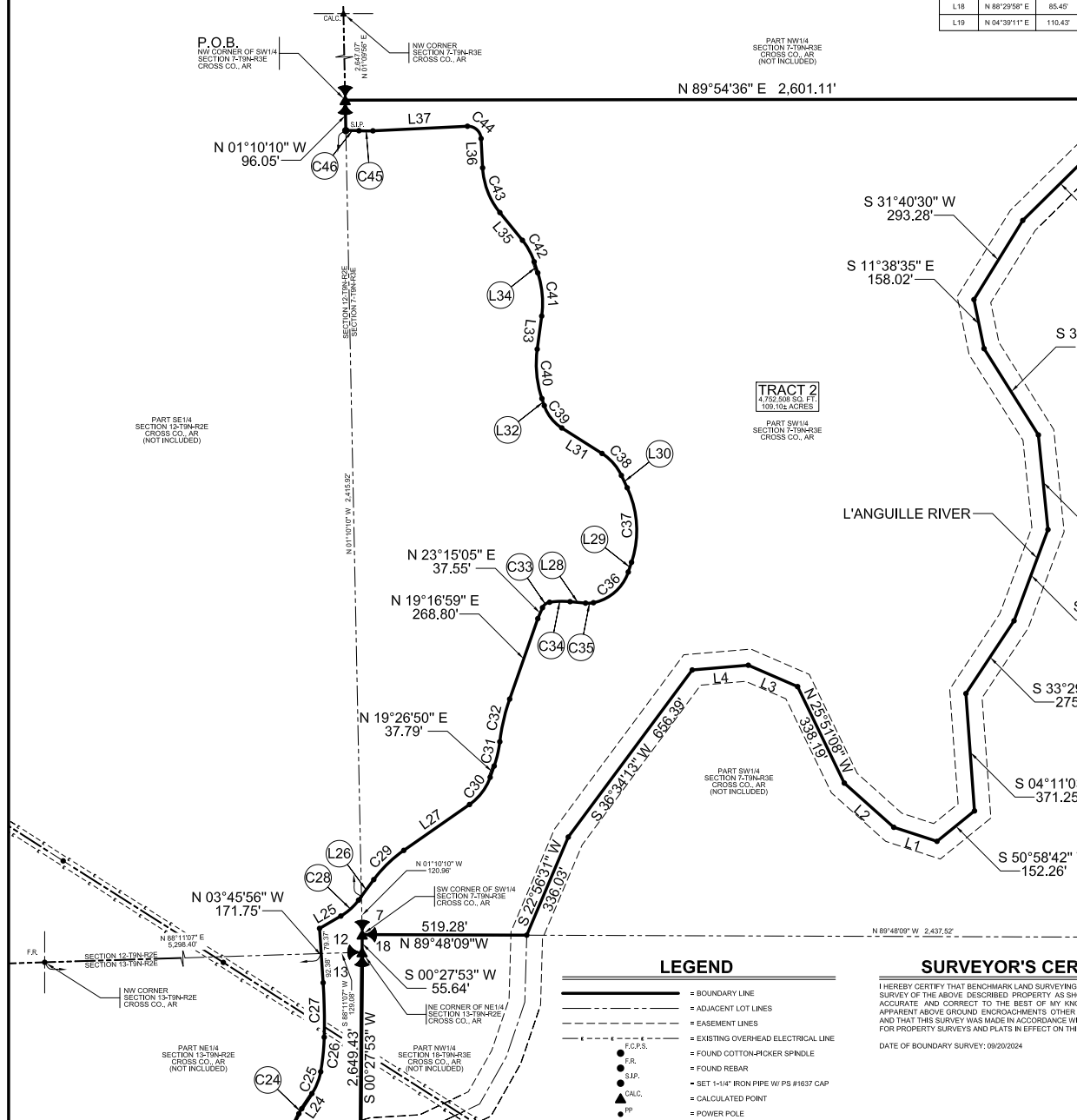
KEVIN L. SCRAPE ARKANSAS PS#1637		
DATE:	BY:	DESCRIPTION:
500-09N-03E-0-05-320-19-1637		
CADD FILE:	24260-001	SCALE: 1"=100'
DATE:	09/20/2024	DRAWN BY: AJ
DWG#:	0309053-0001	SHEET: 1 OF 3

CURVE DATA				
CURVE NO.	ANGLE	RADIUS	LENGTH	CHORD BEARING
C1	74°17'23"	76.00	98.54	N 46°41'56" E
C2	11°18'11"	241.00	47.54	N 03°54'10" E
C3	06°11'59"	736.00	79.84	N 04°50'55" W
C4	08°58'24"	194.00	26.82	N 03°27'43" W
C5	89°01'16"	28.00	45.06	N 45°32'07" E
C6	41°02'12"	64.00	45.84	S 69°26'09" E
C7	33°35'14"	306.00	179.38	S 65°42'41" E
C8	89°42'07"	99.00	154.99	S 37°39'15" E
C9	07°32'40"	824.00	108.50	S 10°58'09" W
C10	124°51'41"	66.00	143.83	S 47°41'22" E
C11	45°10'17"	111.00	87.51	N 47°17'39" E
C12	13°49'44"	291.00	70.24	N 09°07'15" E
C13	15°11'22"	575.53	152.58	N 05°03'06" W
C14	34°49'43"	111.00	67.47	N 29°43'27" W
C15	30°45'17"	131.00	70.32	N 62°30'57" W
C16	73°14'13"	48.00	61.35	N 41°16'29" W
C17	20°20'02"	194.00	68.85	N 05°30'38" E

CURVE DATA				
CURVE NO.	ANGLE	RADIUS	LENGTH	CHORD BEARING
C18	62°09'26"	74.00	80.28	N 44°45'22" E
C19	10°39'53"	274.00	51.00	N 83°10'01" E
C20	83°50'47"	95.00	140.49	N 48°34'34" E
C21	13°23'35"	269.00	62.86	N 15°23'07" E
C22	13°27'00"	431.00	101.16	N 15°21'25" E
C23	17°31'44"	519.00	158.78	N 17°23'47" E
C24	07°41'17"	134.00	17.98	N 30°00'18" E
C25	23°40'14"	161.00	74.78	N 22°00'49" E
C26	06°42'21"	721.25	109.59	N 05°49'32" E
C27	05°14'17"	1,881.00	171.97	N 01°08'47" W
C28	23°19'28"	186.00	75.72	N 48°09'35" E
C29	18°34'07"	409.00	132.85	N 45°47'19" E
C30	35°37'58"	176.00	109.46	N 37°15'49" E
C31	12°40'50"	356.00	78.79	N 13°06'25" E
C32	12°30'59"	634.00	136.50	N 13°01'29" E
C33	58°03'30"	29.00	29.39	N 52°16'50" E
C34	14°04'17"	264.00	64.84	N 68°20'43" E

