

**LOCATION MAP**  
SCALE: NTS

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- PERMANENT CORNERS, EXTERIOR AND INTERIOR, WILL BE 1/2" IRON ROD WITH A CAP STAMPED "QUINTERO 10194110" SET AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY DEVELOPERS.
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS SHOWN IN THE PDD ORDINANCE 2020-45 FOR THE VALLEY AT GREAT HILLS SUBDIVISION.
- ALL LOTS LOCATED AT STREET INTERSECTION HAVE A 15' RIGHT-OF-WAY RADI UNLESS OTHERWISE NOTED.
- ARROW ( ) INDICATES THAT THE STORMWATER RUNOFF FROM ONE LOT MUST FLOW DIRECTLY ONTO THE OTHER LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. DRAINAGE PLANS PRESENTED BY THE HOME BUILDER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOT WITHOUT IMPEDIMENT.

**FEMA NOTE:**

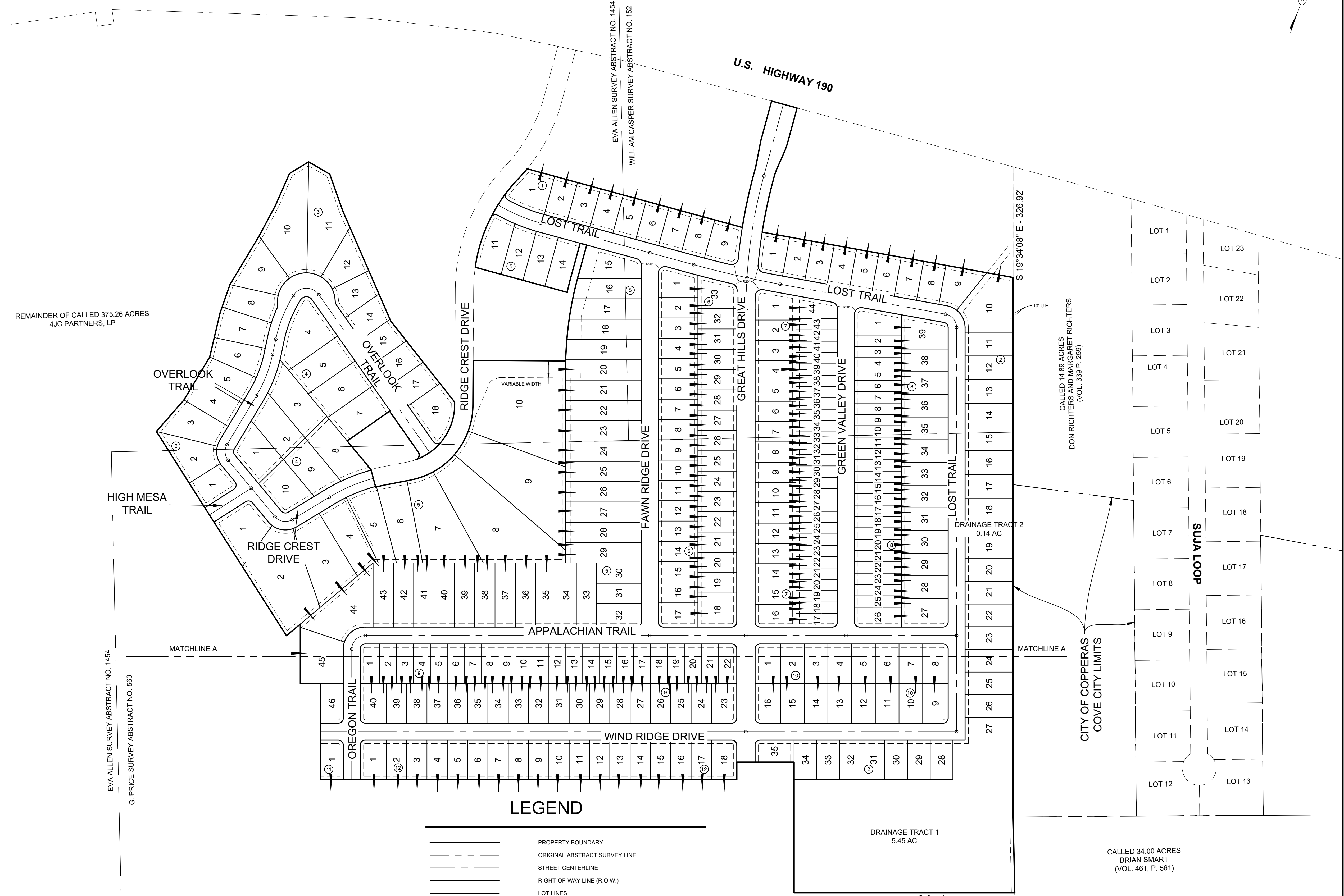
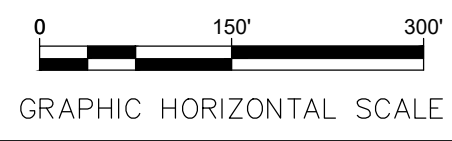
A PORTION OF THIS PROPERTY LIES WITHIN THE FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 480899245B, AND FEMA MAP 4808990235B, WHICH BOTH BEAR AN EFFECTIVE DATE OF JANUARY 2, 1991.

