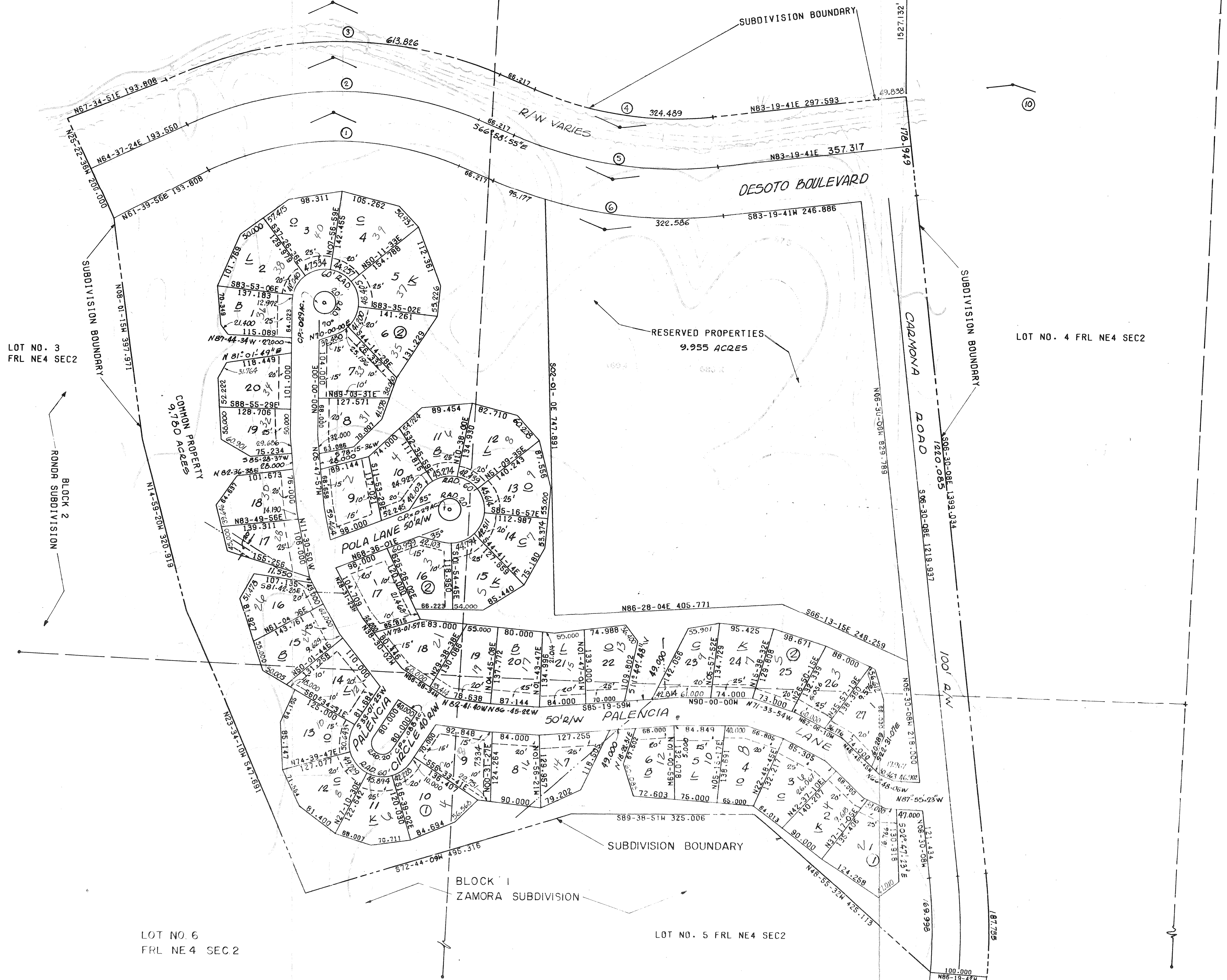


DEED DISCRPTION  
PALENCIA SUBDIVISION BLOCK 1 & 2

A parcel of land lying in Lot 3 fractional NE 1/4 (5.406a), Lot 4 fractional NE 1/4 (9.895a), Lot 5 fractional NE 1/4 (6.700a), Lot 6 fractional NE 1/4 (2.99a), of Section 2, T-1-S, R-19-W, Garland County, Arkansas, more particularly described as follows:

Starting at the Northeast corner of Section 2, T-1-S, R-19-W, go West 606.993 feet; then South 1527.132 feet to a point of beginning; thence S 06°30'08" E, 1399.034 feet to a point; thence southwesterly along a curve to the right 187.755 feet; to a point on the curve; said curve having a radius of 1053.118 feet and a delta of 33°18'01"; thence N 86°19'42" W, 100.000 feet to a point; thence N 48°55'32" W, 425.113 feet to a point; thence S 89°38'51" W, 325.006 feet to a point; thence S 72°44'08" W, 495.316 feet to a point; thence N 23°34'10" W, 547.691 feet to a point; thence N 14°59'20" W, 320.919 feet to a point; thence N 08°01'15" W, 397.971 feet to a point; thence N 25°22'36" W, 200.000 feet to a point; thence N 67°34'51" E, 193.808 feet to a point; thence eastwardly along a curve to the right 613.826 feet to a point; said curve having a radius of 726.722 feet and a delta of 48°23'42"; thence S 66°58'55" E, 66.217 feet to a point; thence eastwardly along a curve to the left 324.489 feet to a point; said curve having a radius of 626.197 feet and a delta of 29°41'25"; thence N 83°19'41" E, 297.593 feet to a point; thence eastwardly along a curve to the right 49.538 feet to the point of beginning, said curve having a radius of 1180.916 feet and a delta of 22°41'08"; and containing 44.797 acres more or less.

NE CORNER SECTION 2  
ARKANSAS STATE  
PLANE COORDINATES  
N= 735,755.898  
E= 700,614.266



TOTALS

LOTTED	12.538 AC.
STREET	12.378 AC.
COMMON	9.926 AC.
RESERVED	9.955 AC.
<b>TOTAL</b>	<b>44.797 AC.</b>

LEGEND  
--- LAND LINES OF SECTIONS  
--- SUBDIVISION BOUNDARY  
--- BUILDING SETBACK LINE  
--- CONTOUR LINE: 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.  
--- DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.  
--- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.

CURVE DATA

CURVE NO.	RADIUS	TANGENT	DELTA	ARC	LONG CHORD
1	546.722	245.677	48-23-42	461.788	448.183
2	636.722	286.120	48-23-42	537.807	521.962
3	726.722	326.563	48-23-42	613.826	595.741
4	626.197	165.975	29-41-25	324.489	320.071
5	716.197	189.830	29-41-25	371.126	366.988
6	806.197	213.685	29-41-25	417.763	413.105
10	1180.916	236.889	22-41-08	467.574	464.526
11	953.118	285.046	33-18-01	553.952	546.188
12	1003.118	299.999	33-18-01	583.012	574.841
13	1053.118	314.952	33-18-01	612.072	603.494

BLK 1

LOT NO.	SQ. FT.
1	15231
2	11384
3	11997
4	11770
5	11149
6	10056
7	11288
8	10995
9	12347
10	12104
11	11033
12	12345
13	12405
14	13045
15	12438
16	11145
17	10335
18	11626
19	9981
20	11515

BLK 2

LOT NO.	SQ. FT.
1	10564
2	12691
3	13527
4	14635
5	15517
6	16551
7	12898
8	9450
9	11520
10	10806
11	11618
12	12789
13	11258
14	10098
15	11321
16	11294
17	12884
18	10431
19	11858
20	11390
21	10540
22	11233
23	10008
24	11053
25	11179
26	10296
27	10399

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREIN

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 1355, AT PAGE 329, 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. ADESAID FILED FOR RECORD ON APRIL 20TH 1970, ADESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH 1970, ADESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION ADESAID 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 ADESAID AND SHALL IN NO MANNER 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 INSURANCE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION ADESAID, AS TO ALL AREAS INDICATED DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- ALL LOTS REFLECTED UPON THE PLAT ARE OWNED AS INDIVIDUAL LOTS, AND ONLY SINGLE FAMILY DETACHED DWELLINGS MAY BE BUILT AND CONDUCTED THEREON PURSUANT TO THE PROVISIONS OF THE DECLARATION AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION ADESAID. NO SINGLE FAMILY DETACHED DWELLING SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET.
- SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO THE CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION ADESAID.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION ADESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBMITTED TO THE DECLARATION ADESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION ADESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VII OF THE DECLARATION ADESAID.

DATED THIS 17 DAY OF 1970.

JOHN A. COOPER COMPANY  
BY \_\_\_\_\_ 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 4 DAY OF MARCH, 1971.

JAMES F. GORE R.L.S. NO. 33 THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'

JAMES F. GORE  
LAND SURVEYOR  
STATE OF ARKANSAS  
NO. 93  
J. F. GORE

RECORD PLAT		REVISIONS	
PALENCIA SUBDIVISION BLOCKS 1 & 2		DATE BY DESCRIPTION	
DRAWN DATE 2/25		DATE BY DESCRIPTION	
CHECKED DATE 2/26		DATE BY DESCRIPTION	
APPROVED DATE		DATE BY DESCRIPTION	
47 LOTS		JOB NO. SCALE	