CURVE DATA				
CURVE NO.	ANGLE	RADIUS	LENGTH	CHORD BEARING
C35	18°37'41"	86.00	24.96	N 87°04'01" E
C36	60°12'02"	146.00	153.40	N 48°39'09" E
C37	43°47'20"	316.00	241.51	N 03°20'32" W
C38	32°22'27"	166.00	93.80	N 41°25'26" W
C39	39°01'09"	134.00	91.26	N 38°06'05" W
C40	26°18'36"	344.00	157.96	N 05°26'12" W
C41	25°49'38"	306.00	137.84	N 05°11'43" W
C42	21°02'54"	211.00	77.51	N 28°37'58" W
C43	38°06'49"	244.00	153.79	N 21°06'01" W
C44	89°42'51"	41.00	64.20	N 47°54'03" W
C45	06°25'14"	394.00	44.15	N 89°32'52" W
C46	06°29'12"	366.00	41.44	N 89°34'51" W
C47	90°18'58"	95.00	143.51	N 47°02'27" W
C48	26°09'38"	145.00	66.21	S 72°54'08" W

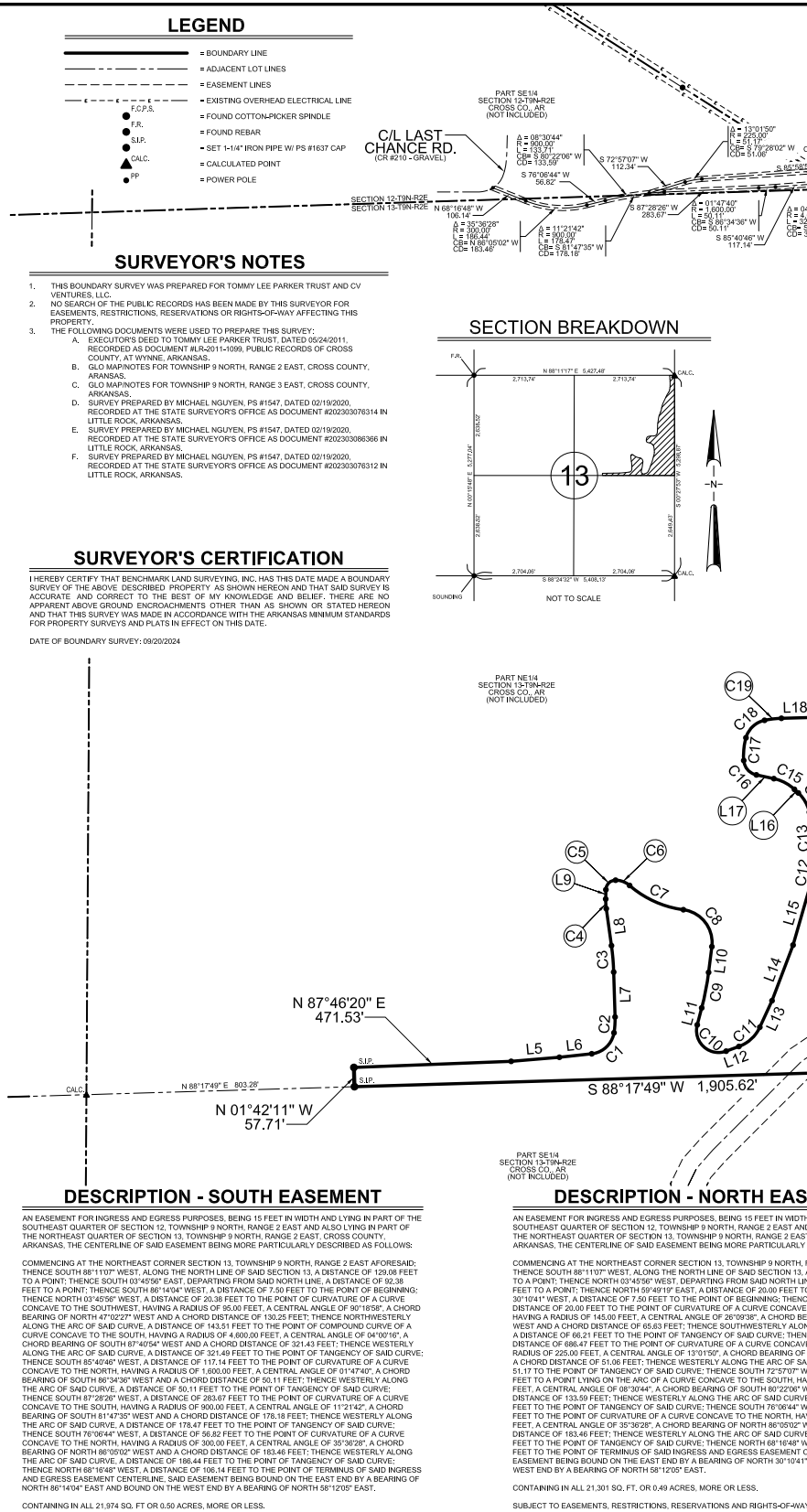
LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 72°03'00" W	143.47
L2	N 48°12'35" W	209.28
L3	N 66°32'44" W	169.63
L4	S 85°09'18" W	177.62
L5	N 85°10'58" E	144.98
L6	N 83°03'38" E	97.35
L7	N 01°44'56" W	134.57
L8	N 07°56'58" W	111.91
L9	N 01°01'29" E	28.01
L10	S 07°11'49" W	77.82
L11	S 14°44'29" W	52.60
L12	N 69°52'48" E	40.61
L13	N 24°42'31" E	87.35
L14	N 20°42'26" E	178.25
L15	N 16°02'06" E	184.62
L16	N 47°08'18" W	15.90
L17	N 77°53'35" W	53.62
L18	N 88°29'58" E	65.45
L19	N 04°39'11" E	110.43