FEMA "OTHER AREAS, ZONE X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN.

ABSTRACT SURVEY:	G. PRICE SURVEY, A-563, LAMPASAS COUNTY EVA ALLEN SURVEY, A-1454, LAMPASAS COUNTY WILLIAM CASPER SURVEY, A-152, LAMPASAS COUNTY
NUMBER OF BLOCKS:	12
NUMBER OF LOTS:	309
DRAINAGE TRACTS:	2
TOTAL ACREAGE:	86.18 AC.
DATE:	FEBRUARY 2021
OWNER:	4 JC PARTNERS, LP 1406 S. FM 116, SUITE C COPPERAS COVE, TEXAS 76522
SURVEYOR:	WRANGLER ESTATES, INC. 1406 S. FM 116, SUITE C COPPERAS COVE, TEXAS 76522
	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962

**LEGEND**

	PROPERTY BOUNDARY
	ORIGINAL ABSTRACT SURVEY LINE
	STREET CENTERLINE
	RIGHT-OF-WAY LINE (R.O.W.)
	LOT LINES
	EASEMENT LINES
	DRAINAGE EASEMENT LINES
	ADJOINING TRACT PROPERTY LINES
	FLOODPLAIN - BOUNDARY (100-YEAR)
	1-1/2" IRON PIPE FOUND
	1/2" IRON ROD FOUND W/ CAP STAMPED "RPLS 2475"
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
	CONCRETE TxDOT MONUMENT FOUND
	60D NAIL FOUND



**Note:**  
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**FINAL PLAT FOR:**  
**VALLEY AT GREAT HILLS, PHASE ONE**  
CITY OF COPPERAS COVE, LAMPASAS COUNTY, TEXAS

VALLEY AT GREAT HILLS, IS A FINAL PLAT OF 104.65 ACRE TRACT SITUATED IN THE EVA ALLEN SURVEY, ABSTRACT NO. 1454, AND THE G. PRICE SURVEY, ABSTRACT NO. 563, LAMPASAS RECORDS, TEXAS.

