

**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**  
SCALE: 1"= 500'

0.238 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, GAS, CABLE TV, ACCESS, AND DRAINAGE EASEMENT OF THE COPPER CANYON-UNIT 7 PLAT RECORDED IN DOCUMENT NUMBER 202106062990 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT COPPER CANYON-UNIT 7 PLAT NUMBER 20-11800178 WHICH IS RECORDED IN DOCUMENT NUMBER 202106062990, COMAL COUNTY MAP AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: **Leslie Ostrander**  
LESLIE OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
5419 N. LOOP 1604 E  
SAN ANTONIO, TX 78247  
(210) 496-2668

SWORN AND SUBSCRIBED BEFORE ME THIS THE 16 DAY OF December, A.D. 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 4-9-23

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

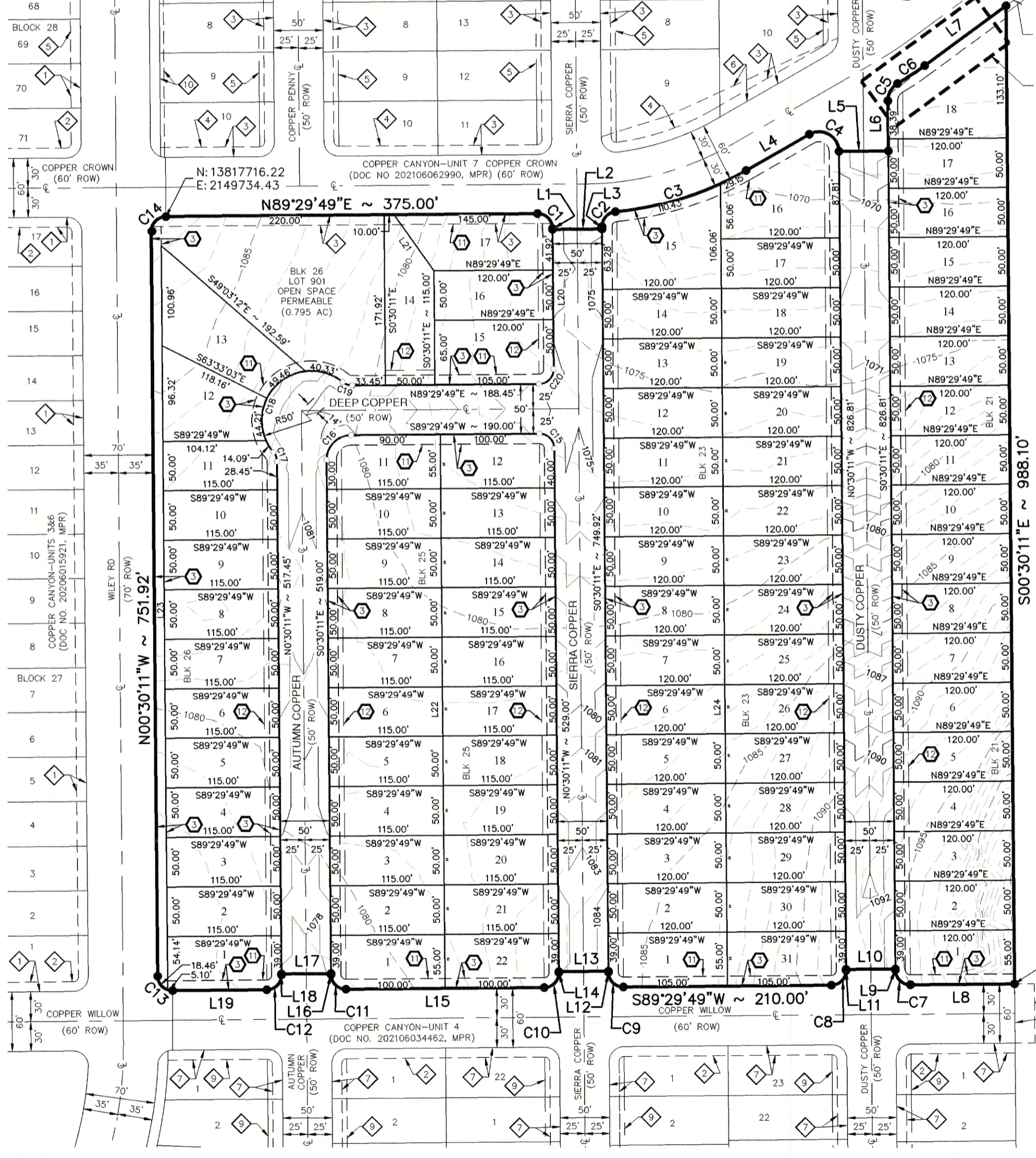
**CPS NOTES:**  
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS OVER AND EGRESS UNDER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.

**LEGEND**

AC	ACRE(S)	OPRBC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
DOC	DOCUMENT	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD) - ROW (SURVEYOR) NOTED OTHERWISE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
VAR	VARIABLE		
VOL	VOLUME		
PG	PAGE(S)		
ROW	RIGHT-OF-WAY		
NO	NUMBER		

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES



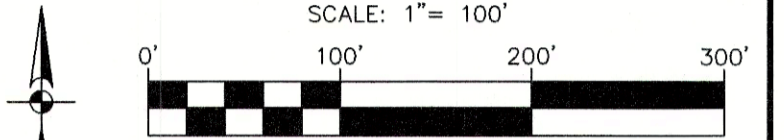
UNPLATTED 93.702 ACRE TRACT CONTINENTAL HOMES OF TEXAS L.P. (DOC NO. 202006008385, OPRCC)

UNPLATTED REMAINING PORTION OF A 160.586 ACRE TRACT CONTINENTAL HOMES OF TEXAS, L.P. (DOC# 202006053093 OPRCC)

AGAPITA GAYTON  
SURVEY NO. 194  
ABSTRACT 178

**PLAT NO. 20-11800175**  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**COPPER CANYON-UNIT 8**

BEING A TOTAL OF 16.155 ACRE TRACT OF LAND, OUT OF A 93.702 ACRE TRACT OF LAND, DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS L.P. RECORDED IN DOCUMENT NUMBER 202006008385 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174 IN COMAL COUNTY, TEXAS. ESTABLISHING LOTS 1-18, BLOCK 21, LOTS 1-31, BLOCK 23, LOTS 1-22, BLOCK 25 AND LOTS 1-17, 901, BLOCK 26 ALL IN COMAL COUNTY TEXAS.



PAPE-DAWSON ENGINEERS  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900  
TYPE FIRM REGISTRATION #470 | 1 TBLPS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: December 14, 2021

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Leslie Ostrander*  
OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
5419 N. LOOP 1604 E  
SAN ANTONIO, TX 78247  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF December, A.D. 2021.

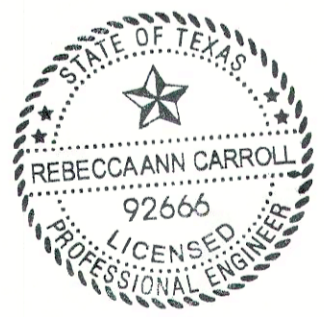
*Robert Ortegon, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL  
I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
WITNESS MY HAND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

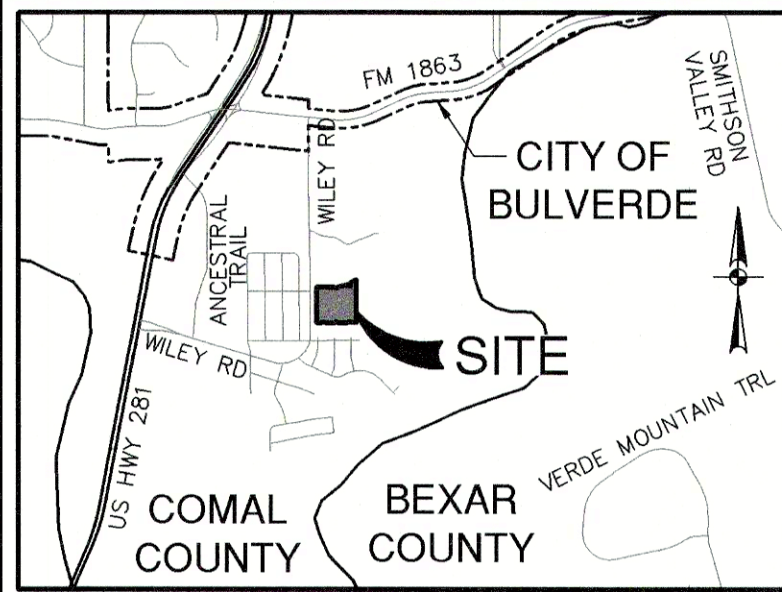
\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

