

## EXHIBIT A

### LEGAL DESCRIPTION

#### Legal Description for Commercial Outparcel

##### Proposed Zoning: C-2, General Commercial

A Part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section One (1), Township Seventeen (17) North, Range Thirty-One (31) West of the Fifth Principal Meridian, City of Tontitown, Washington County, Arkansas, and being more particularly described as follows:

Commencing at the Northeast Corner of the SE ¼ of the SW ¼ of said Section 1, said point being a found ½ inch rebar; thence along the east line of said SE ¼ of the SW ¼ South 03°16'54" West a distance of 570.61 feet to a found 5/8" rebar; thence leaving said east line North 86°41'24" West a distance of 94.43 feet to a found ½" rebar with PS 1559 cap; thence South 11°01'52" West a distance of 250.88 feet to a found ½" rebar, said point being on the North Right-of-Way line of a Proposed Road; thence along said North line South 74°53'33" East a distance of 130.93 feet to a found Mag Nail with PS 1559 washer, said point being on said east line of the SE ¼ of the SW ¼; thence along said east line South 03°10'45" West a distance of 50.85 feet to the Point of Beginning; thence continuing along said east line South 03°10'45" West a distance of 44.56 feet to a point in South Barrington Road; leaving said East line of the SE ¼ of the SW ¼ and along said South Barrington Road South 20°46'56" West a distance of 173.61 feet; thence leaving said South Barrington Road North 78°59'09" West 237.17 feet to a point on the East Right-of-Way line of a proposed road; thence along said East line an arc length of 27.85 feet along a non-tangent curve to the left, said curve having a radius of 125.00 feet and a chord bearing and distance of North 17°23'50" East 27.79 feet; thence continuing along said East line North 11°00'51" East a distance of 178.99 feet; thence an arc length of 41.04 feet along a curve to the right, said curve having a radius of 25.00 feet and a chord bearing and distance of North 58°02'14" East 36.58 feet to a point on the North Right-of-way line of a propose road; thence along said North line South 74°56'23" East a distance of 231.27 feet to the Point of Beginning, containing 1.29 acres more or less and subject to the Right-of-Way of South Barrington Road on the East side of the Subject Property, and any easement or rights-of-ways of record.

## Legal Description for Land to be Donated to City

### Proposed Zoning: C-2, General Commercial

A Part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section One (1), Township Seventeen (17) North, Range Thirty-One (31) West of the Fifth Principal Meridian, City of Tontitown, Washington County, Arkansas, and being more particularly described as follows:

Commencing at the Northeast Corner of the SE ¼ of the SW ¼ of said Section 1, said point being a found ½ inch rebar; thence along the east line of said SE ¼ of the SW ¼ South 03°16'54" West a distance of 570.61 feet to a found 5/8" rebar; thence leaving said east line North 86°41'24" West a distance of 94.43 feet to a found ½" rebar with PS 1559 cap; thence South 11°01'52" West a distance of 250.88 feet to a found ½" rebar, said point being on the North Right-of-Way line of a Proposed Road; thence along said North line South 74°53'33" East a distance of 130.93 feet to a found Mag Nail with PS 1559 washer, said point being on said east line of the SE ¼ of the SW ¼; thence leaving said North Right-of-Way line and along said East line South 03°10'45" West a distance of 95.41 feet to a point in South Barrington Road; thence leaving said East line of the SE ¼ of the SW ¼ and along said South Barrington Road South 20°46'56" West a distance of 173.61 feet to the Point of Beginning; thence continuing along said South Barrington Road South 20°46'56" West a distance of 71.80 feet; thence leaving said South Barrington Road North 87°42'25" West a distance of 296.12 feet to a found ½" rebar with PS 1559 Cap; thence North 20°17'57" East a distance of 33.89 feet to the East Right-of-Way line of a proposed road; thence along said East line an arc length of 106.29 feet along a non-tangent curve to the left, said curve having a radius of 125.00 feet and a chord bearing and distance of North 48°08'28" East a distance of 103.12 feet; thence leaving said East line South 78°59'09" East a distance of 237.17 feet to the Point of Beginning, containing 0.547 acres more or less and subject to the Right-of-Way of South Barrington Road on the East side of the Subject Property, and any easement or rights-of-ways of record.

## Legal Description for Residential Subdivision

### Proposed Zoning: R-3, Single Family Residential (9,600 sq ft min. lot size)

A Part of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section One (1), Township Seventeen (17) North, Range Thirty-One (31) West of the Fifth Principal Meridian, City of Tontitown, Washington County, Arkansas, and being more particularly described as follows:

Beginning at the Northeast Corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 1, said point being a found  $\frac{1}{2}$  inch rebar; thence along the east line of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  South  $03^{\circ}16'54''$  West a distance of 570.61 feet to a found  $\frac{5}{8}$ " rebar; thence leaving said east line North  $86^{\circ}41'24''$  West a distance of 94.43 feet to a found  $\frac{1}{2}$ " rebar with PS 1559 cap; thence South  $11^{\circ}01'52''$  West a distance of 250.88 feet to a found  $\frac{1}{2}$ " rebar, said point being on the North Right-of-Way line of a proposed road; thence along said North line South  $74^{\circ}53'33''$  East a distance of 130.93 feet to a found Mag Nail with PS 1559 washer, said point being on said East line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence leaving said North Right-of-Way line and along said East line South  $03^{\circ}10'45''$  West a distance of 50.85 feet; thence leaving said East line North  $74^{\circ}56'23''$  West a distance of 56.72 feet to a point on the South Right-of-Way line of a proposed road; thence along said South line North  $74^{\circ}56'23''$  West a distance of 174.55 feet; thence continuing along said South line an arc length of 41.04 feet along a curve to the left, said curve having a radius of 25.00 feet and a chord bearing and distance of South  $58^{\circ}02'14''$  West 36.58 feet to a point on the East Right-of-Way line of a proposed road; thence along said East line South  $11^{\circ}00'51''$  West a distance of 178.99 feet; thence continuing along said East line an arc length of 134.14 feet along a curve to the right, said curve having a radius of 125.00 feet and a chord bearing and distance of South  $41^{\circ}45'28''$  West 127.80 feet; thence leaving said East line South  $20^{\circ}17'57''$  West a distance of 33.89 feet to a found  $\frac{1}{2}$ " rebar with PS 1559 cap; thence continuing South  $20^{\circ}17'57''$  West a distance of 150.08 feet to a found  $\frac{1}{2}$ " rebar on the South line of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence along said South line North  $87^{\circ}23'27''$  West a distance of 932.14 feet to a found  $\frac{1}{2}$ " rebar, said point being the Southwest Corner of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence leaving said South line and along the West line of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  North  $03^{\circ}22'33''$  East a distance of 1327.36 feet to a found  $\frac{1}{2}$ " rebar, said point being the Northwest Corner of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence leaving said West line and along the North line of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  South  $87^{\circ}02'40''$  East a distance of 1343.64 feet to the Point of Beginning, containing 36.84 acres, more or less, subject to the Right-of-Way of South Barrington Road on the East side of the Subject Property, and any easement or rights-of-ways of record.