

1 a distance of 1,254.80 feet to the Point of Beginning; thence N 75°08'37" W a distance
2 of 2,087.11 feet to the East Right-of-Way line of 1-440 as established by ARDOT Job
3 Number R60015; thence N 14°51'15" E along said East Right-of-Way line a distance
4 of 2,087.10 feet; thence leaving said East Right-of-Way line S 75°08'37" E, a distance
5 of 2,087.20 feet; thence S 14°51'23" W a distance of 2,087.10 feet to the Point of
6 Beginning, containing 100.00 acres (4,356,091.63 Square Feet) more or less. And a
7 Thirty (30) foot wide easement for access and utilities in Sections Thirteen (13) and
8 Fourteen (14), all in Township Two (2) North. Range Seven (11) West, Fifth Principal
9 Meridian in Pulaski County, State of Arkansas. Said easement lying Fifteen (15) feet
10 on each side of the following described centerline. Commencing at the Common
11 Comer of Sections Seven (11), Twelve (12), Thirteen (13) and Fourteen (14); thence S
12 01°01'26" W along the West line of said Section Thirteen {13} a distance of 3,746.47
13 feet; thence leaving said West line S 88°58'34" E a distance of 1,092.85 feet to a point
14 at the end of the Right-of-Way of Harris Road being the Point of Beginning; thence
15 leaving said Right-of-Way along the arc of a curve to the left, having a length of 71.62
16 feet. a radius of 190.99 feet, a chord bearing and distance of N 80°00' W, 71.20 feet;
17 thence S 89°08'20" W a distance of 147.45 feet thence along the arc of a curve to the
18 right having a length of 82.73 feet, a radius of 57.30 feet, a chord bearing and distance
19 of N 49°29'48" W, 75.73 feet; thence N 08°07'55" W a distance of 13.12 feet; thence
20 along the arc of a curve to the right. having a length of 201.01 feet. a radius of 381.97
21 feet. a chord bearing and distance of N 06°56'38" E, 198.70 feet, thence N 22°01'11"
22 E, a distance of 17.79 feet; thence along the arc of a curve to the left, having a length
23 of 156.24 feet, a radius of 85.52 feet. a chord bearing and distance of N 30°19'17" W,
24 135.40 feet; thence N 82°39'45" W a distance of 305.21 feet; thence along the arc of a
25 curve to the left, having a length of 198.67 feet. a radius of 5,729.58 feet. a chord
26 bearing and distance of N 83°39'21" W, 198.66 feet; thence N 84°38'57" W a distance
27 of 306.05 feet; thence along the arc of a curve to the right, having a length of 57.94
28 feet, a radius of 57.30 feet, a chord bearing and distance of N 55°40'47" W, 55.50 feet;
29 thence N 26°42'36" W a distance of 276.58 feet; thence along the arc of a curve to the
30 left. having a length of 15,623 feet, a radius of 1,041.74 feet. a chord bearing and
31 distance of N 31°00'23" W, 156.08 feet thence N 35°18'10" W a distance of 596.20 feet;
32 thence along the arc of a curve to the left. having a length of 185.09 feet, a radius of
33 1,041.74 feet a chord bearing and distance of N 40°23'33" W, 184.84 feet; thence N
34 45°28'57" W a distance of 358.52 feet; thence along the arc of a curve to the right

1 having a length of 437.77 feet, a radius of 1,041.74 feet, a chord bearing and distance
2 of N 33°26'38" W, 434.55 feet; thence N 21°24'19" W a distance of 217.25 feet; thence
3 along the arc of a curve to the left, having a length of 175.61 feet, a radius of 1,041.74
4 feet a chord bearing and distance of N 26°14'04" W 175.40 feet; thence N 31°03'49" W
5 a distance of 253.53 feet; thence along the arc of a curve to the right, having a length
6 of 180.78 feet a radius of 1,041.74 feet, a chord bearing and a distance of N 26°05'31"
7 W, 180.56 feet to a point on the South line of the 100.00 acre tract and the Point of
8 Termination of said centerline of easement. The easement contains 3.03 acres
9 (131,860.76 Square Feet) more or less. The side lines of the easement shall be
10 lengthened or shortened to terminate at the South line of said 100.00 acres tract and
11 the end of the Right-of-Way of Harris Road.

