



Kennedy Road

LOT 9

David Corona et ux,
Maria Arroyo Corona
09 January 2018
2018-446 D.R.

Laughlin Acres Subdivision
02 March 1971
Vol. 04 Pg. 46 P.R.

LOT 8

Florentino M. Segundo et ux
Mirey A. Segundo
30 November 2011
Vol. 5057 Pg. 324 D.R.

James F. Rosborough Survey Abst. No.1019

Creek Calls		
LINE	BEARING	DISTANCE
L1	S 12°06'14" E	51.68'
L2	S 37°36'48" W	86.12'
L3	S 60°19'19" W	59.41'
L4	S 08°11'03" E	144.27'
L5	S 67°57'02" W	77.18'
L6	S 03°58'48" E	81.42'
L7	S 49°42'10" E	50.80'
L8	S 58°47'12" E	64.56'
L9	S 24°36'48" W	63.45'
L10	S 23°38'17" E	113.85'
L11	S 15°29'22" E	57.45'
L12	S 64°04'07" W	47.73'
L13	S 89°12'40" W	64.99'
L14	S 04°32'24" W	81.67'
L15	S 59°18'57" E	39.63'
L16	S 09°18'50" E	24.00'
L17	S 28°34'41" W	63.28'
L18	S 61°21'38" E	49.50'
L19	N 74°59'11" E	50.02'
L20	S 07°10'41" W	120.08'
L21	S 79°59'07" W	58.55'
L22	N 47°35'27" W	47.58'
L23	S 39°27'01" W	33.41'
L24	S 68°35'20" W	47.39'
L25	S 21°50'19" E	81.20'
L26	S 81°04'07" E	15.20'
L27	S 24°13'45" E	14.81'

*** Basis of Bearing ***
Course along the east line
Lot 8 of the
Laughlin Acres Subdivision

LEGEND	
LP	Light Pole
WV	Water Valve
MH	Man Hole
ICV	Irrigation Sistem
S3R	Set 3/4" Rod
SIP	Found Rebar
SIP	Set 1/2" Sq.Tubing
FST	Fd 1/2" Sq.Tubing
FSR	Fd Sq. Rod
ROW	Right-of-Way
X	Fence Line
()	Deed Calls
E	Electric Line
T	Telephone Line
GM	Gas Meter
PP	Power Pole
WM	Water Meter
AC	Air Cond.
BL	Building Line
UGT	Underground phone
WFPC	Wood Fence Corner Post
PFPC	Pipe Fence Corner Post
UE	Utility Easement
BC	Back of Curb
FH	Fire Hydrant
	Concrete/Asphalt Surfaced
	Gravel Surfaced
TREE	TREE
	Edge of Road

Note:

1. There May be underground Pipe Lines on this property that are not visible (water lines, electric lines, oil lines, gas lines).
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
3. This Survey May or May Not Comply With City or County Platting Regulations.
4. The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
5. Commitment No. 9000202600449.
- 10e. 2017-23176 D.R. Affects this tract.
6. This Property lies within the Grayson County Thorough Fair Map.

** 30 Foot Access Easement **

All that certain tract or parcel of land situated in the William Meredith Atchison Survey, Abstract Number 833, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to David Corona et ux, Maria Arroyo Corona, filed 09 January 2018, Instrument Number 2018-446 of the Deed Records, also being part of Lot 9 of the Laughlin Acres Subdivision, filed 02 March 1971, and Recorded in Volume 04 Page 46 of the Plat Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a found ½ inch Steel Rebar, said rebar being the southeast corner of said Lot 9, and the northeast corner of Lot 8, also being on the west line of the above mentioned 5.108 acre tract, and the west line of a tract as described in deed to Paul Craig Talley, filed 27 Janauary 2025, Instrument Number 2025-2299 of said Deed Records;

Thence: North 55 degrees 50 minutes 43 seconds West, with the south line of said lot 9, and the north line of said Lot 8, a distance of 650.55 feet to a Set ⅝ inch Steel Square Tubing for a corner of this tract, and the southwest corner of Lot 9, and being on the east ROW line of Kennedy Road;

Thence: North 05 degrees 24 minutes 00 seconds East, with the west line of said lot 9, and the east ROW line of said Kennedy Road, a distance of 34.22 feet to a Set ½ inch Steel Square Tubing for a corner of this tract;

Thence: South 55 degrees 50 minutes 43 seconds East, a distance of 647.06 feet to a Set ½ inch Steel Square Tubing for a corner of this tract, and being on the west line of the above mentioned 5.108 acre tract;

Thence: South 00 degrees 31 minutes 53 seconds West, with the east line of said Lot 9, and the west line of said Talley tract, a distance of 36.03 feet to the POINT OF BEGINNING and containing 0.447 acres of land.

