

JAMES W. BLACKWELL JR.
292.87 ACRES
VOL. 2249, PG. 297
D.R.W.C.

THEODORE S. LEE SURVEY
A - 397

W.M. BLACKWELL, et al
PART OF 1187 ACRES
VOL. 290, PG. 294
D.R.W.C.

LEMUEL HOPKINS SURVEY

JEANNETTE BLACKWELL SYME, et al
845.85 ACRES
VOL. 555, PG. 98
D.R.W.C.

TRACT 10
105.7882 ACRES

CALDER-BUCHANAN JOINT VENTURE
TRACT NO. TWO
177.43 ACRES
DOCUMENT NO. 9539721
O.P.R.W.C.

DIRECTION OF
LINE TABLE CALLS

REMOVAL L. BRADSHAW, et al
VOL. 1245, PG. 311
D.R.W.C.

DR. L. GREGORY, et al
HOLDING OF 24.58 ACRES
VOL. 1809, PG. 1
D.R.W.C.

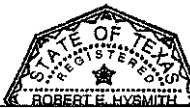
DANIEL H. POPE
VOL. 24, PG. 64
D.R.W.C.

89 ACRES ELEMENT
DEDICATED IN VOL. 1285, PG. 140
O.P.R.W.C.

CALDER - BUCHANAN
TRACT ONE
176.37 ACRES
DOCUMENT NO. 9539721
O.P.R.W.C.

NOTE:
SEE METES AND BOUNDS DESCRIPTION ATTACHED HERETO
FOR MONUMENTATION CALLS AND BEARING BASIS.

CENTRAL
TEXAS



I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS THIS DAY
MADE ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN
AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	S 18°36'10"E	30.10'	L 46	N 70°44'40"E	116.50'
L 2	S 78°03'00"W	888.77'	L 47	N 70°20'30"E	58.08'
L 3	N 54°40'30"W	885.84'	L 48	N 71°23'50"E	81.87'
L 4	N 22°31'00"W	104.34'	L 49	N 71°11'20"E	84.53'
L 5	N 28°23'00"W	801.46'	L 50	N 71°38'30"E	308.70'
L 6	S 80°35'00"W	1174.83'	L 51	N 70°58'00"E	302.04'
L 7	S 14°30'30"E	231.56'	L 52	N 74°48'20"E	57.32'
L 8	S 71°00'20"W	388.88'	L 53	N 68°23'00"E	11.72'
L 9	N 18°27'00"W	30.28'	L 54	N 68°27'00"E	18.03'
L 10	N 18°43'43"W	278.50'	L 55	N 70°28'00"E	28.88'
L 11	N 18°38'10"W	453.77'	L 56	N 52°41'00"E	13.88'
L 12	N 17°41'40"W	142.51'	L 57	N 72°28'30"E	48.88'
L 13	N 19°12'40"W	305.88'	L 58	N 68°38'00"E	36.50'
L 14	N 18°28'30"W	143.24'	L 59	N 70°01'50"E	182.43'
L 15	N 15°33'00"W	33.58'	L 60	N 70°37'40"E	84.33'
L 16	N 15°13'40"W	8.79'	L 61	N 72°35'00"E	5.21'
L 17	N 20°11'50"W	146.48'	L 62	S 20°34'00"E	24.18'
L 18	N 18°05'50"W	258.05'	L 63	S 18°08'20"E	218.88'
L 19	N 18°05'00"W	22.10'	L 64	S 18°28'10"E	103.54'
L 20	N 22°07'00"W	20.23'	L 65	S 18°38'20"E	108.47'
L 21	N 19°40'50"W	82.47'	L 66	S 18°08'00"E	80.80'
L 22	N 25°58'20"W	45.82'	L 67	S 20°38'00"E	23.84'
L 23	N 23°41'30"W	52.84'	L 68	S 23°25'30"E	58.78'
L 24	N 18°07'00"W	79.48'	L 69	S 18°18'20"E	50.33'
L 25	N 18°53'50"W	121.23'	L 70	S 18°32'40"E	583.22'
L 26	N 19°33'30"W	38.08'	L 71	S 18°12'00"E	148.34'
L 27	N 25°18'20"W	38.73'	L 72	S 18°15'20"E	324.81'
L 28	N 20°33'20"W	105.35'	L 73	S 19°41'30"E	25.57'
L 29	N 18°38'00"W	86.32'	L 74	S 17°40'00"E	24.08'
L 30	N 20°24'20"W	87.28'	L 75	S 18°28'18"E	18.03'
L 31	N 19°07'30"W	187.75'	L 76	S 18°28'10"E	278.90'
L 32	N 23°01'00"W	30.38'	L 77	S 15°33'00"E	40.08'
L 33	N 18°58'00"W	188.12'	L 78	S 18°28'30"E	142.28'
L 34	N 18°03'00"W	74.50'	L 79	S 18°12'40"E	308.15'
L 35	N 18°44'30"W	128.78'	L 80	S 17°41'40"E	142.88'
L 36	N 20°31'50"W	100.64'	L 81	S 18°38'10"E	453.50'
L 37	N 20°50'00"W	74.37'	L 82	S 18°43'43"E	278.82'
L 38	N 18°15'30"W	113.74'	L 83	N 71°06'20"E	330.94'
L 39	N 13°47'30"W	34.87'	L 84	N 14°30'30"W	238.61'
L 40	N 18°51'00"W	19.82'	L 85	N 80°35'00"E	1229.83'
L 41	N 70°30'30"E	78.74'	L 86	S 28°23'00"E	824.44'
L 42	N 71°08'40"E	182.34'	L 87	S 22°31'00"E	85.87'
L 43	N 70°43'40"E	150.58'	L 88	S 54°40'30"E	863.23'
L 44	N 70°58'00"E	182.28'	L 89	N 78°03'00"E	872.57'
L 45	N 71°08'40"E	130.15'			

SCALE 1" = 600'

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NOTES:

1. RESTRICTIONS ARE RECORDED IN VOLUME 1196, PAGE 501 AND VOLUME 1177, PAGE 184, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
2. EASEMENTS TO TEXAS POWER AND LIGHT RECORDED IN VOL. 470, PG. 811, VOL. 528, PG. 838, VOL. 527, PG. 548, VOL. 528, PG. 811 AND VOL. 821, PG. 843, ALL DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
3. EASEMENTS TO CHISHOLM TRAIL WATER SUPPLY RECORDED IN VOL. 839, PG. 181, VOL. 875, PG. 363 AND VOL. 875, PG. 365, ALL DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
4. LANDOWNERS AGREEMENT FOR ROAD MAINTENANCE RECORDED IN VOL. 1430, PG. 843, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
5. EASEMENT AND RIGHT-OF-WAY TO GTE SOUTHWEST INC. RECORDED IN VOL. 2333, PG. 748, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT

GF NO. 98015538/CS
BUYER: BRYCE J. COOPER
LONGHORN TITLE CO. &
TITLE COMPANY: FIDELITY NATIONAL TITLE
LEGAL DESCRIPTION: 105.7882 ACRES OF
LAND LOCATED IN THE J.A.F. GRAVES