PROJECT NO.: **16-015**  
DRAWING NO.: **P1**

# LEGEND

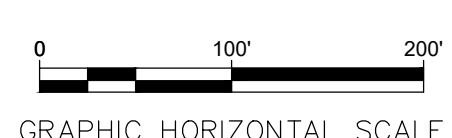
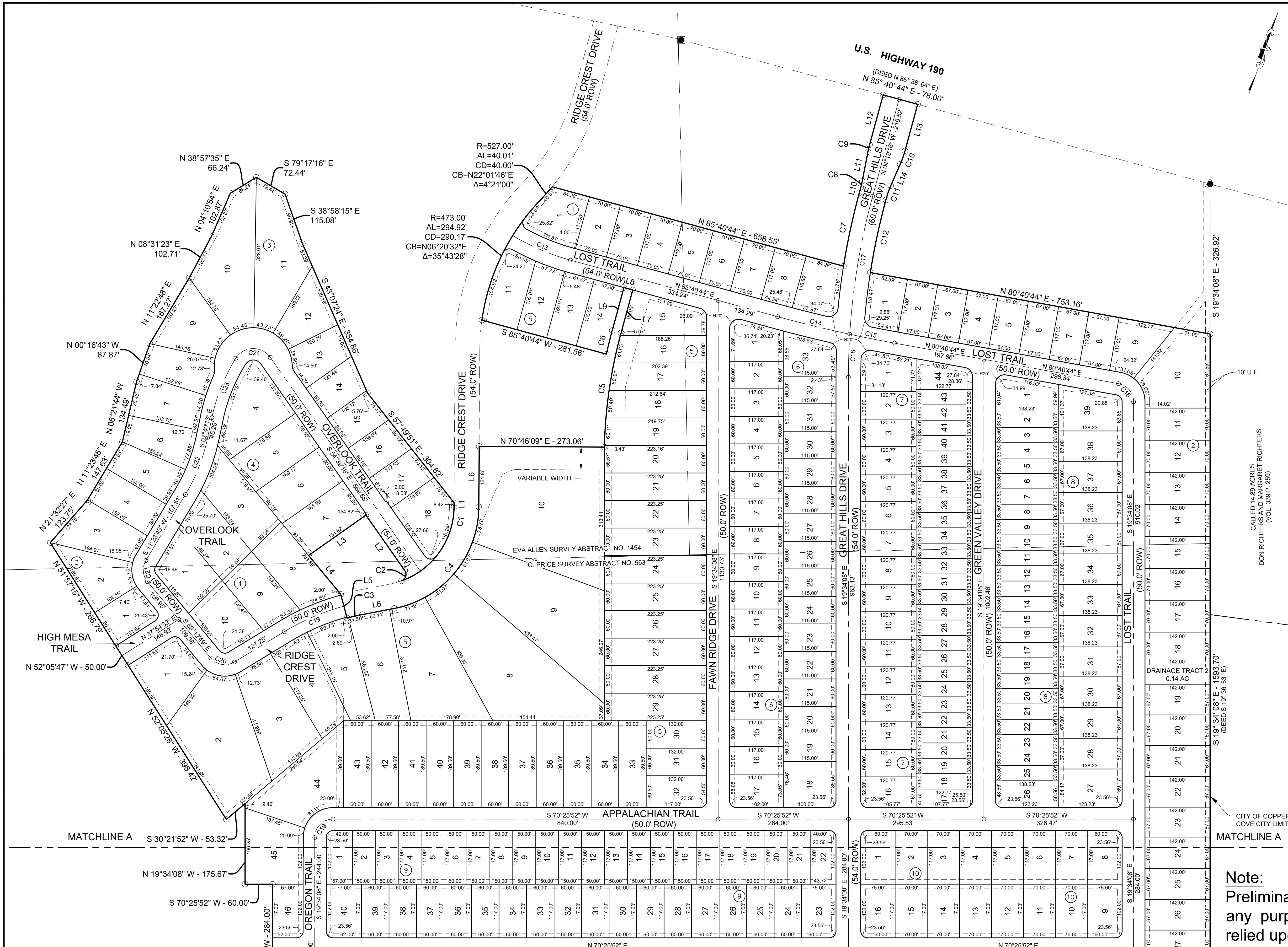
- PROPERTY BOUNDARY
- ORIGINAL ABSTRACT SURVEY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE (R.O.W.)
- LOT LINES
- EASEMENT LINES
- DRAINAGE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- FLOODPLAIN - BOUNDARY (100-YEAR)

- 1-1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND W/ CAP STAMPED "RPLS 2475"
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- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- CONCRETE TxDOT MONUMENT FOUND
- 60D NAIL FOUND