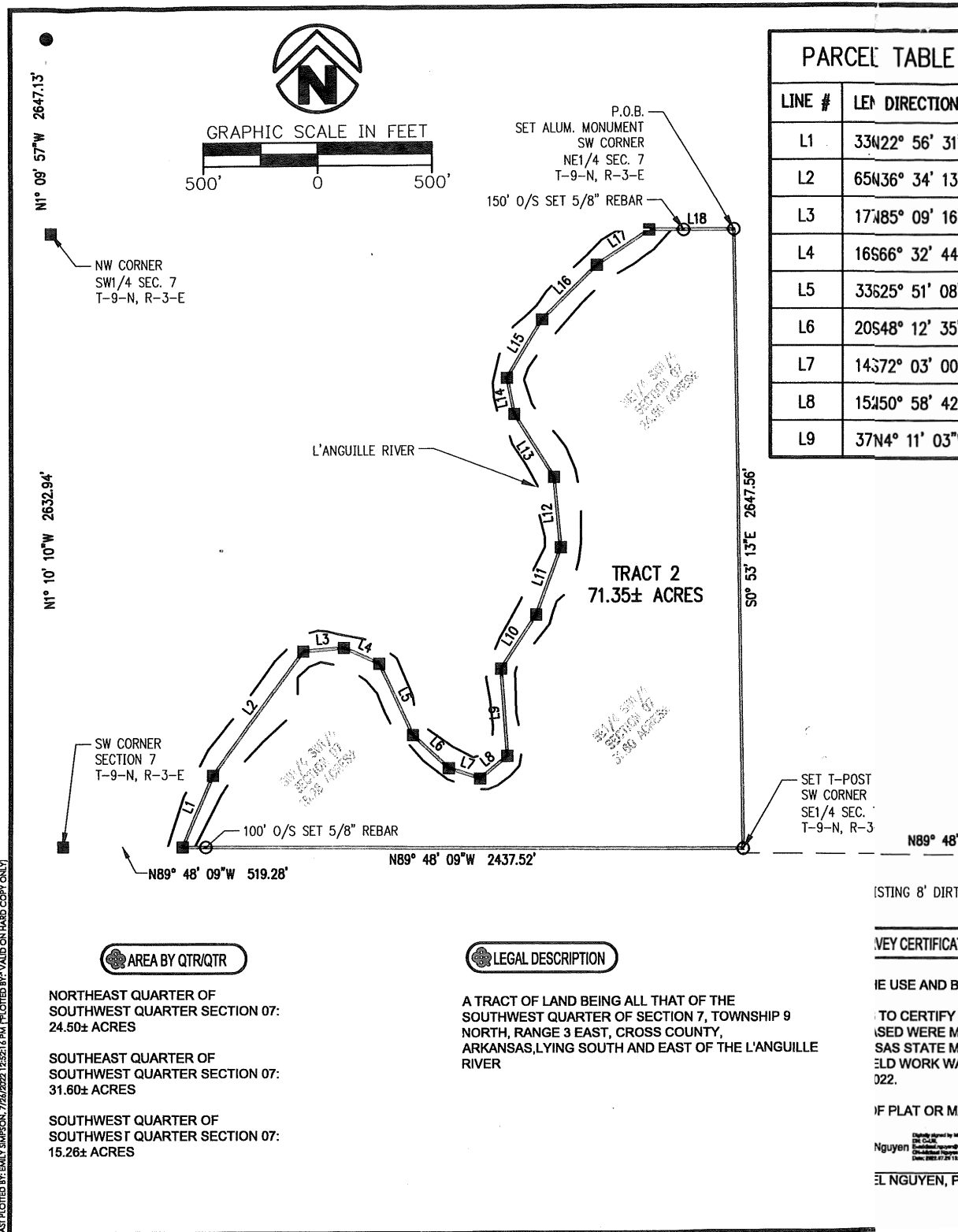
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CURVE DATA				
CURVE NO.	ANGLE	RADIUS	LENGTH	CHORD BEARING
C1	74°17'23"	76.00	98.54	N 46°41'56" E 91.78'
C2	11°18'11"	241.00	47.54	N 03°54'10" E 47.47'
C3	06°11'59"	736.00	79.64	N 04°50'55" W 79.60'
C4	08°58'24"	184.00	28.82	N 03°27'43" W 28.79'
C5	89°01'16"	29.00	45.00	N 49°32'07" E 40.66'
C6	41°02'12"	64.00	45.64	S 69°26'09" E 44.86'
C7	33°35'14"	306.00	179.38	S 65°42'41" E 176.82'
C8	89°42'07"	99.00	154.99	S 37°39'15" E 139.64'
C9	07°32'40"	824.00	106.50	S 10°58'09" W 108.42'
C10	124°51'41"	66.00	143.83	S 47°41'22" E 117.01'
C11	45°10'17"	111.00	87.51	N 47°17'39" E 85.26'
C12	13°49'44"	291.00	70.24	N 09°07'15" E 70.07'
C13	15°11'22"	575.53	152.58	N 05°03'06" W 152.13'
C14	34°49'43"	111.00	67.47	N 29°43'27" W 66.44'
C15	30°45'17"	131.00	70.32	N 62°30'57" W 69.48'
C16	73°14'13"	48.00	61.35	N 41°16'29" W 57.26'
C17	20°20'02"	194.00	66.85	N 05°30'38" E 66.49'
C18	62°09'26"	74.00	80.28	N 48°45'22" E 76.40'
C19	10°39'53"	274.00	51.00	N 83°10'01" E 50.93'
C20	83°50'47"	96.00	140.49	N 46°34'34" E 128.28'
C21	13°23'35"	269.00	62.88	N 15°23'07" E 62.74'
C22	13°27'00"	431.00	101.18	N 19°21'28" E 100.94'
C23	17°31'44"	519.00	158.78	N 17°23'47" E 158.16'
C24	07°41'17"	134.00	17.88	N 30°00'18" E 17.97'
C25	23°40'14"	181.00	74.78	N 22°00'49" E 74.25'
C26	08°42'21"	721.25	109.59	N 05°49'32" E 109.49'
C27	05°14'17"	1,881.00	171.97	N 01°08'47" W 171.91'
C28	23°19'28"	186.00	75.72	N 48°09'35" E 75.20'
C29	18°34'57"	409.00	132.85	N 45°47'19" E 132.07'
C30	35°37'58"	176.00	109.46	N 37°15'49" E 107.70'
C31	12°40'50"	356.00	76.79	N 13°06'25" E 76.63'
C32	12°30'59"	634.00	138.50	N 13°01'29" E 138.22'
C33	58°03'30"	29.00	29.39	N 52°16'05" E 28.14'
C34	14°04'17"	284.00	64.84	N 88°20'43" E 64.67'
C35	16°37'41"	86.00	24.98	N 87°04'01" E 24.87'
C36	60°12'02"	146.00	155.40	N 48°39'09" E 146.44'
C37	43°47'20"	316.00	241.51	N 03°20'32" W 235.67'
C38	32°22'27"	166.00	93.80	N 41°25'28" W 92.55'
C39	39°01'09"	134.00	91.26	N 38°06'05" W 89.50'
C40	26°18'36"	344.00	157.98	N 05°26'12" W 156.58'
C41	25°49'38"	306.00	137.94	N 05°11'43" W 136.77'
C42	21°02'54"	211.00	77.51	N 28°37'58" W 77.08'
C43	36°06'49"	244.00	153.79	N 21°06'01" W 151.26'
C44	89°42'51"	41.00	64.20	N 17°54'03" W 57.84'
C45	06°25'14"	394.00	44.15	N 89°32'52" W 44.13'
C46	06°29'12"	366.00	41.44	N 89°34'51" W 41.41'
C47	90°16'58"	95.00	143.51	N 47°02'27" W 130.25'
C48	26°09'38"	145.00	66.21	S 72°54'08" W 65.63'

