



**SURVEYED:
1.09 ACRES**

CALLED 0.951 ACRES - DEED FROM
WARREN BAILLIO ET UX
TO LARRY BONILLA ET UX
JULY 8, 2015 VOL. 1639, PG. 733

SURVEYED 1.91 ACRES
MARCH 1, 2017

RES. OF CALLED 8.65 ACRES
WILLIAM A. WALTERS ET UX
VOL. 624, PG. 507

- LEGEND**
- BOUNDARY
 - Privacy Fence
 - - - ADJOINER
 - - - POWER LINE
 - - - FENCE
 - IRF IRON ROD (FOUND)
 - o 3/4" IRON ROD (FOUND)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L4	43.04'	28.15'	27.65'	S 78°08'35" W	37°28'29"

LINE	BEARING	DISTANCE
L1	S 65°18'31" W	98.84'
L2	S 60°12'36" W	21.46'
L3	S 59°05'49" W	156.41'
L5	N 84°27'16" W	9.73'
L6	N 05°30'38" E	200.08'
L7	N 05°41'54" E	31.67'
L8	N 84°24'19" E	3.61'
L9	N 07°22'14" E	26.17'
L10	S 68°03'42" E	37.56'
L11	N 70°20'05" E	30.00'
L12	N 63°50'40" E	83.49'
L13	S 73°37'19" E	26.01'
L14	S 30°53'58" E	169.56'

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM
NAD83, TEXAS CENTRAL ZONE 4203, AS DERIVED BY GPS OBSERVATIONS

I, MATT FRANKS, REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THIS PLAT
REPRESENTS THE RESULTS OF AN ON THE GROUND
SURVEY MADE BY ME OR UNDER MY SUPERVISION

Matt Franks
MATT FRANKS, R.P.L.S. 6263
TITLE INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY



C-TEX
SURVEYING & MAPPING
713 County Road 200 Centerville, TX 75833
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Firm No. 10193825

DATE: 10-29-2020	SURVEY PLAT SHOWING PART OF THE W. LEWIS SURVEY, A-482, & THE W NELMS SURVEY, A-650, LEON COUNTY, TEXAS
JOB No 17010	
CLIENT: L. BONILLA	