

See  
Easements along North and West  
line of subdivisions are 10'  
particular easements. All in-  
terior easements are 10'  
back easements. See page  
2 of 2 for easement details.

JUSTO LIENDO SURVEY A-41  
WALLER COUNTY, TEXAS

No portion of this tract  
lies within the flood  
hazard area as shown by  
DRUD-RIA Map No. 9  
Community No. 406010A  
8/23/1977

Contours based on  
U.S.G.S. map data

# PINE GROVE

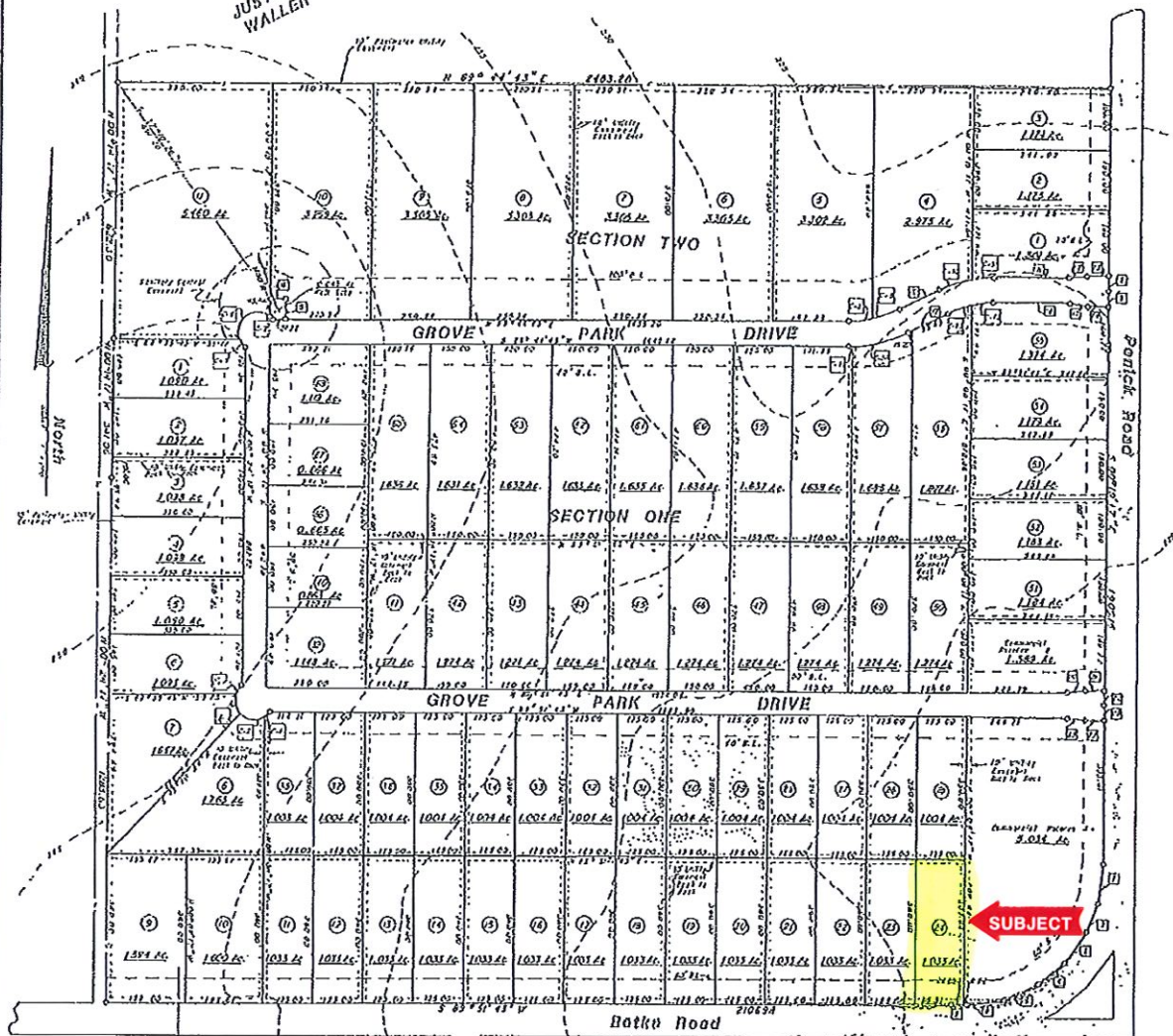
79 LOTS - 2 RESERVES - 127.677 ACRES

A subdivision of 127.677 acres of land in the Justo Liendo Survey, A-41, Waller County, Texas and being all of a called 127.702 acre tract described in a deed to Falds Fratris, Inc. recorded in Volume 332, Page 352 of the Waller County Deed Records.



KEY MAP - 1" = 1 MILE

WILLOW BROOK  
SUBDIVISION



CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
C-1	50.00	13.29	17°31'29"	N45°29'39"E, 15.23
C-2	50.00	68.07	78°55'00"	S86°17'09"E, 63.55
C-3	50.00	57.18	65°31'39"	S16°03'57"E, 54.11
C-4	50.00	29.70	34°01'49"	S35°42'37"W, 29.26
C-5	50.00	29.70	34°01'45"	S36°31'11"E, 29.26
C-6	50.00	129.05	147°53'02"	S54°26'15"W, 96.09
C-7	50.00	12.63	14°29'16"	N66°22'22"W, 12.62
C-8	270.00	58.50	12°24'52"	S83°32'17"W, 58.39
C-9	270.00	62.99	15°22'00"	S70°38'51"W, 62.05
C-10	330.00	96.79	16°48'16"	S72°21'59"W, 96.44
C-11	330.00	51.70	08°58'36"	S83°25'25"W, 51.65
C-12	270.00	51.94	11°01'13"	N81°14'05"W, 51.86
C-13	270.00	69.56	15°45'37"	N71°20'39"E, 69.36
C-14	330.00	110.44	24°23'00"	N76°09'20"E, 139.38
C-15	330.00	8.05	01°23'53"	N69°02'47"E, 8.05

10' Utility easement & R. O. U. Easement for  
future road widening purposes.

NOTE:  
O INDICATES SET 3/4" X 3.0" IRON  
PIPE FOR CORNER UNLESS OTHERWISE NOTED.

No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance
1	S04°15'43"W	95.61	10	S63°51'50"E	109.85	19	S00°15'11"W	50.00
2	S21°09'43"W	73.51	11	S89°44'43"E	150.00	20	N81°19'42"E	50.56
3	S35°51'43"W	92.51	12	N81°12'52"E	50.56	21	N89°51'43"E	49.98
4	S19°55'43"W	87.01	13	S89°44'43"E	49.96	22	S89°51'43"W	50.12
5	S64°16'43"W	92.61	14	S89°44'43"W	50.04	23	N81°36'28"W	50.56
6	S82°21'43"W	95.01	15	N81°43'26"W	50.56	24	S00°19'17"E	37.40
7	S89°10'43"W	38.60	16	S89°44'43"W	150.00	25	S00°19'17"E	37.50
8	S00°19'17"E	37.50	17	S63°51'50"E	109.85			
9	S00°19'17"E	37.50	18	S49°44'43"E	150.00			



PINE GROVE  
PLEDGER & ASSOCIATES  
SCHULZE CONSULTING ENGINEERS  
1500 South Bay Street  
P.O. Box 1736  
Brenham, Texas 77833  
DATE 10/21/1985  
SCALE 1" = 40'