

1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, CONTAINING
2 14.17 ACRES, MORE OR LESS.

3 **TRACT 2:**

4 THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
5 19, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS.

6 **TRACT 3:**

7 THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
8 19, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS.

9 **TRACT 4:**

10 THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER, AND
11 THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST
12 QUARTER LYING SOUTH AND EAST OF FOURCHE BAYOU, IN SECTION 19,
13 TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS.

14 **TRACT 5:**

15 THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20,
16 TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS.

17 **TRACT 6:**

18 THE WEST HALF OF THE NORTHWEST QUARTER (W1/2 NW1/4), THE
19 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4),
20 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4
21 SW1/4), ALL LYING IN SECTION 29, TOWNSHIP 1 NORTH, RANGE 11 WEST,
22 AND CONTAINING 160 ACRES, MORE OR LESS.

23 **TRACT 7:**

24 THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE
25 11 WEST, PULASKI COUNTY, ARKANSAS, CONTAINING 160 ACRES, MORE
26 OR LESS. AND THE FRACTIONAL NORTH HALF OF THE NORTHWEST
27 QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 11 WEST,
28 PULASKI COUNTY, ARKANSAS, LYING EAST OF THE MISSOURI PACIFIC
29 RAILROAD RIGHT OF WAY, CONTAINING 63.35 ACRES, MORE OR LESS.
30 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE
31 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 11
32 WEST, PULASKI COUNTY, ARKANSAS, LYING EAST OF BAYOU,
33 CONTAINING 14.0 ACRES, MORE OR LESS. AND THE SOUTH HALF OF THE
34 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30,

1 TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS,
2 LYING EAST OF BAYOU, CONTAINING 13 ACRES, MORE OR LESS. AND ALL
3 OF THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF
4 SECTION 30, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY,
5 ARKANSAS, LYING EAST OF THE MISSOURI PACIFIC RAILROAD RIGHT
6 OF WAY, AND NORTH OF THE COUNTY ROAD, CONTAINING 31.94 ACRES,
7 MORE OR LESS.

8 AND A PARCEL OF LAND FORMERLY DESCRIBED AS PLATS 2 TO 9,
9 INCLUSIVE OF THE SOUTHERN TRUST CO. SUBDIVISION OF THE WEST
10 HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI
11 COUNTY, ARKANSAS, WHICH WAS REDUCED TO ACREAGE BY ORDER OF
12 PULASKI COUNTY COURT ENTERED JANUARY 16, 1968, CONTAINING 16.72
13 ACRES, MORE OR LESS.

14 **TRACT 8:**

15 PART OF THE SW1/4 OF THE SE1/4, AND PART OF THE SE1/4 OF THE SW1/4
16 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY,
17 ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT
18 THE SOUTHEAST CORNER OF SAID SW1/4 SE1/4, THENCE NORTH 582.5
19 FEET TO POINT OF BEGINNING; THENCE NORTH 525 FEET TO A POST;
20 THENCE WEST 2148 FEET TO CENTER LINE OF FOURCHE CREEK;
21 THENCE SOUTH AND EAST ALONG CENTER LINE OF FOURCHE CREEK
22 TO A POINT WHERE A LINE RUNS WEST TO POINT OF BEGINNING, WHICH
23 IS 582.5 FEET NORTH OF SAID SOUTHEAST CORNER OF THE SW1/4 SE1/4
24 OF SECTION 30, INTERSECTS SAID CENTER LINE OF FOURCHE CREEK;
25 THENCE EAST 1949 FEET TO THE POINT OF BEGINNING.

26 **TRACT 9:**

27 PART OF THE E1/2 OF THE SW1/4, AND THE W1/2 OF THE SE1/4 OF SECTION
28 30, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS,
29 DESCRIBED AS: BEGINNING AT A POINT 11.70 CHAINS SOUTH OF THE
30 NORTHEAST CORNER OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 30;
31 RUNNING THENCE DUE WEST 34.70 CHAINS TO FOURCHE BAYOU;
32 RUNNING THENCE SOUTHERLY ALONG SAID BAYOU TO A POINT
33 OPPOSITE A POINT 12.17 CHAINS DUE SOUTH FROM THE POINT OF
34 BEGINNING; THENCE RUNNING EAST 2148 FEET TO A POINT 12.17 CHAINS

1 DUE SOUTH OF THE POINT OF BEGINNING, AND RUNNING THENCE DUE
2 NORTH 12.17 CHAINS TO THE POINT OF BEGINNING.

3 **TRACT 10:**

4 PART OF NE1/4 OF THE SW1/4 AND NW1/4 OF THE SE1/4, SECTION 30,
5 TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS,
6 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE
7 MIDDLE OF FOURCHE BAYOU ON THE LINE RUNNING EAST AND WEST
8 THROUGH THE CENTER OF SECTION 30; THENCE RUNNING EAST TO THE
9 NORTHEAST CORNER OF SAID NW1/4 SE1/4 OF SAID SECTION 30; THENCE
10 SOUTH 11.70 CHAINS TO THE NORTH LINE OF THE NEELY TRACT;
11 THENCE WEST ALONG THE NORTH LINE OF THE NEELEY TRACT TO THE
12 CENTER OF THE BAYOU; THENCE UP THE CENTER OF SAID BAYOU TO
13 THE POINT OF BEGINNING, CONTAINING 40 ACRES MORE OR LESS.

