

OGDEN SURVEYING LLC
685 CR 2050, WOODVILLE TEXAS 75979, (409) 283-2033
Firm Registration No. 10000800

1.754 Acre Tract, J J Pemberton Survey A-502, Tyler County Texas

Field note description of a 1.754 acre tract situated in the J. J. Pemberton Survey, Abstract 502, Tyler County, Texas and being the called 1.75 acre tract conveyed to Shirley Forsyth Keenum by deed recorded in Volume 1223 Page 762 Official Public Records Tyler County (OPRTC). The said 1.754 acre tract being more particularly described as follows;

Bearings are based on the west line of the Keenum called 1.75 acre tract Volume 1223 Page 762 OPRTC, called N 30 deg 04' E.

Beginning at a concrete monument found in the south line of the J. Brown tract Volume 992 Page 697 for the northwest corner of said 1.75 acre tract and most northerly northeast corner of the David McAlister called 16.02 acre tract described in Volume 339 Page 791 Tyler County Deed Records;

Thence S 89 deg 49' 22" E 209.98 feet (called East 210 feet) with the south line of said J. Brown tract to a concrete monument found on the west right of way of Texas State F M Highway 92 for the northeast corner of said 1.75 acre tract;

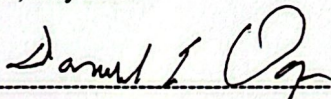
Thence with the west right of way of said F M Highway 92 and a curve to the right an arc distance of 49.10 feet to a TXDOT concrete monument found for the end of said curve, said curve having a radius of 2540.65 feet and a chord of S 29 deg 32' 22" W 49.10 feet;

Thence S 30 deg 12' 28" W 370.34 feet (total on highway called S 30 deg 04' W 420 feet) with the west right of way of said F M Highway 92 to a concrete monument found for the southeast corner of said 1.75 acre tract and most easterly northeast corner of said 16.02 acre tract;

Thence S 89 deg 57' 09" W 209.92 feet (called West 210 feet) with the southerly north line of said 16.02 acre tract and south line of said 1.75 acre tract to a concrete monument found for the southwest corner of said 1.75 acre tract and an ell corner of said 16.02 acre tract;

Thence N 30 deg 04' 00" E 420.12 feet (called 420 feet) with the west line of said 1.75 acre tract and most northerly east line of said 16.02 acre tract to the Place of Beginning containing 1.754 acre of land more or less.

These field notes are based on a plat and an on the ground survey made by Donald E. Ogden, Registered Professional Land Surveyor No. 5217, May 2020.



Donald E. Ogden RPLS 5217

