

DEED DESCRIPTION
ESTREMEDURA SUBDIVISION - BLOCKS 1 to 5 INCLUSIVE

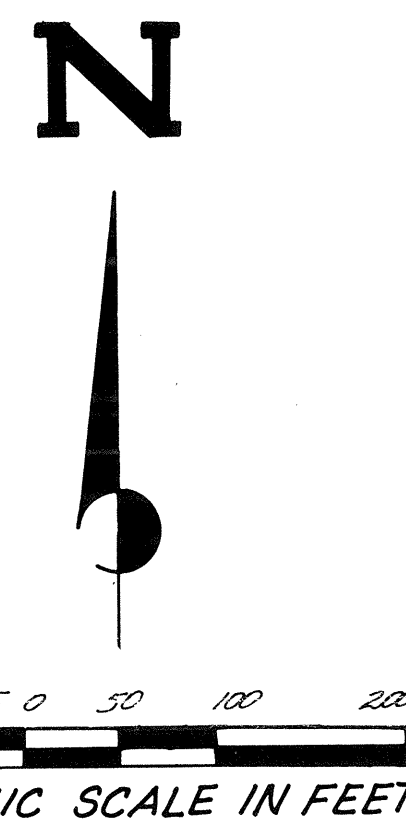
A parcel of land lying in the SE⁴, SE⁴, [20.70 AC.±] of Section 14, T-1-S, R-19-W and in the NE⁴, NE⁴, [0.19 AC.±] of Section 23, T-1-S, R-19-W and in the NW⁴, SW⁴, [35.40 AC.±]; in the SE⁴, SW⁴, [12.14 AC.±] of Section 13, T-1-S, R-19-W and in the NW⁴, NW⁴, [2.60 AC.±]; in the NE⁴, NW⁴ [4.28 AC.±] of Section 24, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 14, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas [State Plane Coordinates of North 718,580.670 and East 1,707,032.916]; run west 720.461' to a point; thence run north 685.331' to the point of beginning; thence run N69°40'45"E 106.309' to a point; thence run N67°50'23"E 135.321' to a point; thence run N15°47'36"E 34.340' to a point; thence run N48°21'24"E 109.717' to a point; thence run N62°34'45"E 113.558' to a point; thence run N89°45'05"E 95.844' to a point; thence run N67°23'14"E 148.900' to a point; thence run N78°57'54"E 109.066' to a point; thence run N59°00'04"E 117.715' to a point; thence run N64°32'36"E 107.394' to a point; thence run N71°24'14"E 65.812' to a point; thence run N88°05'15"E 48.572' to a point; thence run S48°50'35"E 32.786' to a point; thence run N14°37'03"E 57.321' to a point; thence run N58°50'30"E 118.746' to a point; thence run N71°40'15"E 124.175' to a point; thence run N43°50'10"E 71.601' to a point; thence run N70°07'10"E 142.574' to a point; thence run N64°52'21"E 106.945' to a point; thence run S76°49'40"E 143.858' to a point; thence run S37°41'56"E 69.721' to a point; thence run S42°21'10"E 133.558' to a point; thence run S18°38'29"E 102.912' to a point; thence run S36°27'19"E 115.935' to a point; thence run S31°03'58"E 135.093' to a point; thence run S32°55'20"E 100.672' to a point; thence run S67°50'10"E 64.163' to a point; thence run N25°19'10"E 115.064' to a point; thence run S47°23'12"E 257.161' to a point; thence run S32°58'08"E 688.544' to a point; thence run S29°14'56"E 100.000' to a point; thence run S60°45'04"W 295.552' to a point of curvature; thence run southwestwardly along a curve to the left 912.523' to a point, said curve having a degree of curvature of 4°48'09" and a chord of S38°50'22"W 890.441'; thence run N73°04'21"W 100.000' to a point on a curve; thence run northeastwardly along a curve to the right 190.000' to a point, said curve having a degree of curvature of 4°25'52" and a chord of N21°08'13"E 189.829'; thence run N50°05'31"W 88.394' to a point; thence run N29°21'28"W 367.151' to a point; thence run N18°31'40"W 195.113' to a point; thence run S87°07'06"W 218.377' to a point; thence run N35°28'16"W 260.768' to a point; thence run S69°54'17"W 436.578' to a point; thence run N70°01'51"W 341.121' to a point; thence run S63°01'11"W 230.000' to a point; thence run N26°58'49"W 61.717' to a point; thence run N52°01'42"W 52.010' to a point; thence run N71°35'54"W 130.000' to a point; thence run S27°43'13"W 93.885' to a point; thence run N61°13'00"W 144.336' to a point; thence run S45°00'00"W 70.000' to a point; thence run S74°03'04"W 115.000' to a point; thence run N88°05'24"W 130.000' to a point; thence run N78°56'21"W 73.003' to a point on a curve; thence run southwestwardly along a curve to the left 144.283' to a point, said curve having a degree of curvature of 10°25'46" and a chord of S36°17'31"W 143.868'; thence run N61°13'55"W 75.000' to a point on a curve;

thence run northeastwardly along a curve to the right 82.262' to a point; said curve having a degree of curvature of 9°10'36" and a chord of N32°32'53"E 82.202'; thence run N88°05'24"W 91.717' to a point; thence run N01°46'51"E 454.805' to a point; thence run N49°00'00"E 280.000' to a point; thence run N77°38'50"E 169.930' to a point; thence run N86°21'00"E 68.463' to a point; thence run S25°36'15"W 341.878' to a point; thence run S68°23'29"E 75.000' to a point; thence run N23°36'31"E 379.230' to a point; thence run N89°27'00"E 14.807' to the point of beginning and containing in detail of 75.81 acres, more or less.

LENGTH OF RECORDED STREETS
100' R/W..... 1,246.318 Lineal feet
75' R/W..... 515.882 Lineal feet
50' R/W..... 8,727.633 Lineal feet

TOTAL ACRES
Lotted Area..... 43.2914 Acres
Common Properties..... 15.0199 Acres
Street Area..... 0.1940 Acres
Reserve Property..... 0.1940 Acres
Total Boundary..... 58.6953 Acres



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.2250	17	0.2878	42	0.2357	9	0.1956	15	0.2348
2	0.3260	18	0.3092	43	0.2698	10	0.2585	16	0.2708
3	0.3612	19	0.2966	44	0.2167	11	0.2809	17	0.2428
4	0.3483	20	0.2987	45	0.2533	12	0.2499	18	0.2669
5	0.3236	21	0.2492	46	0.2660	13	0.2452	19	0.2442
6	0.2799	22	0.3132	47	0.3132	14	0.2512	20	0.2372
		23	0.3143	48	0.2577	15	0.2454	21	0.2426
		24	0.3016	49	0.2573	16	0.2380	22	0.2403
		25	0.3505	50	0.2740	23	0.2834	9	0.2169
		26	0.4027	51	0.2788	24	0.2520	10	0.2913
		27	0.4033	52	0.2563	25	0.2549	11	0.2526
		28	0.4037	53	0.2396	26	0.2760	12	0.2591
		29	0.3965	54	0.2795	27	0.2700	13	0.2701
		30	0.2896	55	0.4204	28	0.2500	14	0.2622
		31	0.2998	56	0.3561	29	0.2292	15	0.2423
		32	0.3009	57	0.3677	30	0.2261	16	0.2389
		33	0.3018	58	0.4502	31	0.2383	17	0.2627
		34	0.2792	59	0.2637	32	0.2275	18	0.2585
		35	0.2759	60	0.2452	33	0.2454	19	0.2568
		36	0.3818	61	0.2538	34	0.2274	20	0.2292
		37	0.4021	62	0.2760	35	0.2386	21	0.2321
		38	0.3708	63	0.2882	36	0.2398	22	0.2502
		39	0.3272	64	0.2530	37	0.2373	23	0.2778
		40	0.3089	65	0.2893	38	0.2258	24	0.2206
		41	0.3098	66	0.2631	39	0.2555	25	0.2411
						40	0.2632		

- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
- John A. Cooper Company, hereinafter referred to as Developer, is the owner of all real estate reflected by this Plat; and the Plat is filed for record and recorded subject to the following provisions:
- At 3:07 o'clock P.M. on the 20th day of April 1970, the Developer, joined by Hot Springs Village Property Owners' Association, a nonprofit corporation, filed in the office of the Circuit Clerk and Ex-officio Recorder in and for Garland County, Arkansas, a Declaration, which Declaration is there recorded in Record Book 653, at page 369, et. seq. This Plat is filed contemporaneously with the filing of a supplemental Declaration of covenants and restrictions, executed by the Developer and Hot Springs Village Property Owners' Association, which has the effect of bringing the lands reflected upon the Plat within the provisions of the Declaration aforesaid filed for record on April 20th 1970, aforesaid, and likewise the Declaration filed for record on April 10th 1970, aforesaid, in its entirety is by reference made a part of this Plat; the provisions of the Declaration aforesaid shall control as to the Plat except only as to provisions herein contained.
 - The common properties reflected upon the Plat are intended to be devoted to the common use and enjoyment of the owners of the lots reflected upon said Plat as well as owners of all the properties as so defined in the Declaration aforesaid and shall in no wise be considered as dedicated for use to the general public.
 - The reserved properties as reflected upon the Plat are not a part of the Plat and are particularly and specifically by the Developer reserved therefrom.
 - Utility and drainage easements are reserved by the Developer upon all property covered by the Plat pursuant to Article IV of the Declaration aforesaid unless specifically designated otherwise on the Plat or in the Notes.
 - All lots reflected upon the Plat are zoned as residential lots, and only single family detached structures may be built and constructed thereon pursuant to the Declaration aforesaid or may hereafter become subject to the Declaration aforesaid, such dedication being to the exclusion of the general public; and all title, rights, easements and privileges thereto are as set out in Article VIII of the Declaration aforesaid.
 - Owners shall comply with the provisions of Paragraph 16 of the protective covenants which covenants are Exhibit I of the Declaration aforesaid as to all area indicated upon the Plat as protective screening area.
 - The property line along the lake is a meander line of a constant elevation one foot higher than the highest proposed spillway elevation of 700.0 M.G.L. ± 0.5', as determined from Bench Mark N103, U.S.C. and G.S., 1935.
 - No structure of any type shall be built upon any lot between the high water mark as reflected upon the Plat and the lakefront property line without consent in writing of the Developer, its successors and assigns, and the Architectural Control Committee. The high water mark represents the possible level of the flood pool that could occur on the lake reflected upon the Plat.

9. Setback lines as indicated upon the Plat shall control as to construction of a structure upon the lots reflected thereon subject, however, to the provisions of the Declaration aforesaid.

10. All ways of access for vehicles reflected upon the Plat are dedicated as common properties for the use of all owners of lots which are hereby subjected to the Declaration aforesaid or may hereafter become subject to the Declaration aforesaid, such dedication being to the exclusion of the general public; and all title, rights, easements and privileges thereto are as set out in Article VIII of the Declaration aforesaid.

Dated this 27 day of August, 1971.

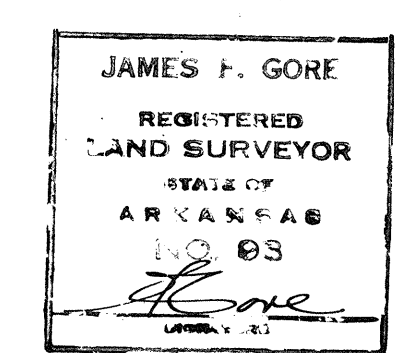
JOHN A. COOPER COMPANY

By: James F. Gore Vice President, Developer

I hereby certify that the Plat shown and reflected hereon is a true and accurate survey and that the corners and monuments have been set as shown.

Dated this 27 day of August, 1971.

James F. Gore R.L.S. No. 93



THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. 1222 is filed for record at 1:15 P.M. on August 27, 1971, in Book 653, at page 369, et. seq. of the Official Record of Garland County, Arkansas, and is a Declaration of Covenants and Restrictions recorded in said Record Vol. 653, at page 369, et. seq. Sharon Millard, Circuit Clerk

By: John A. Cooper

LEGEND:
--- SUBDIVISION BOUNDARY
--- LAND LINES OF SECTIONS
--- BUILDING SETBACK LINE
--- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY
NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEASUREMENT LINE AT ELEVATION 710.0 M.G.L.
--- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.
--- SANITARY SEWER EASEMENT

RECORD PLAT
ESTREMEDURA SUBDIVISION
BLOCKS 1-5 INCLUSIVE

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS
DATE BY DESCRIPTION
1 8/27/71 JAC/100

DRAWN BY: JAC/100
CHECKED BY: JAC/100
DATE: 8/27/71
DWG. NO.: 8-HS-146
JOB NO.:
SCALE: 1"=300'