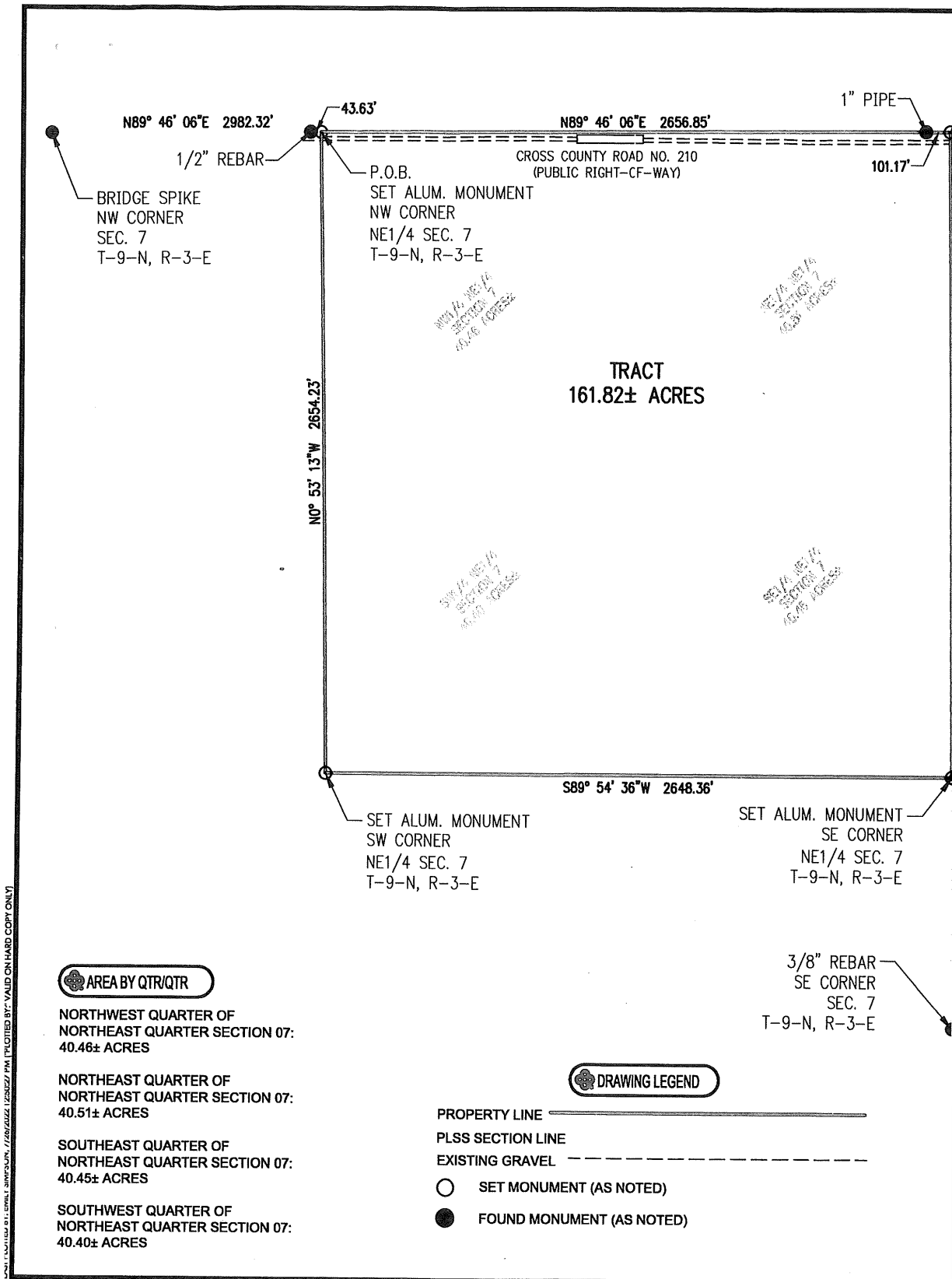
LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 72°03'00" W	143.47
L2	N 48°12'38" W	209.28
L3	N 66°32'44" W	169.63
L4	S 85°09'16" W	177.82
L5	N 85°10'58" E	144.96
L6	N 83°50'38" E	97.35
L7	N 01°44'56" E	134.57
L8	N 07°56'55" W	111.91
L9	N 01°01'29" E	28.01
L10	S 07°11'49" W	77.82
L11	S 14°44'29" W	52.80
L12	N 69°52'48" E	40.81
L13	N 24°42'31" E	87.35
L14	N 20°42'28" E	178.25
L15	N 16°02'06" E	184.62
L16	N 47°08'18" W	15.90
L17	N 77°53'35" W	53.82
L18	N 88°29'58" E	85.45
L19	N 04°39'11" E	110.43
L20	N 00°00'00" E	90.58
L21	N 08°41'20" E	192.51
L22	N 22°04'55" E	103.49
L23	N 26°09'39" E	230.33
L24	N 33°50'56" E	57.50
L25	N 59°48'19" E	77.62
L26	N 36°29'51" W	80.71
L27	N 55°04'48" E	253.09
L28	S 84°37'08" W	49.21
L29	N 18°33'08" E	32.37
L30	N 25°14'13" W	42.79
L31	N 57°30'39" W	150.26
L32	N 18°35'39" W	23.42
L33	N 07°43'08" E	105.45
L34	N 18°06'31" W	37.01
L35	N 39°09'26" W	112.73
L36	N 03°02'37" W	92.55
L37	S 87°14'32" W	298.73
L38	S 59°49'19" W	20.00



TRACT 2 SURVEY

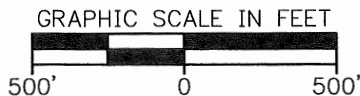


TRACT 3 SURVEY



SET T-POST
NE CORNER
NE1/4 SEC. 7
T-9-N, R-3-E
N89° 46' 29"E 2701.19'

COTTON PICKER SPINDLE
NE CORNER
NW1/4 SEC. 8
T-9-N, R-3-E



BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 0.999939481147
CONVERGENCE ANGLE: 0° 41' 24.29573609"
VALUES TAKEN AT P.O.B.

