

TRACT 1 SURVEY DESCRIPTION: APPROXIMATELY 9.21 ACRES OF THE NW¼ SE¼, AND APPROXIMATELY 0.98 ACRES OF THE SW¼ SE¼, ALL IN SECTION 01, T-04-S, R-25-W, IN MONTGOMERY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR HOME BRIDGE REAL ESTATE LLC, ON 10-28-2025, JOB# 25-1233):

COMMENCING AT A FOUND MONUMENT FOR THE NE CORNER OF THE NE¼ SE¼ OF SAID SECTION 01, THENCE ALONG THE EAST LINE THEREOF S 00°00'09" E 661.43 FEET TO A POINT, THENCE N 88°12'20" W 1317.75 FEET TO A FOUND IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE S 00°00'09" E 661.61 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SAID NW¼ SE¼, THENCE ALONG THE SOUTH LINE THEREOF N 88°12'04" W 226.98 FEET TO A POINT ON THE CENTERLINE OF BUTTERMILK SPRINGS ROAD, THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 4.05 FEET, A RADIUS OF 1154.83 FEET, AND A CHORD BEARING AND DISTANCE OF S 67°14'20" W 4.05 FEET TO A POINT (A SET IRON PIN BEARS N 30°34'23" W 12.85 FEET FROM THIS POINT), THENCE N 30°34'23" W 263.93 FEET TO A SET IRON PIN, THENCE S 59°25'00" W 169.35 FEET TO A SET IRON PIN, THENCE S 30°35'23" E 252.04 FEET TO A POINT ON THE CENTERLINE OF SAID BUTTERMILK SPRINGS ROAD (A SET IRON PIN BEARS N 30°35'23" W 15.00 FEET FROM THIS POINT), THENCE ALONG SAID CENTERLINE S 62°08'15" W 229.43 FEET TO A POINT, AND S 63°17'45" W 85.84 FEET TO A POINT, THENCE LEAVING SAID CENTERLINE N 00°14'10" E 236.89 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SAID NW¼ SE¼, THENCE CONTINUING N 00°14'10" E 661.48 FEET TO A FOUND IRON PIN, THENCE S 88°12'20" E 658.49 FEET TO THE POINT OF BEGINNING, CONTAINING 10.19 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TRACT 2 SURVEY DESCRIPTION: APPROXIMATELY 0.81 ACRES OF THE NW¼ SE¼, AND APPROXIMATELY 0.19 ACRES OF THE SW¼ SE¼, ALL IN SECTION 01, T-04-S, R-25-W, IN MONTGOMERY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR HOME BRIDGE REAL ESTATE LLC, ON 10-28-2025, JOB# 25-1233):

COMMENCING AT A FOUND MONUMENT FOR THE NE CORNER OF THE NE¼ SE¼ OF SAID SECTION 01, THENCE ALONG THE EAST LINE THEREOF S 00°00'09" E 661.43 FEET TO A POINT, THENCE N 88°12'20" W 1317.75 FEET TO A FOUND IRON PIN, THENCE S 00°00'09" E 661.61 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SAID NW¼ SE¼, THENCE ALONG THE SOUTH LINE THEREOF N 88°12'04" W 226.98 FEET TO A POINT ON THE CENTERLINE OF BUTTERMILK SPRINGS ROAD, THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 4.05 FEET, A RADIUS OF 1154.83 FEET, AND A CHORD BEARING AND DISTANCE OF S 67°14'20" W 4.05 FEET TO THE TRUE POINT OF BEGINNING (A SET IRON PIN BEARS N 30°34'23" W 12.85 FEET FROM THIS POINT), THENCE N 30°34'23" W 263.93 FEET TO A SET IRON PIN, THENCE S 59°25'00" W 169.35 FEET TO A SET IRON PIN, THENCE S 30°35'23" E 252.04 FEET TO A POINT ON THE CENTERLINE OF SAID BUTTERMILK SPRINGS ROAD (A SET IRON PIN BEARS N 30°35'23" W 15.00 FEET FROM THIS POINT), THENCE ALONG SAID CENTERLINE N 61°42'53" E 73.73 FEET TO A POINT, AND ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 96.05 FEET, A RADIUS OF 1154.83 FEET, AND A CHORD BEARING AND DISTANCE OF N 64°45'21" E 96.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.