CENTER LINE - CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C13	500.00	137.07	S86°28'03"E	136.64	015°42'26"
C14	3000.00	162.00	N84°07'54"E	161.99	003°05'39"
C15	3000.00	99.79	N81°37'54"E	99.79	001°54'21"
C16	40.00	55.68	N59°26'42"W	51.29	079°45'08"
C17	1500.00	305.21	S10°09'01"E	304.68	011°39'29"
C18	1500.00	93.98	S17°46'27"E	93.96	003°35'23"
C19	40.00	62.83	S25°25'52"W	56.57	090°00'00"
C19	500.00	141.95	S47°16'02"W	141.48	016°15'59"
C20	40.00	57.00	N79°57'37"E	52.30	081°39'08"
C21	40.00	49.29	S23°54'32"E	46.23	070°36'34"
C22	400.00	133.11	N01°51'46"E	132.49	019°03'58"
C23	400.00	140.55	S02°23'44"W	139.82	020°07'54"
C24	45.00	88.66	S68°54'13"W	75.00	112°53'03"

BOUNDARY					
NUMBER	BEARING OR CHORD DIRECTION	LENGTH OR ARC LENGTH	RADIUS	CHORD LENGTH	DELTA
L1	S19° 13' 51"E	8.42			
C1	S15° 45' 55"W	211.34	173.00	198.44	069.99
C2	N01° 56' 47"W	27.60	15.00	23.87	105.42
L2	N54° 39' 16"W	147.43			
L3	S35° 20' 44"W	152.82			
L4	S59° 12' 49"E	109.75			
L5	S34° 35' 58"E	54.00			
C3	N57° 28' 29"E	34.25	473.00	34.24	004.15
L6	N59° 32' 56"E	71.08			
C4	N20° 09' 32"E	312.12	227.00	288.11	078.78
L6	N19° 13' 51"W	131.86			
C5	N11° 14' 04"W	252.17	1045.00	251.56	013.83
L7	N04° 19' 16"W	96.96			
L8	S85° 40' 44"W	20.00			
L9	S04° 19' 16"E	96.96			
C7	N07° 23' 17"W	163.79	1530.00	163.71	006.13
L10	N04° 19' 16"W	12.03			
C8	N06° 27' 57"W	14.26	190.50	14.26	004.29
C9	N06° 27' 57"W	15.68	209.50	15.68	004.29
L12	N04° 19' 16"W	112.51			
L13	S04° 19' 16"E	105.08			
C10	S00° 03' 21"E	31.19	209.50	31.16	008.53
L14	S04° 12' 34"W	51.06			
C11	S00° 39' 07"E	32.97	197.30	32.93	009.57
C12	S07° 28' 32"E	161.86	1470.00	161.78	006.31
C6	S05° 44' 54"E	53.06	1065.00	53.05	002.85