BOUNDARY SURVEY
NE 1/4 OF SECTION 7
TOWNSHIP 9 NORTH, RANGE 3 EAST
CROSS COUNTY ROAD NO. 210

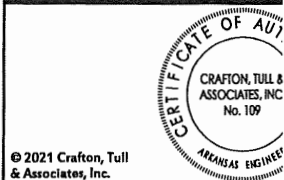
PREPARED FOR:
BRIAN IMBODEN

1. GLO NOTES OF RECORD
2. GLO PLATS OF RECORD
3. EXECUTOR'S DEED DOC. NO LR-2021-1603 RECORDS OF CROSS COUNTY, ARKANSAS
4. SURVEY BY PS 1467, DATED 02/19/2020.

DELTA	DESCRIPTION

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1000 Ledge
Conway, Arkansas



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PROJECT NO: 22
ISSUE DATE: 07/26/2022
DRAWN BY: M.N.
APPROVE BY: M.N.
SHEET NO: 1

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 3 EAST, CROSS COUNTY.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF BRIAN IMBODEN:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 07/07/2022.

DATE OF PLAT OR MAP: 07/26/2022

Michael Nguyen
Digitally signed by Michael Nguyen
DN: cn=Michael Nguyen, o=Crafton, Tull & Associates, Inc., email=Michael.Nguyen@crafton.com, c=US
Date: 2022.07.26 15:00:42 -0500

MICHAEL NGUYEN, PS #1547



STATE PLAT CODE: 500-09N-03E-0-07-100-19-1547

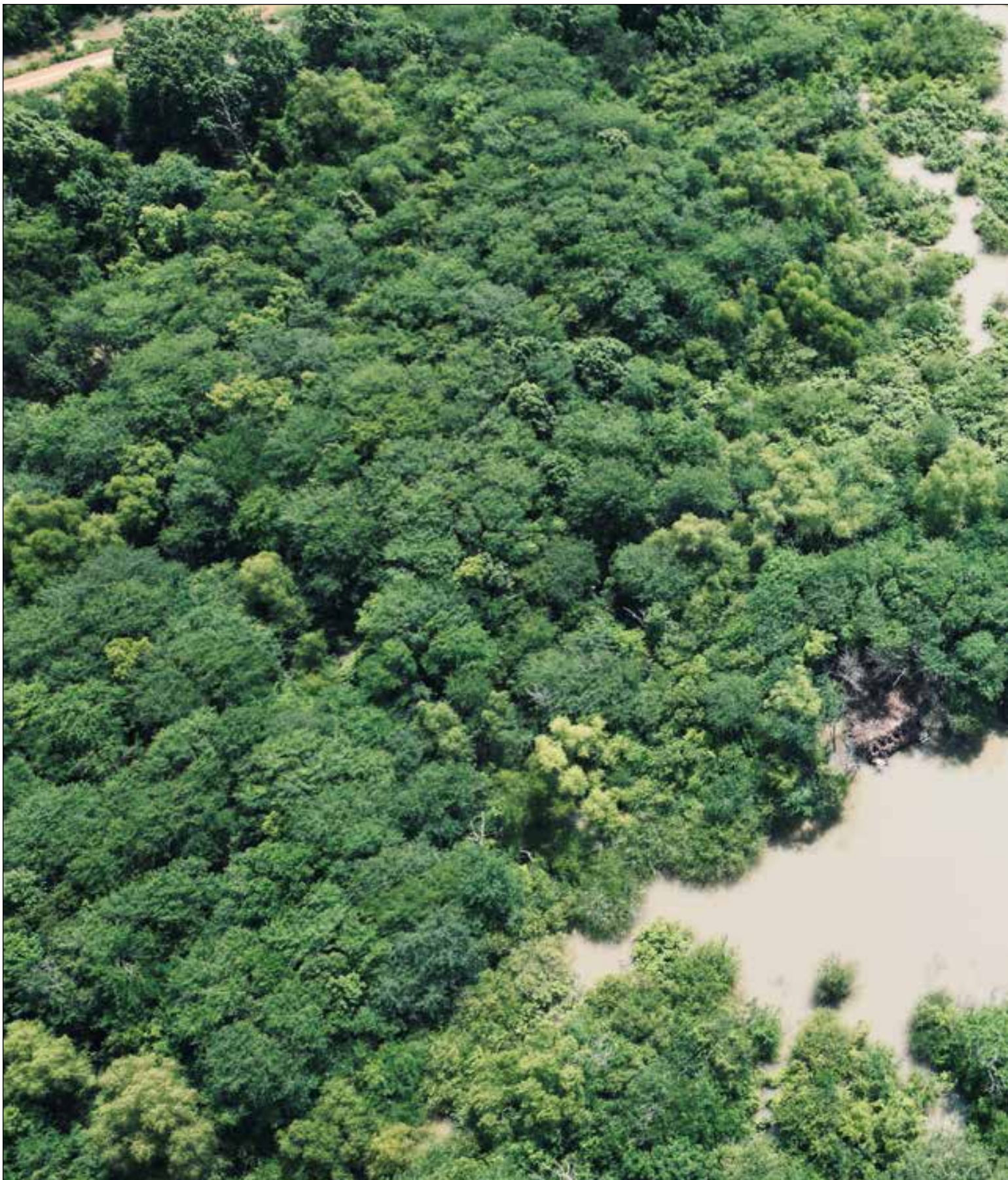


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LAND + RECREATIONAL PROPERTIES