12 With the following permitted exceptions:

13 Right of Way Agreement executed September 8, 1950, in favor of Texas
14 Illinois Natural Gas Pipeline Company of record in Book 443 Page 573; Right of
15 Way Agreement executed October 5, 1950, of record in Book 446 Page 223; Right
16 of Way Agreement dated September 8, 1950, of record in Book 444 Page 497;
17 Right of Way Agreement dated November 3, 1966 of record in Book 982 Page 83;
18 Indenture of Conveyances dated December 15, 1959 of record in Book 717 Page
19 85 and of record in Book 717 Page 93; Deed executed by Peoples Gulf Coast
20 Natural Gas Pipeline Company to Natural Gas Pipeline Company of America, of
21 record in Book 743 Page 381; Indenture of conveyance of record in Book 743 Page
22 387; Amendment to Right of Way Agreement, of record in Book 748 Page 262;
23 Right of Way in favor of Defense Plant Corporation, controlled by the United
24 States of America of record in Book 290 Page 467 and Book 290 Page 471;
25 Easements contained in Order in Circuit Court of Pulaski County Arkansas in
26 Case No. 78-3678 in favor of Texas Eastern Transmission Corporation.

27 Right of Way Easement in favor of Southwestern Bell Telephone Company, filed
28 for record in Book 999, Page 531, records of Pulaski County, Arkansas.

29 Right of Way Easement in favor of Arkansas Power and Light Company, filed for
30 record in Book 1311, Page 544, records of Pulaski County, Arkansas.

31 Access Easement contained in Warranty Deed of record as Instrument No.
32 2001016703 and Instrument No. 2001016704, records of Pulaski County, Arkansas,
33 as shown on Plat of Survey prepared by Michael P. Marlar, Registered Land
34 Surveyor, dated December 2000, revised February 20, 2003, and revised May 13,

1 **2003.**

2 **Right of Way Grant in favor of Texas Eastern Transmission Corporation, filed for**
3 **record September 2, 1980 of record as Instrument No. 80-37249 and as Instrument**
4 **No. 85-57368, Correction and Supplemental Conveyance, Assignment and Bill of**
5 **Sale filed for record February 23, 1990, by Texas Eastern Transmission**
6 **Corporation and Texas Eastern Products Pipeline Company, of record as**
7 **Instrument No. 90-09436 and Conveyance, Assignment and Bill of Sale by Texas**
8 **Eastern Products Pipeline Company, in favor of TE Products Pipeline Company,**
9 **of record as Instrument No. 90-10954, records of Pulaski County, Arkansas.**

10 **Grant of Easement in favor of MAPCO, Inc., filed for record in Book 1426, Page**
11 **810, records of Pulaski County, Arkansas.**

12 **No coverage is afforded as to that portion of the land situated within the bound of**
13 **the cemetery as shown on Plat of Survey prepared by Michael P. Marlar, dated**
14 **December 2000, revised February 20, 2003 and revised May 13, 2003.**

15 **Rights of ingress and egress to the cemetery as shown on Plat of Survey prepared**
16 **by Michael P. Marlar, dated December 2000, revised February 20, 2003, and**
17 **revised May 13, 2003.**

18 **Subject to the right of controlled access to and from the main traveled thoroughfare of**
19 **1-40 and 1-440.**

20 **Less and except any portion of subject property lying within road rights of way.**

21 **Subject to laws of the United States of America and any other government agencies**
22 **governing the use of lands designated as "wetlands."**

23 **Consent Judgment in Circuit Court Case No. 91-4411, records of Pulaski County,**
24 **Arkansas.**

25 **Easement and Right of Way Agreement in favor of Magellan Pipeline Company, LP.,**
26 **filed for record April 23, 2015, as Instrument No. 2015023359, records of Pulaski**
27 **County, Arkansas.**

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29 **Right of Way Amendment by and between Davidson Ranch, Inc. and Enterprises TE**
30 **Products Pipeline Company LLC, successor to TE Products Pipeline Company, LLC,**
31 **filed for record February 22, 2013, as Instrument No. 2013014144, records of Pulaski**
32 **County, Arkansas.**

33 **Right of Way Easement by and between Davidson Ranch, Inc. and Enterprises TE**
34 **Products Pipeline Company LLC, as successor to TE Products Pipeline Company,**

1 **LLC, filed for record February 22, 2013, as Instrument No. 2013014145, records of**
2 **Pulaski County, Arkansas.**

3 **Section 2. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or
4 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
5 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
6 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
7 resolution.

8 **Section 3. *Repealer.*** All laws ordinances resolutions or parts of the same that are inconsistent with the
9 provisions of this resolution are hereby repealed to the extent of such inconsistency.

10 **ADOPTED: September 2, 2025**

11 **ATTEST:**

APPROVED:

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14 _____
15 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

16 **APPROVED AS TO LEGAL FORM:**

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19 _____
20 **Thomas M. Carpenter, City Attorney**

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