** PROPERTY DESCRIPTION **

All that certain tract or parcel of land situated in the Robert Atchison Survey, Abstract Number 29, County of Grayson, State of Texas, said tract being part of a 11.322 acre tract as described in Deed to Paul Craig Talley, filed 27 January 2025, Instrument Number 2025-2299 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southwest corner of the tract being described herein at a found Pipe, said pipe being the occupied southwest corner of said Talley tract, and the southeast corner of Lot 8 of the Laughlin Acres Subdivision;

Thence: North 00 degrees 00 minutes 00 seconds East, with the west line of said Talley tract, and the east line of said Lot 8, a distance of 240.59 feet to a found ⅝ inch Steel Rebar for a corner of this tract, and the northeast corner of Lot 8, and the southeast corner of Lot 9;

Thence: North 00 degrees 31 minutes 53 seconds East, with the west line of said Talley tract, and the east line of said Lot 9, a distance of 901.14 feet to a found ⅝ inch Steel Square Tubing for the northwest corner of this tract;

Thence: North 86 degrees 46 minutes 34 seconds East, with the north line of said Talley tract, a distance of 273.21 feet to center of a creek for the northeast corner of this;

Thence: Down said creek the following 27 calls;

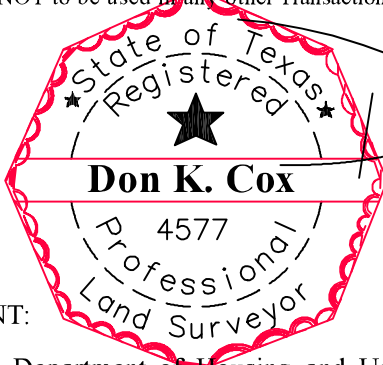
1. South 12 degrees 06 minutes 14 seconds East, a distance of 51.68 feet for a corner,
2. South 37 degrees 36 minutes 48 seconds West, a distance of 86.12 feet for a corner,
3. South 60 degrees 19 minutes 19 seconds West, a distance of 59.41 feet for a corner,
4. South 08 degrees 11 minutes 03 seconds East, a distance of 144.27 feet for a corner,
5. South 67 degrees 57 minutes 02 seconds West, a distance of 77.18 feet for a corner,
6. South 03 degrees 58 minutes 48 seconds East, a distance of 81.42 feet for a corner,
7. South 49 degrees 42 minutes 10 seconds East, a distance of 50.80 feet for a corner,
8. South 58 degrees 47 minutes 12 seconds East, a distance of 64.56 feet for a corner,
9. South 24 degrees 36 minutes 48 seconds West, a distance of 63.45 feet for a corner,
10. South 23 degrees 38 minutes 17 seconds East, a distance of 113.85 feet for a corner,
11. South 15 degrees 29 minutes 22 seconds East, a distance of 57.45 feet for a corner,
12. South 64 degrees 04 minutes 07 seconds West, a distance of 47.73 feet for a corner,
13. South 89 degrees 12 minutes 40 seconds West, a distance of 64.99 feet for a corner,
14. South 04 degrees 32 minutes 24 seconds West, a distance of 81.67 feet for a corner,
15. South 59 degrees 18 minutes 57 seconds East, a distance of 39.63 feet for a corner,
16. South 09 degrees 18 minutes 50 seconds East, a distance of 24.00 feet for a corner,
17. South 28 degrees 34 minutes 41 seconds West, a distance of 63.28 feet for a corner,
18. South 61 degrees 21 minutes 38 seconds East, a distance of 49.50 feet for a corner,
19. North 74 degrees 59 minutes 11 seconds East, a distance of 50.02 feet for a corner,
20. South 07 degrees 10 minutes 41 seconds West, a distance of 120.08 feet for a corner,
21. South 79 degrees 59 minutes 07 seconds West, a distance of 58.55 feet for a corner,
22. North 47 degrees 35 minutes 27 seconds West, a distance of 47.58 feet for a corner,
23. South 39 degrees 27 minutes 01 seconds West, a distance of 33.41 feet for a corner,
24. South 68 degrees 35 minutes 20 seconds West, a distance of 47.39 feet for a corner,
25. South 21 degrees 50 minutes 19 seconds East, a distance of 81.20 feet for a corner,
26. South 81 degrees 04 minutes 07 seconds East, a distance of 15.20 feet for a corner,
27. South 24 degrees 13 minutes 45 seconds East, a distance of 14.81 feet for a corner of this tract, and being on the south line of said Talley tract;