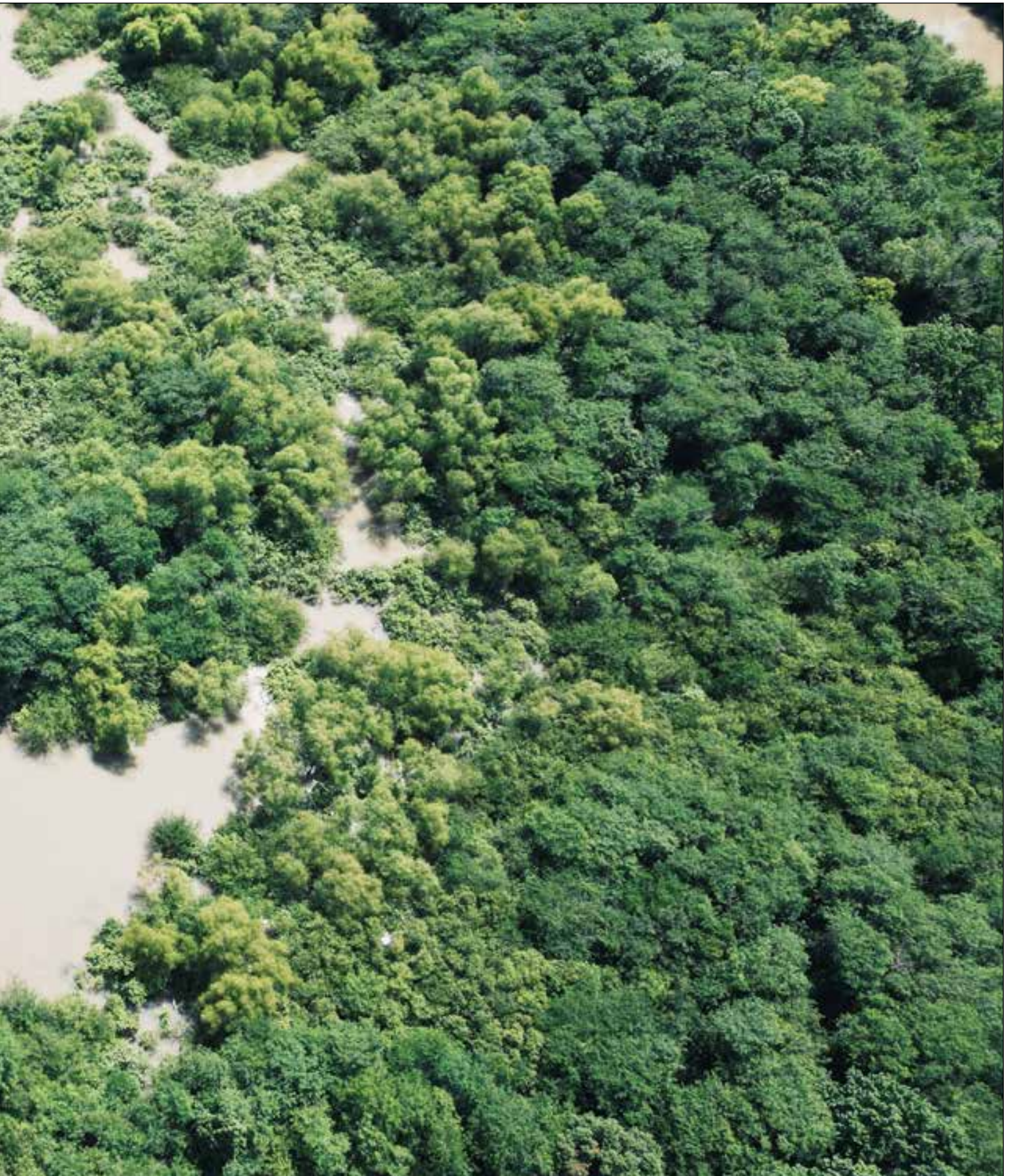
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901.552.4036 (O)
duck@myerscobbrealtors.com





