



LEGAL DESCRIPTION

Part of the Fractional SW 1/4 of Section 6, Township 17 North, Range 30 West, Washington County, Arkansas, more particularly described as follows: Commencing at the NE corner of the NE 1/4 of the SW 1/4 of said Section 6; thence along the North line thereof, N 87° 34' 02" W, 1069.10 feet; thence leaving said North line, S 02° 33' 28" W, 1012.20 feet; thence N 87° 26' 10" W, 295.00 feet to the point of beginning; thence N 87° 26' 10" W, 489.88 feet; thence N 02° 32' 49" E, 585.10 feet; thence 73.73 feet along a curve to the right with a radius of 271.92 feet and a long chord of N 11° 14' 29" E, 73.51 feet; thence N 18° 42' 59" E, 100.12 feet; thence 89.10 feet along a curve to the left with a radius of 324.92 feet and a long chord of N 10° 51' 46" E, 88.82 feet; thence N 02° 35' 44" E, 77.57 feet; thence 72.55 feet along a curve to the right with a radius of 50.00 feet and a long chord of N 44° 09' 56" E, 66.35 feet; thence N 86° 25' 00" E, 1.19 feet; thence 5.74 feet along a curve to the right with a radius of 50.00 feet and a long chord of S 89° 36' 49" E, 5.74 feet to the South right-of-way of U.S. Highway 412; thence along said South right-of-way, S 86° 19' 23" E, 269.12 feet; thence along said South right-of-way, S 78° 33' 47" E, 24.72 feet; thence leaving said South right-of-way, 70.82 feet along a curve to the right with a radius of 50.00 feet and a long chord of S 37° 59' 15" E, 65.05 feet; thence S 02° 35' 18" W, 72.66 feet; thence 91.55 feet along a curve to the left with a radius of 325.00 feet and a long chord of S 05° 30' 47" E, 91.25 feet; thence S 13° 35' 00" E, 99.93 feet; thence 77.48 feet along a curve to the right with a radius of 275.00 feet and a long chord of S 05° 30' 47" E, 77.22 feet; thence S 02° 33' 28" W, 575.44 feet to the point of beginning, containing 10.23 acres, more or less and subject to all easements and rights-of-way of record or fact.

Subject to recorded instruments, covenants, rights of way, and easements, if any.
Subject to all prior mineral reservations and oil and gas leases, if any.