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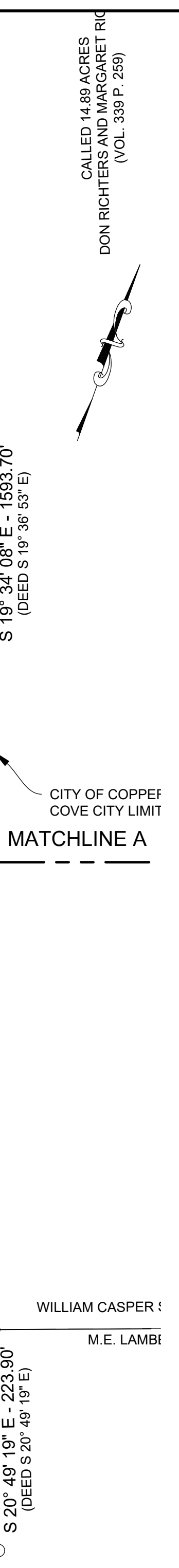
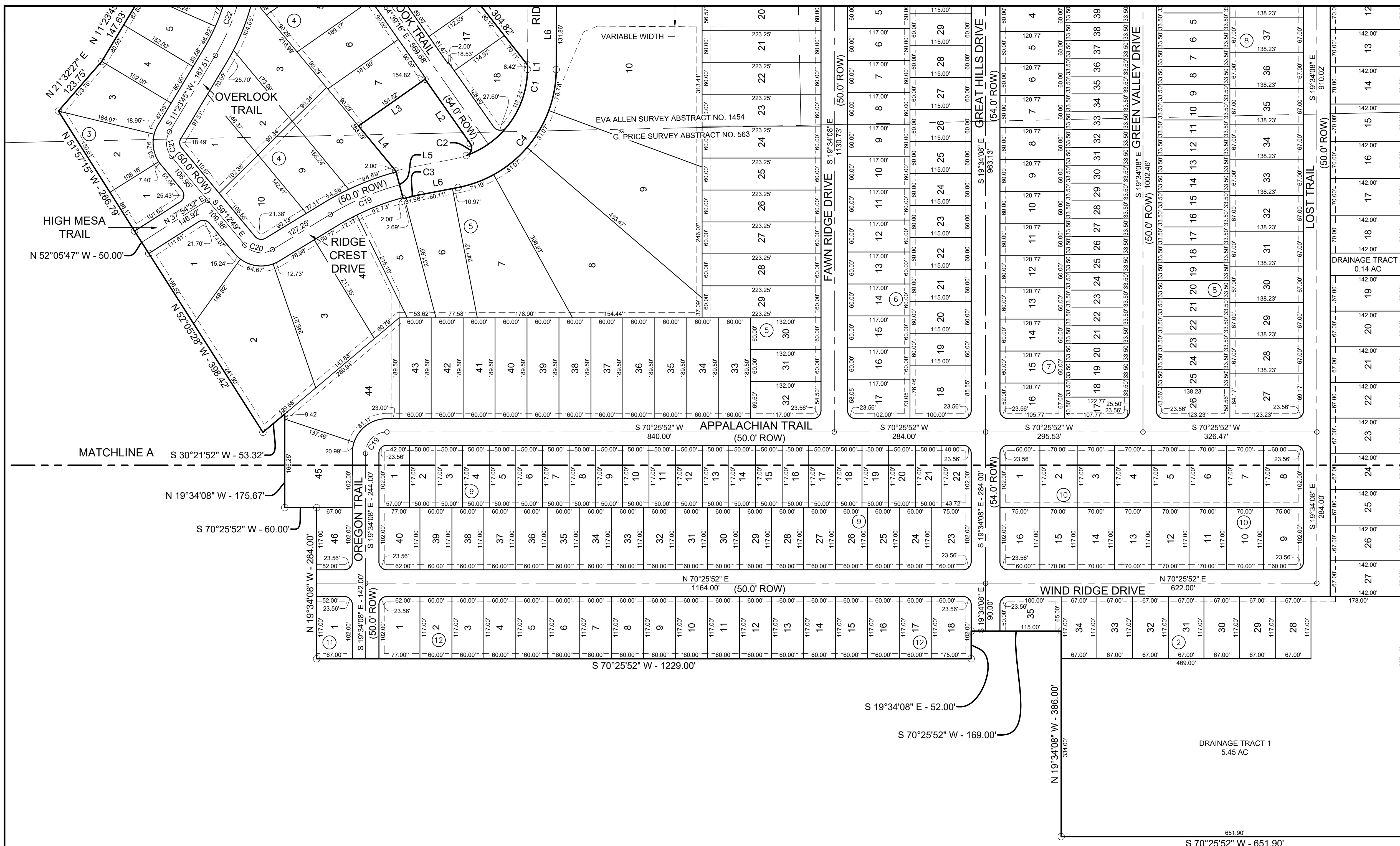


**QUINTERO ENGINEERING** LLC  
1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76540  
PHONE: (254) 493-9962 FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT FOR:  
**VALLEY AT GREAT HILLS, PHASE ONE**  
CITY OF COPPERAS COVE, LAMPASAS COUNTY, TEXAS

VALLEY AT GREAT HILLS, IS A FINAL PLAT OF 104.65 ACRE TRACT SITUATED IN THE EVA ALLEN SURVEY, ABSTRACT NO. 1454, AND THE G. PRICE SURVEY, ABSTRACT NO. 563, LAMPASAS RECORDS, TEXAS.

PROJECT NO.: 16-015  
DRAWING NO.: P2 OF P3



**LEGEND**

- PROPERTY BOUNDARY
  - - - ORIGINAL ABSTRACT SURVEY LINE
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  - - - RIGHT-OF-WAY LINE (R.O.W.)
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