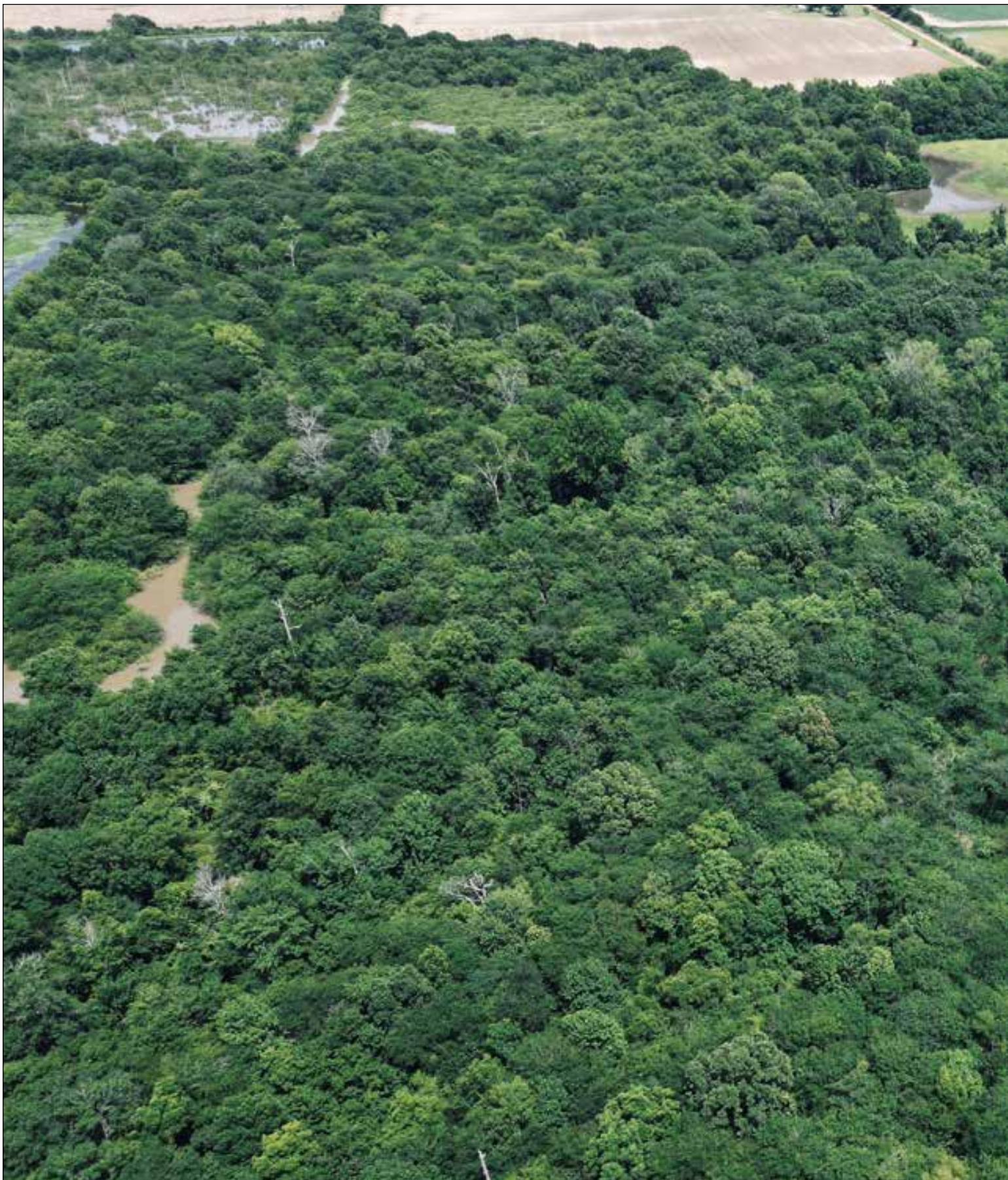
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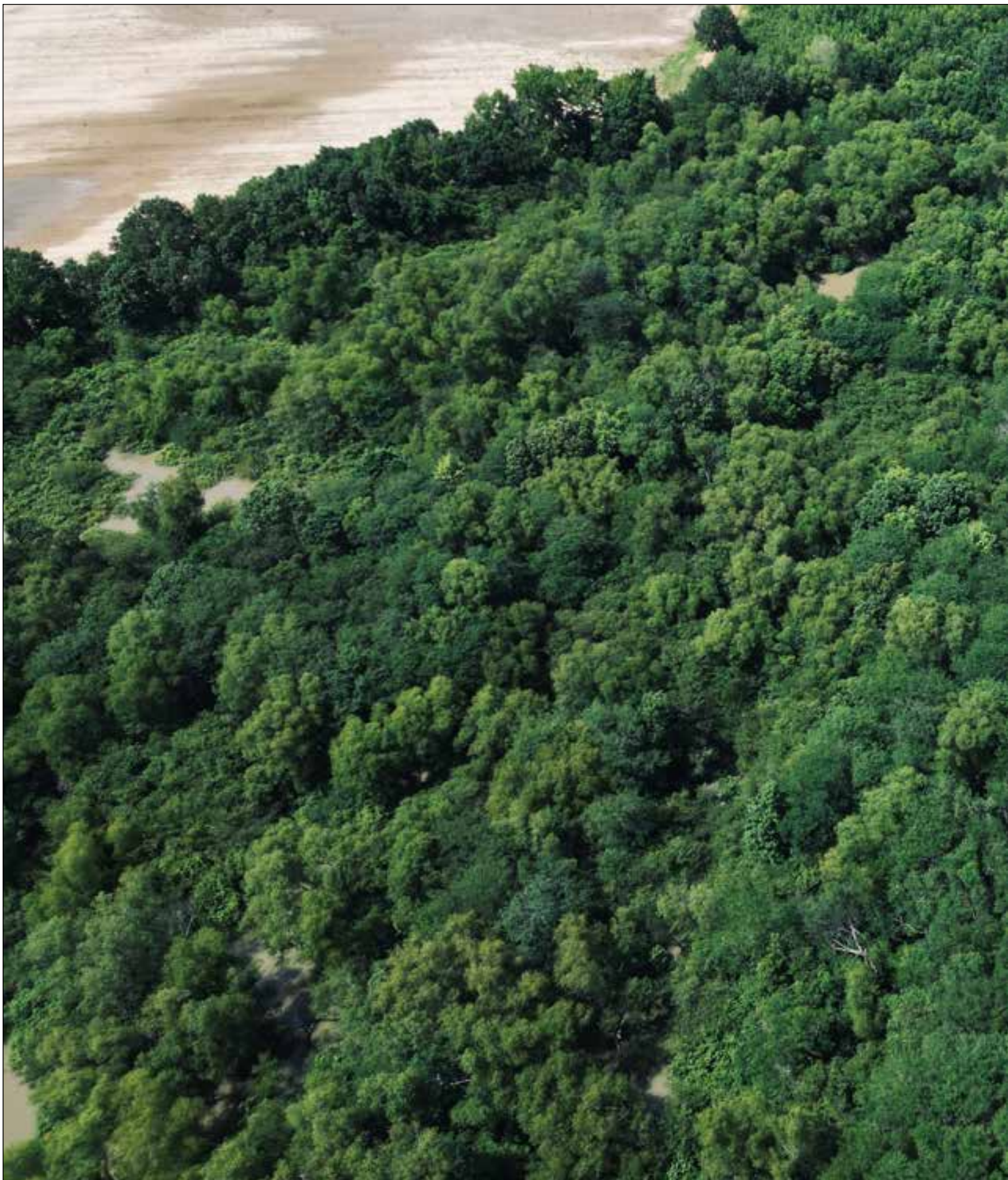
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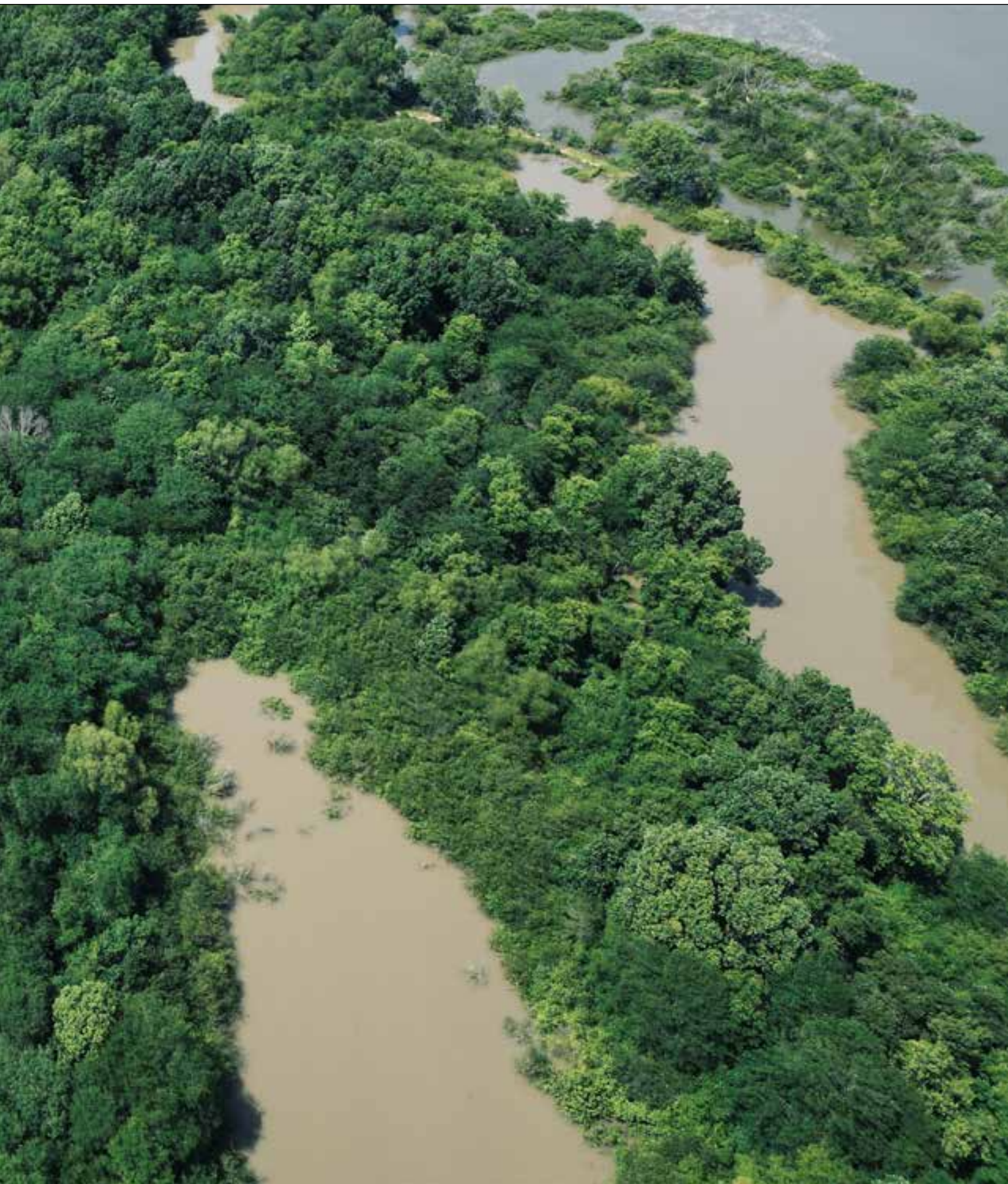




