

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHT (8), TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWENTY-EIGHT (28) WEST, MILLER COUNTY, ARKANSAS AND BEING A PART OF A 4.5 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM IDA CROW TO MAURICE DEAN CROW DATED APRIL 29, 1985, RECORDED IN VOLUME 306, PAGE 591 OF THE DEED RECORDS OF MILLER COUNTY, ARKANSAS AND BEING ALL OF A 0.50 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM NAOMA KRAYL, ET AL TO MAURICE DEAN CROW AND WIFE, PATRICIA LYNN CROW DATED MAY 11, 2018, RECORDED IN DOCUMENT NO. 2018R003515 OF THE DEED RECORDS OF MILLER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A SET MAG NAIL FOR CORNER AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 8, T-15-S, R-28-W, MILLER COUNTY, ARKANSAS;

THENCE: N 01°47'35" E, WITH THE WEST BOUNDARY LINE OF THE NW 1/4 OF SAID SECTION 8, 824.65 FEET TO A POINT;

THENCE: S 88°38'59" E, 34.41 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 1129 TYPICAL) FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF JEFFERSON AVENUE AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: S 88°39'02" E, 1277.30 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 00°44'13" W, 165.44 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: N 88°37'46" W, 1279.16 FEET TO A SET 5/8" REBAR WITH PLASTIC FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF JEFFERSON AVENUE;

THENCE: N 01°22'41" E, WITH THE EAST RIGHT-OF-WAY LINE OF JEFFERSON AVENUE, 164.96 FEET TO THE POINT OF BEGINNING, CONTAINING 4.8476 ACRE OF LAND, MORE OR LESS.

500-15S-28W-0-08-430-46-1129

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON OCTOBER 7, 2019, OPERATING WITHIN THE PARAMETERS OF WGS-84.

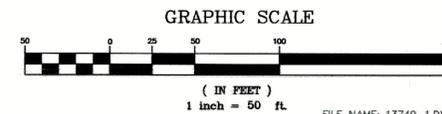


THIS TRACT IS PARTIALLY WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 05091C0110D, EFFECTIVE DATE DECEMBER 18, 2009.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENT OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



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REVISION	DATE	DESCRIPTION	BY	SHEET NO.
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TEXARKANA, ARKANSAS
SECTION 8, T-15-S, R-28-W
SURVEY FOR CROW

Scale: 1" = 50' Date: NOV, 2019 Job No. 13749
Dsn. By: KDL Dwn. By: RWB Ckd. By: KDL