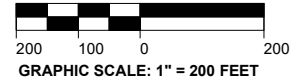


CLIENT:

Draft of Proposed Subdivision of Highway 144 Frontage Property in S1/2 NE1/4 of Section 19, T15S, R1W, Chicot County, Arkansas.



Bearings shown hereon are based on Arkansas SPCS Grid North, South Zone, NAD83.



LEGAL DESCRIPTIONS:

LOT 1:

A parcel of land located in the Southwest of the Northeast Quarter (SW1/4 NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 19, Township 15 South, Range 1 West, Chicot County, Arkansas and more particularly described as follows: Commence at a half inch rebar marking the Northwest corner of the SW1/4 NE1/4 of said Section 19 and thence run S 00°53'03" E along the West boundary of the SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 19 for a distance of 1120.10 feet to the POINT OF BEGINNING of the property herein described; thence from said Point of Beginning run thence N 76°25'08" E for a distance of 219.98 feet; thence run S 07°09'13" E for a distance of 301.90 feet to a point on the North boundary of Arkansas State Highway No. 144; thence S 76°25'08" W along said North boundary of Arkansas Highway 144 Right-of-way for a distance of 253.77 feet; thence run N 00°53'03" W for a distance of 307.52 feet to the Point of Beginning and containing 1.6314 acres, more or less.

LOT 2:

A parcel of land located in the Southwest of the Northeast Quarter (SW1/4 NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 19, Township 15 South, Range 1 West, Chicot County, Arkansas and more particularly described as follows: Commence at a half inch rebar marking the Northwest corner of the SW1/4 NE1/4 of said Section 19 and thence run S 00°53'03" E along the West boundary of the SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 19 for a distance of 1120.10 feet; thence run N 76°25'08" E for a distance of 219.98 feet to the POINT OF BEGINNING of the property herein described; thence from said Point of Beginning run thence N 76°25'08" E for a distance of 219.98 feet; thence run S 13°34'52" E for a distance of 300.00 feet to a point on the North boundary of Arkansas State Highway No. 144; thence S 76°25'08" W along said North boundary of Arkansas Highway 144 Right-of-way for a distance of 223.61 feet; thence run N 07°09'13" W for a distance of 301.90 feet to the Point of Beginning and containing 1.5314 acres, more or less.

LOT 3:

A parcel of land located in the Southwest of the Northeast Quarter (SW1/4 NE1/4) of Section 19, Township 15 South, Range 1 West, Chicot County, Arkansas and more particularly described as follows: Commence at a half inch rebar marking the Northwest corner of the SW1/4 NE1/4 of said Section 19 and thence run S 00°53'03" E along the West boundary of the SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 19 for a distance of 1120.10 feet; thence run N 76°25'08" E for a distance of 439.96 feet to the POINT OF BEGINNING of the property herein described; thence from said Point of Beginning run thence N 76°25'08" E for a distance of 223.61 feet; thence run S 13°34'52" E for a distance of 300.00 feet to a point on the North boundary of Arkansas State Highway No. 144; thence S 76°25'08" W along said North boundary of Arkansas Highway 144 Right-of-way for a distance of 223.61 feet; thence run N 13°34'52" W for a distance of 300.00 feet to the Point of Beginning and containing 1.5400 acres, more or less.

LOT 4:

A parcel of land located in the Southwest of the Northeast Quarter (SW1/4 NE1/4) of Section 19, Township 15 South, Range 1 West, Chicot County, Arkansas and more particularly described as follows: Commence at a half inch rebar marking the Northwest corner of the SW1/4 NE1/4 of said Section 19 and thence run S 00°53'03" E along the West boundary of the SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 19 for a distance of 1120.10 feet; thence run N 76°25'08" E for a distance of 884.76 feet to the POINT OF BEGINNING of the property herein described; thence from said Point of Beginning run thence N 76°25'08" E for a distance of 221.19 feet; thence run S 15°03'59" E for a distance of 247.77 feet to a point on the North boundary of Arkansas State Highway No. 144; thence along said Highway Right-of-way S 67°11'56" W for 95.87 feet and S 76°25'08" W for 126.55 feet; thence run N 13°34'52" W for a distance of 300.00 feet to the Point of Beginning and containing 1.5067 acres, more or less.

LOT 5:

A parcel of land located in the Southwest of the Northeast Quarter (SW1/4 NE1/4) of Section 19, Township 15 South, Range 1 West, Chicot County, Arkansas and more particularly described as follows: Commence at a half inch rebar marking the Northwest corner of the SW1/4 NE1/4 of said Section 19 and thence run S 00°53'03" E along the West boundary of the SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 19 for a distance of 1120.10 feet; thence run N 76°25'08" E for a distance of 884.76 feet to the POINT OF BEGINNING of the property herein described; thence from said Point of Beginning run thence N 76°25'08" E for a distance of 221.19 feet; thence run S 15°03'59" E for a distance of 247.77 feet to a point on the North boundary of Arkansas State Highway No. 144; thence along said Highway Right-of-way S 67°11'56" W for a distance of 230.60 feet; thence run N 13°34'52" W for a distance of 284.64 feet to the Point of Beginning and containing 1.3725 acres, more or less.

LOT 6:

A parcel of land located in the Southwest of the Northeast Quarter (SW1/4 NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 19, Township 15 South, Range 1 West, Chicot County, Arkansas and more particularly described as follows: Commence at a half inch rebar marking the Northwest corner of the SW1/4 NE1/4 of said Section 19 and thence run S 00°53'03" E along the West boundary of the SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 19 for a distance of 1120.10 feet; thence run N 76°25'08" E for a distance of 1130.95 feet to the POINT OF BEGINNING of the property herein described; thence from said Point of Beginning run thence N 76°25'08" E for a distance of 475.42 feet, more or less to a point in the center of a drainage canal; thence along the center of said canal on the following three (3) courses and distances: (1) S 03°30'49" E for 112.70 feet; (2) S 23°55'08" W for 68.64 feet; (3) S 13°52'51" W for 45.79 feet to a point on the North boundary of Arkansas State Highway No. 144; thence along said Highway Right-of-way S 73°31'36" W for 225.57 feet and S 67°11'56" W for 163.63 feet; thence run N 15°03'59" W for a distance of 243.73 feet to the Point of Beginning and containing 2.2152 acres, more or less.

SURVEYOR'S CERTIFICATE:

Surveyed and platted by DREW S. MCCORD and ASSOCIATES in September 2026 and I certify that this plat truly represents the property and the improvements shown hereon to the best of my knowledge and belief. Easements disclosed by the survey are as shown. This survey does not purport to establish, determine, or in any way affect the ownership of, possession of, or legal title to, this property.

Drew S. McCord, P.S.
Arkansas Cert. #1641

Date:

