

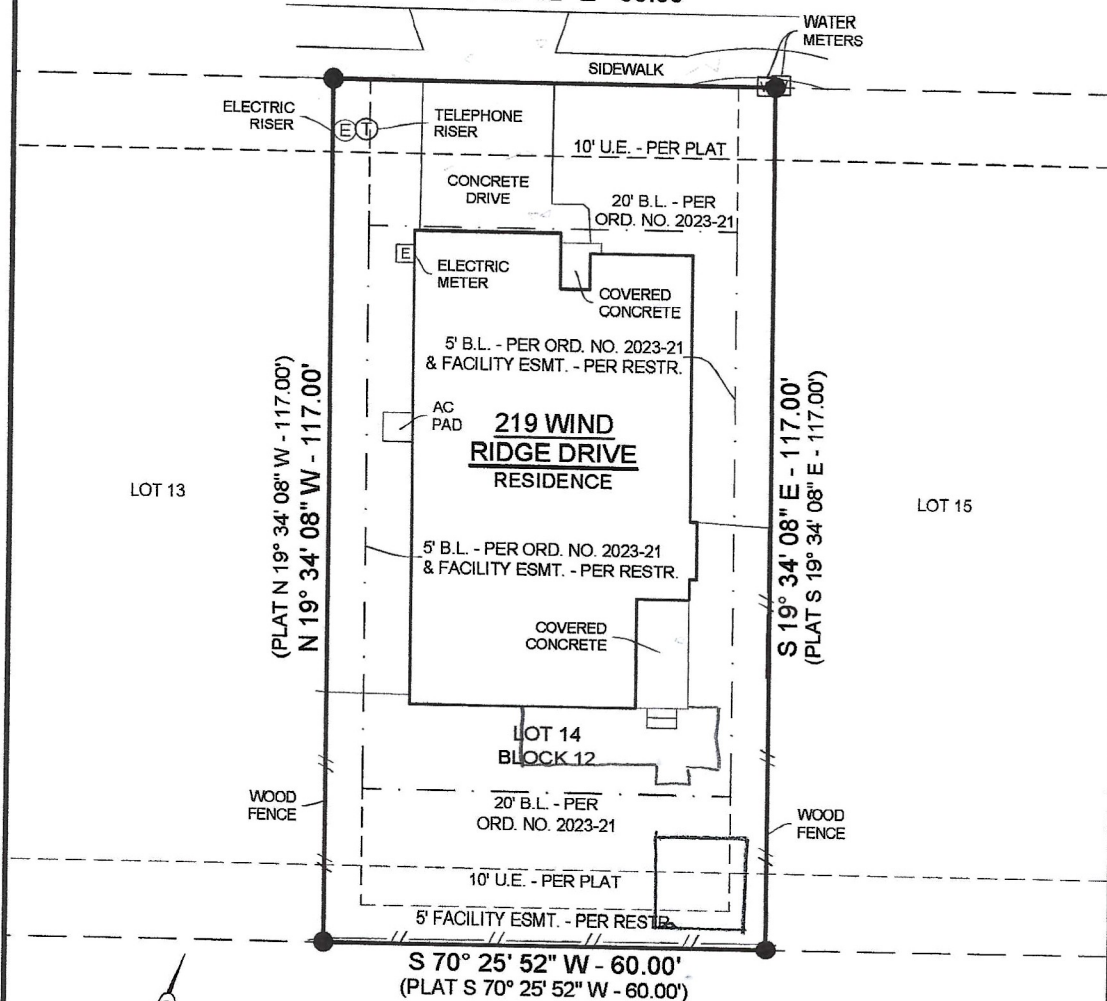


# QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT  
1501 W. STAN SCHLUETER LP., KILLEEN, TEXAS (254) 493-9962  
T.B.P.E. FIRM REGISTRATION NO. 14709  
T.B.P.L.S. REGISTRATION NO. 10194110

## WIND RIDGE DRIVE

(PLAT N 70° 25' 52" E - 60.00')  
N 70° 25' 52" E - 60.00'



SCALE: 1" = 20'

REMAINDER OF:  
CALLED 375.538 ACRES  
4JC PARTNERS, LP.  
VOLUME 428, PAGE 309

### LEGEND

- 1/2" IRON ROD FOUND  
W/ CAP STAMPED "QE"
- \*\*UNLESS OTHERWISE NOTED\*\*

**SURVEYOR'S SKETCH** of a survey made on the ground on September 17, 2024, of that certain tract of land located at 219 Wind Ridge Drive, Copperas Cove, Texas, and being called Lot Fourteen (14), Block Twelve (12), The Valley at Great Hills, Phase One, in the City of Copperas Cove, Lampasas County, Texas, according to the Plat of Record in Cabinet 2, Slides 357-363, Plat Records of Lampasas County, Texas. There are no shortages of areas, visible encroachments, protrusions, or overlapping of improvements, except as shown or noted hereon. Only the information shown on the recorded plat was considered for this survey. THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED. A review of all title records may find additional information.

### Note:

Survey prepared without the benefit of title commitment, no further search for easements or restrictions has been made by this company. Easements that this company are aware of have been shown.

This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.

*Seth H. Barton*

Seth H. Barton, R.P.L.S.  
Registered Professional Land Surveyor  
R.P.L.S. No. 6878, Texas

09/17/2024



This survey provided solely for the use of the current parties and no license has been created, expressed or implied to copy the survey except as necessary in connection with this original transaction, which shall take place within 90 days of the completion of the survey.