

Note
Easements along North and West line of subdivision are 10' perimeter easements. All interior easements are 10' back to back easements. See page 2 of 2 for easement details.

**JUSTO LIENDO SURVEY A-41
WALLER COUNTY, TEXAS**

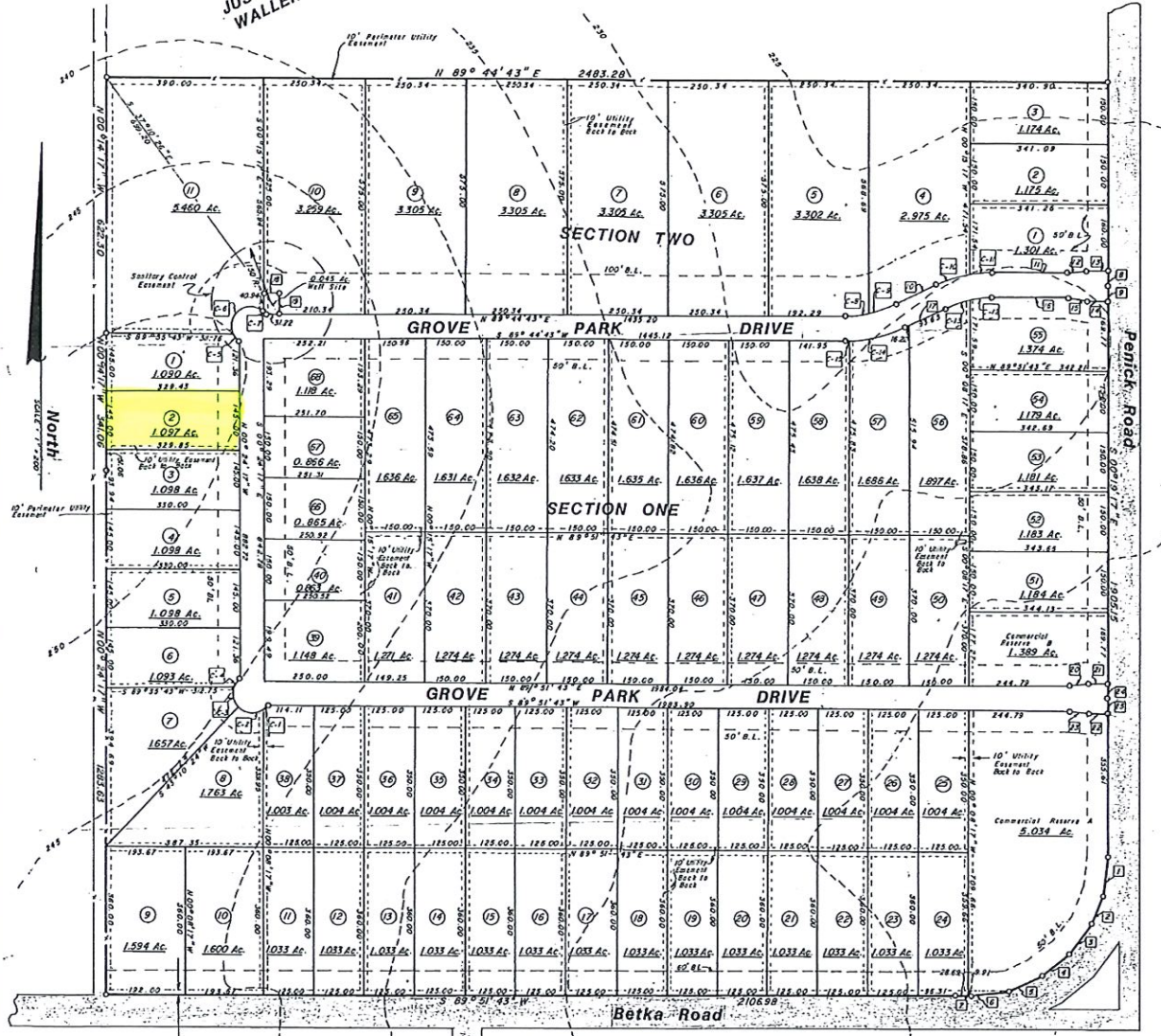
No portion of this tract lies within the flood hazard area as shown by DHDUD-FIA Map No. 9 Community No. 480640A 8/23/1977

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 Reids Prairie, Inc. recorded in Volume 352, Page 562 of the Waller County Deed Records.



KEY MAP: 1" = 1 MILE

WILLOW BROOK SUBDIVISION

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
C-1	50.00	15.29	17°31'29"	N45°29'39"E, 15.23
C-2	50.00	68.87	78°55'00"	S86°17'07"W, 63.55
C-3	50.00	57.18	65°31'19"	S14°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°01'49"	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	12.65	14°29'46"	N44°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	13°22'00"	S70°38'51"W, 62.85
C-10	330.00	96.79	16°48'16"	S72°21'59"W, 96.44
C-11	330.00	51.70	08°58'36"	S85°15'25"W, 51.65
C-12	270.00	51.94	11°01'15"	N84°14'05"E, 51.86
C-13	270.00	69.56	14°45'37"	N71°20'39"E, 69.36
C-14	330.00	140.44	24°23'00"	N76°09'20"E, 139.38
C-15	330.00	8.05	01°23'53"	N89°02'47"E, 8.05

10' Utility easement & R. O. V. 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	S06°15'43"W	95.61	10	N63°57'50"E	109.85	19	S00°15'17"E	50.00
2	S21°05'43"W	73.51	11	N89°44'43"E	190.00	20	N81°19'62"E	50.56
3	S35°51'43"W	92.51	12	N81°12'52"E	50.56	21	N89°51'43"E	49.88
4	S49°56'43"W	87.01	13	N89°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°36'26"W	50.56
6	S82°27'43"W	95.01	15	N81°43'26"W	50.56	24	S00°19'17"E	37.60
7	S89°10'43"W	38.60	16	S89°44'43"W	190.00	25	S00°19'17"E	37.50
8	S00°19'17"E	37.50	17	S63°57'50"W	109.85			
9	S00°19'17"E	37.50	18	N89°44'43"E	40.00			

PINE GROVE

**PLEDGER & ASSOCIATES
SCHULZE & CONSULTING ENGINEERS**

1500 South Day Street
P.O. Box 1736
Brenham, Texas 77833

ENGINEER	DESIGN	DATE	FOR NO.	00283 - 011
REG. NO.	DRAFTING	DATE	DRAWING NO.	1 of 2
DATE	SC	7-22-83		