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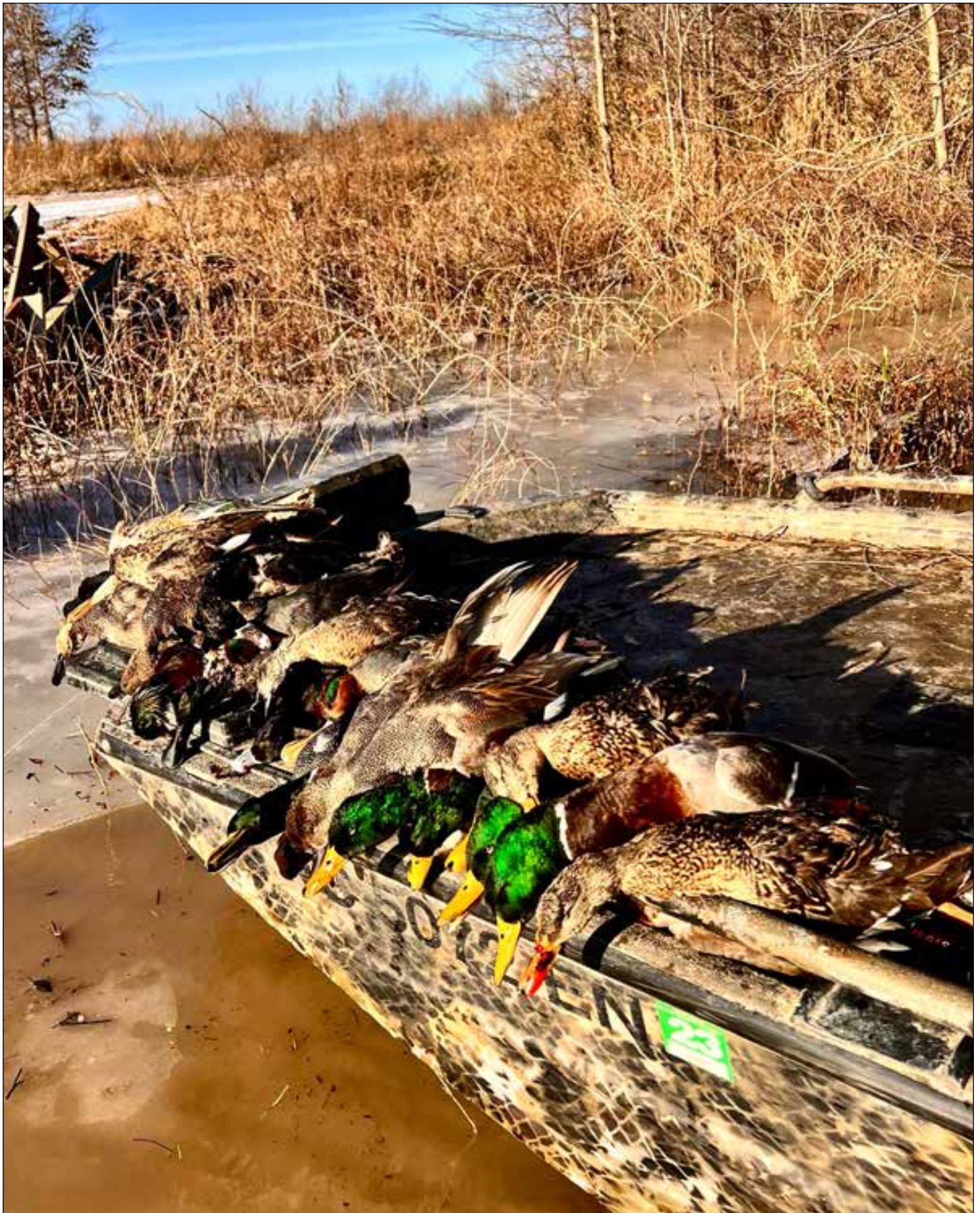
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Devlin “Duck” Hodges

Where does the nickname “Duck” come from? Some say it’s because of his world championship duck calling contest he won in 2009. Others know him as Duck Hodges from his time with the Pittsburgh Steelers where he was the starting Quarterback in 2019 and then spent 2020 behind Ben Roethlisberger before moving on to the LA Rams.

Devlin has been very successful in the real estate industry due to all his connections through football, country music and duck hunting.

Devlin is well known in the outdoor world and serves as an ambassador for Chene Gear. Devlin really enjoys hunting or 18 holes of golf on his off days.

He also enjoys traveling to concerts and being on the road with his girlfriend and your favorite country music artist, Lainey Wilson.



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Devlin “Duck” Hodges

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