



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

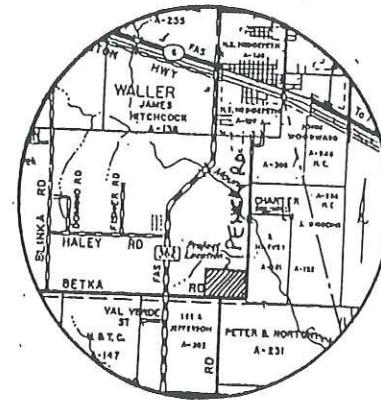
No portion of this tract lies within the flood hazard area as shown by DUID-FLA Map No. 9 Community No. 480640A 8/23/1977

Contours based on U.S.C.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 127.701 acre tract described in a deed to Bolds Tractor, Inc. recorded in Volume 332, Page 342 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°28'39"E, 15.23  |
| C-2         | 50.00  | 18.87  | 18°55'00"  | S86°17'07"E, 41.11  |
| C-3         | 50.00  | 37.18  | 65°31'19"  | S14°03'57"E, 34.11  |
| 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  | 129.03 | 147°53'02" | S34°26'15"W, 96.09  |
| C-7         | 50.00  | 12.63  | 14°29'46"  | N44°22'23"W, 12.67  |
| C-8         | 270.00 | 58.30  | 12°24'53"  | S83°32'17"W, 58.39  |
| C-9         | 270.00 | 62.99  | 13°22'00"  | S70°38'51"W, 62.83  |
| C-10        | 330.00 | 96.79  | 16°48'16"  | S72°31'59"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°14'03"E, 51.86  |
| C-13        | 270.00 | 69.36  | 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   |

| 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°03'43"W | 73.31    | 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 | 50.36    | 21  | N89°51'43"E | 49.78    |
| 4   | S49°56'43"W | 87.01    | 13  | N89°44'43"E | 49.96    | 22  | S89°51'43"W | 50.13    |
| 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°45'26"W | 50.56    | 24  | S00°19'17"E | 37.80    |
| 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 | 190.00   |     |             |          |

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.



John E. Pledger III

## PINE GROVE

PLEDGER & ASSOCIATES  
SCHULZE CONSULTING ENGINEERS

1500 South Day Street  
P.O. Box 1736  
Bronham, Texas 77803

DATE 2-19-83 BY JEP/MLP CHECKED BY JEP/MLP

2011