



LEGAL DESCRIPTION

A part of the W1/2 of the SW1/4 of Section 4, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows:

Commencing at the NE Corner of said W1/2 of the SW1/4; thence S 02°13'29" W, along the East line thereof, 764.35 ft. to the Point of Beginning; thence continue S 02°13'29" W, along said East line, 885.21 ft.; thence S 55°28'11" W, along the projection of the North right-of-way of West Parkway Drive, 30.00 ft.; thence along the North right-of-way of West Parkway Drive as follows: N 87°31'53" W, 131.55 ft.; N 01°40'11" E, 5.00 ft.; N 87°31'53" W, 14.00 ft.; S 01°40'11" W, 5.00 ft.; N 87°31'53" W, 277.98 ft.; thence leaving said right-of-way N 14°20'42" W, 46.84 ft.; thence N 03°03'48" W, 236.83 ft.; thence N 25°25'18" W, 208.10 ft.; thence N 02°02'11" W, 226.09 ft.; thence S 87°47'56" E, 204.22 ft.; thence N 02°02'44" E, 154.66 ft.; thence S 87°57'16" E, 129.00 ft.; thence S 87°47'56" E, 39.34 ft.; thence N 19°50'59" E, 2.89 ft.; thence N 02°27'27" E, 207.39 ft.; thence S 87°47'56" E, 213.95 ft. to the Point of Beginning. Containing 6.00 acres in the NW1/4 of the SW1/4, and 3.79 acres in the SW1/4 of the SW1/4, for an aggregate of 9.79 acres as surveyed. Subject to any right-of-way dedications and easements of record.

SURVEYOR'S CERTIFICATION

To: TBD, LLC; BancorpSouth; and American Abstract & Title Company; Fidelity National Title Insurance Company.

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 ACSM and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 16, 17, and 18 of Table A thereof. The last field work and site visit was completed on March 29, 2022.

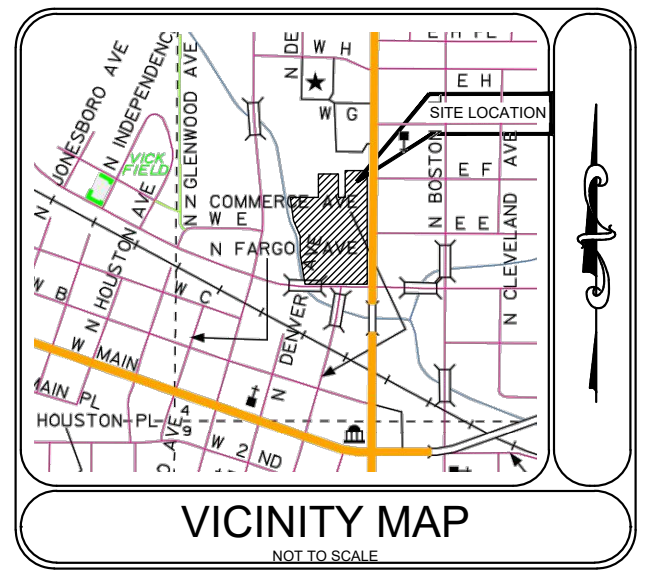
Date: March 29, 2022.

Signed: J. David Garza, PLS 1378 Arkansas

- ALTA/NSPS Table A**
- Monuments found or set are shown on plat.
 - 407-604 North Arkansas Avenue, Russellville, AR. 72801
 - The described property is all in a designated 100 year Flood Plain and partly in the Floodway as per FEMA Map No. 05115C0370E, dated April 17, 2012.
 - The Gross Land Area is 9.79 acres.
 - The current zoning: C-2 (Highway Commercial).
 - All required setbacks are not shown on Zoning Data information.
 - All buildings are shown on the plat.
 - 7(b)(1) All buildings are shown on the plat.
 - All substantial features are shown on the plat.
 - All parking spaces are shown on this property.
 - 11(a)(b). All known utilities from One-Call markings, plans or maps are shown on the plat.
 - There is no observed evidence of earth moving work or new construction.
 - There is no known information on proposed street changes.
 - There is no evidence of solid waste dumping, sump, or sanitary landfill use.

- Title Commitment Schedule B-II Exceptions**
Per Title Commitment File No. 22-116246-700
Commitment Date Feb. 14, 2022
- Not a survey matter.
 - Special Warranty Deed has been released, Bk. 8-T, pg. 73. and Bk. 8-T, pg. 369.
 - Sewer Easement is shown on plat.
 - Not a survey matter.
 - As shown on plat.
 - Not a survey matter.
 - Electric Easement shown on plat.
 - Electric Easement shown on plat.
 - Not a survey matter.
 - Channel Easement shown on plat.
 - Same as no. 11 above.

ZONING REQUIREMENTS:
C-2 Highway Commercial
Min. Lot Area (SF) - None
Min. Lot Width at Bldg. Line - None
Front Setback - 25 ft.
Side Interior - None
Side Exterior or Corner - None
Rear Single Frontage - None
Rear Double Frontage - None



Basis of Bearings
Arkansas State Plane North / US Survey Foot
Combined Scale Factor: 0.999949601011
Convergence Factor: -039'35"
Corner: NE
Coordinate: N: 347907.313 / E: 974004.687
Coding Data: 500-07N-20W-0-04-300-58-1378

Revisions

ALTA Boundary Survey
Russellville City Mall
Russellville, Arkansas

BARRETT & ASSOCIATES, INC.
LAND SURVEYORS
GEOTECHNICAL SERVICES
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608 WEST "B" STREET
RUSSELLVILLE, ARKANSAS 72801
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Date: 03/29/2022

Scale: 1" = 60'

Job No: 052-30

Sheet No.