THIS PLAT OF COPPER CANYON-UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



COPPER CANYON-UNIT 8  
Civil Job No. 11345-11; Survey Job No. 11345-00  
Date: Dec 14, 2021, 2:22pm User: D. Hensbert File: P:\11345\11\Design\Com\Plat\Plat 1134501.dwg



LOCATION MAP  
NOT-TO-SCALE

**CPS NOTES:**

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**WASTEWATER EDU:**

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**UTILITY PROVIDER NOTE:**

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:  
C.P.S. ENERGY (ELECTRIC AND GAS)  
CANYON LAKE WATER SERVICE COMPANY (WATER)  
SOUTH CENTRAL WATER COMPANY (SEWER)  
GUADALUPE VALLEY TELEPHONE COMPANY SPECTRUM

**OPEN SPACE:**

LOT 901, BLOCK 26 IS DESIGNATED AS OPEN SPACE.

**SETBACK:**

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR COMAL COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**CLEAR VISION:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

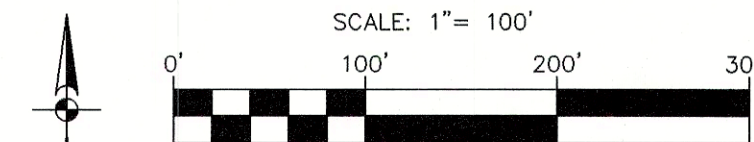
**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2330064) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**PLAT NO. 20-11800175**

**REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
COPPER CANYON-UNIT 8**

BEING A TOTAL OF 16.155 ACRE TRACT OF LAND, OUT OF A 93.702 ACRE TRACT OF LAND, DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS L.P. RECORDED IN DOCUMENT NUMBER 20200608385 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174 IN COMAL COUNTY, TEXAS. ESTABLISHING LOTS 1-18, BLOCK 21, LOTS 1-31, BLOCK 23, LOTS 1-22, BLOCK 25 AND LOTS 1-17, 901, BLOCK 26 ALL IN COMAL COUNTY TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9500  
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 14, 2021

STATE OF TEXAS  
COUNTY OF BEXAR

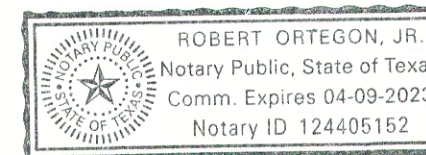
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*Leslie Ostrander*

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BY: CHTEX OF TEXAS, INC.  
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IT'S SOLE GENERAL PARTNER OF  
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*Robert Ortega, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

WITNESS MY HAND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

By: \_\_\_\_\_, DEPUTY

THIS PLAT OF COPPER CANYON-UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

By: \_\_\_\_\_ CHAIRMAN

By: \_\_\_\_\_ SECRETARY

**RESIDENTIAL FINISHED FLOOR**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, GREENBELTS, PARKS, TREE SAVE AREAS, OPEN SPACE, INCLUDING LOT 901, BLOCK 26, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR COMAL COUNTY.