Thence: South 78 degrees 31 minutes 48 seconds West, with the occupied south line of said Talley tract, a distance of 136.94 feet to the POINT OF BEGINNING and containing 5.108 acres of land.

The undersigned does hereby state to David Corona that a survey was made on the ground, dated 20 May 2026, on the property legally described hereon or in attached field notes and is correct, except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described herein above.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

10 June 2026

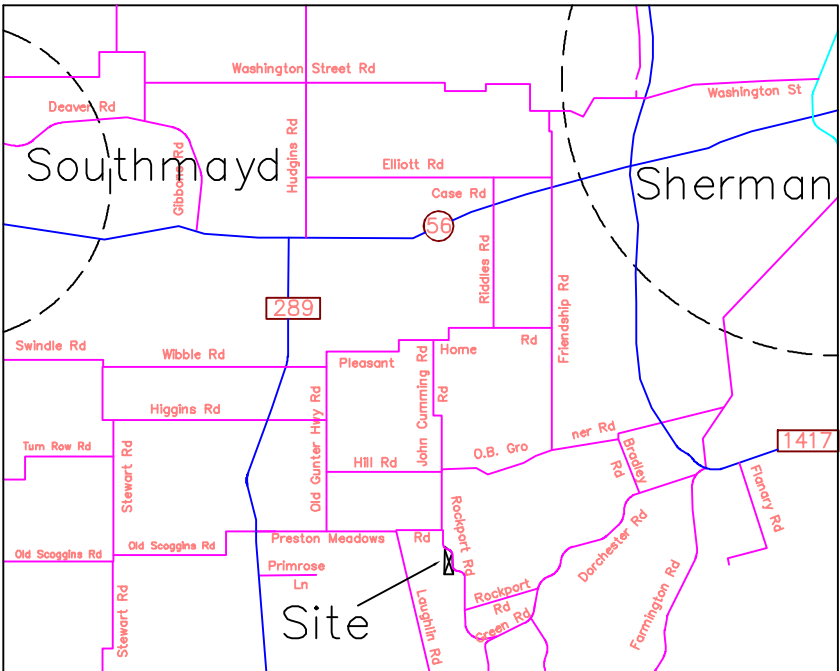


Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

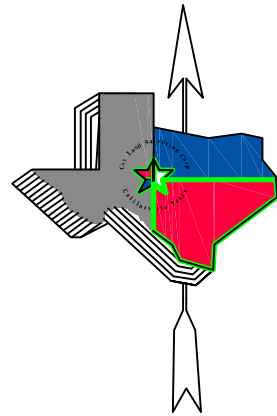
FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181-C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0400-F of said map.

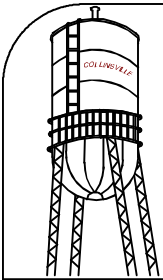
This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



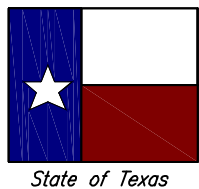
Location Map



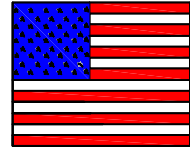
SCALE: 1"= 200'



COX LAND SURVEYING CO.
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 @E-mail: CLSC108@aol.com



5.108 Acres in the
Robert Atchinson Survey Abst.No.29
County of Grayson
State of Texas



United States of America

Drawn by: MJC
Check by: DKC

Job No.
26-16553
Firm # 10005500

Date: 09 June 2026