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15 **MEASURED LEGAL**

16 **PROPERTY BEING A PORTION OF SECTIONS 19, 20, 29 & 30, T-1-N,R-11-W,**
17 **PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS**
18 **FOLLOWS:**

19 **COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, T-1-N,R-11-**
20 **W, PULASKI COUNTY, ARKANSAS; THENCE N02°10'27"E ALONG THE**
21 **WEST LINE OF SAID SECTION 29, A DISTANCE OF 2649.15' TO THE**
22 **SOUTHEAST CORNER OF THE SE1/4 NE1/4 OF SECTION 29; THENCE**
23 **N88°43'21"W ALONG THE SOUTH LINE OF SAID SE1/4 NE1/4 OF SECTION 29,**
24 **A DISTANCE OF 1319.70' TO THE NORTHEAST CORNER OF THE WEST 1/2**
25 **OF THE SE1/4 OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID**
26 **WEST 1/2 S02°10'27"W-2115.63'; THENCE LEAVING SAID EAST LINE**
27 **N88°42'45"W-1998.68' TO THE CENTER OF FOURCHE BAYOU; THENCE**
28 **NORTHERLY ALONG THE CENTER OF FOURCHE BAYOU THE**
29 **FOLLOWING; (1) N14°45'38"W-557.15' (2) N04°20'51"W-284.43' (3)**
30 **N11°23'00"W-515.91' (4) N04°50'05"W-331.51' (5) N07°40'31"E-351.88' (6)**
31 **N01°42'21"E-322.91'; THENCE LEAVING SAID CENTER OF FOURCHE**
32 **BAYOU N89°22'39"W-219.02'; THENCE S02°13'10"W-644.05'; THENCE**
33 **S00°02'20"W-294.47'; THENCE S79°09'28"W-674.78' TO THE EAST RIGHT OF**
34 **WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTHERLY ALONG**

1 SAID RIGHT OF WAY THE FOLLOWING; (1) ALONG THE ARC OF A 11513.02'
2 RADIUS CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 914.00' AND
3 CHORD OF N11°58'12"W-913.76' (2) ALONG THE ARC OF A 5530.78' RADIUS
4 CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 2674.70' AND CHORD
5 OF N05°06'45"E-2648.71' (3) ALONG THE ARC OF A 316891.89' RADIUS CURVE
6 TO THE RIGHT, HAVING AN ARC LENGTH OF 1450.61' AND CHORD OF
7 N23°19'48"E-1450.61'; THENCE LEAVING SAID RIGHT OF WAY S88°00'14"E-
8 1401.90' TO A POINT IN THE MIDDLE OF FOURCHE BAYOU; THENCE
9 SOUTHERLY ALONG CENTER OF SAID BAYOU THE FOLLOWING: (1)
10 S34°08'35"W-186.67' (2) S27°30'54"W-374.54' (3) S21°15'24"W-370.29' (4)
11 S32°49'52"W-451.75' (5) S24°17'43"W-112.49'; THENCE LEAVING THE
12 CENTERLINE OF SAID BAYOU S88°37'16"E-1937.11'; THENCE N02°34'09"E-
13 1315.22'; THENCE N87°56'04"W-1293.09' BACK TO THE CENTERLINE OF
14 SAID FOURCHE BAYOU; THENCE NORTHERLY ALONG THE CENTERLINE
15 OF SAID FOURCHE BAYOU THE FOLLOWING; (1) N36°18'24"E-423.44' (2)
16 N42°40'34"E-198.50' (3) N51°26'46"E-245.52' (4) N48°48'47"E-268.91' (5)
17 N45°00'00"E-299.21' (6) N50°15'25"E-266.18' (7) N61°30'19"E-496.48' (8)
18 N55°35'08"E-317.21' (9) N68°36'17"E-462.83' (10) N65°46'11"E-413.48'; THENCE
19 LEAVING SAID CENTERLINE OF FOURCHE BAYOU S02°33'46"W-731.52' TO
20 THE NORTHWEST CORNER OF NW1/4 SW1/4 OF SAID SECTION 20; THENCE
21 ALONG THE NORTH LINE OF SAID NW1/4 SW1/4 S87°44'39"E-1321.56' TO
22 THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SW1/4 OF SECTION
23 20; THENCE ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SW1/4
24 S02°10'59"W-1321.95'; THENCE S02°56'32"W-1275.54' TO THE NORTHEAST
25 CORNER OF THE WEST 1/2 WEST 1/2 OF SECTION 29; THENCE ALONG THE
26 EAST LINE OF THE WEST 1/2 WEST 1/2 OF SECTION 29 S01°19'48"W-2648.42';
27 THENCE S01°36'00"W-2640.93' TO THE SOUTHEAST CORNER OF THE WEST
28 1/2 WEST 1/2 OF SECTION 29; THENCE ALONG THE SOUTH LINE OF THE
29 WEST 1/2 WEST 1/2 OF SECTION 29 N89°04'02"W-1320.06' BACK TO THE
30 POINT OF BEGINNING. CONTAINING 803 ACRES (MORE OF LESS).
31 LESS AND EXCEPT ALL PUBLIC ROAD RIGHT OF WAYS.

32 **Section 2.** This transaction will include an initial payment of \$5,569,287.50 and the acquisition of title
33 to 400 acres of land. This initial payment will be paid from proceeds of the Series 2022B Bonds. The
34 remaining acreage and balance due within five years from the date of the initial closing.

1 **Section 3.** Funding for this acquisition will come from the 2022 Bond Issue and the 2024 Bond Issue
2 that established funds for land acquisition at the Port of Little Rock.

3 **Section 4. 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 5. Repealer.** All laws, ordinances, resolutions or parts of the same that are inconsistent with
9 the provisions of this resolution are hereby repealed to the extent of such inconsistency.

10 **ADOPTED: December 17, 2024**

11
12 **ATTEST:**

APPROVED:

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15 **Allison Segars, Acting City Clerk**

_____ **Frank Scott, Jr., Mayor**

16 **APPROVED AS TO LEGAL FORM:**

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

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