**DRAINAGE EASEMENT ENCROACHMENTS:**

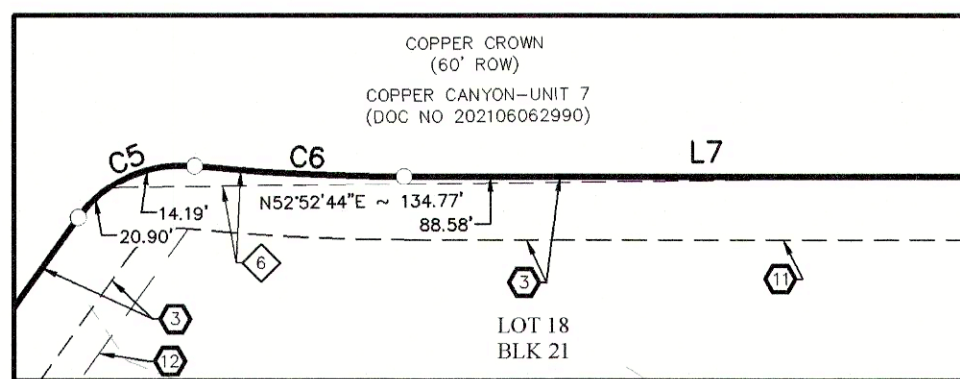
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**DETENTION FOR PREVIOUSLY RECORDED PLAT:**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 6, COPPER CANYON-UNIT 2, RECORDED IN DOCUMENT NUMBER 20200604933 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY (PLAT # 180488), AND IN LOT 902, BLOCK 7, COPPER CANYON-UNIT 7 (DOC NO 202106062990)

LINE #	BEARING	LENGTH
L1	S00°30'11"E	1.00'
L2	N89°29'49"E	50.00'
L3	N00°30'11"W	2.36'
L4	N60°10'42"E	73.63'
L5	N89°29'49"E	50.00'
L6	N00°30'11"W	50.58'
L7	N53°40'42"E	101.79'
L8	S89°29'49"W	105.00'
L9	N00°30'11"W	1.00'
L10	S89°29'49"W	50.00'
L11	S00°30'11"E	1.00'
L12	N00°30'11"W	1.00'
L13	S89°29'49"W	50.00'
L14	S00°30'11"E	1.00'
L15	S89°29'49"W	200.00'
L16	N00°30'11"W	1.00'
L17	S89°29'49"W	50.00'
L18	S00°30'11"E	1.00'
L19	S89°29'49"W	95.00'
L20	N00°30'11"W	140.92'
L21	N35°35'56"W	69.57'
L22	N00°30'11"W	50.00'
L23	N00°30'11"W	751.42'
L24	N00°30'11"W	50.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S45°30'11"E	21.21'	23.56'
C2	15.00'	084°54'54"	N41°57'16"E	20.25'	22.23'
C3	330.00'	024°14'01"	N72°17'42"E	138.54'	139.58'
C4	20.00'	119°19'07"	S60°09'45"E	34.52'	41.65'
C5	20.00'	059°52'28"	N29°26'03"E	19.96'	20.90'
C6	330.00'	005°41'35"	N56°31'29"E	32.78'	32.79'
C7	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C8	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C9	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C10	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C11	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C12	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C13	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C14	15.00'	090°00'00"	N44°29'49"E	21.21'	23.56'
C15	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C16	25.00'	090°00'00"	S44°29'49"W	35.36'	39.27'
C17	15.00'	039°51'13"	N20°25'48"W	10.22'	10.43'
C18	50.00'	169°42'26"	N44°29'49"E	99.60'	148.10'
C19	15.00'	039°51'13"	S70°34'35"E	10.22'	10.43'
C20	15.00'	090°00'00"	N44°29'49"E	21.21'	23.56'



**DETAIL "A"**

NOT-TO-SCALE  
SEE SHEET 1 OF 2

**SURVEYOR'S NOTES:**

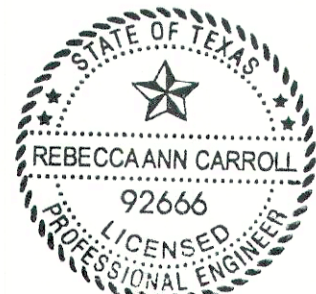
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COIRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00017)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

COPPER CANYON-UNIT 8  
Civil Job No. 11345-11; Survey Job No. 11345-00

Date: Dec 14, 2021, 2:23pm User: D. Ribbert  
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