PLAT NO. 20-11800193

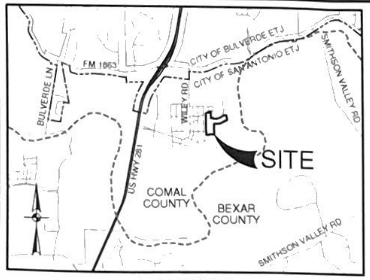
REPLAT & SUBDIVISION PLAT ESTABLISHING COPPER CANYON-UNIT 9

BEING A TOTAL [illegible] ACRE TRACT OF LAND OUT OF A 160.566 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 202006053093 AND OUT OF A 93.702 ACRE TRACT OF LAND IN DOCUMENT NUMBER 202006008385, BOTH OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND INCLUDING OFFSITE EASEMENT LOCATED ON LOT 902, BLOCK 7, COPPER CANYON UNIT 7 RECORDED IN DOCUMENT NO. 202106062990 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174, ESTABLISHING LOTS 86-91, BLOCK 7, LOTS 45-47, BLOCK 10, LOTS 22-27, BLOCK 14, LOTS 1-12, BLOCK 18, LOTS 11-21, BLOCK 17, LOTS 8-47, BLOCK 19, LOTS 10-40, BLOCK 21, COMAL COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: February 18, 2022



LOCATION MAP
NOT-TO-SCALE

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 AND EGRESS OVER GRANTOR'S 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 THERETO. 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 UNDERGROUND 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

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

AQUIFER NOTE

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

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)

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 SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

RESIDENTIAL FINISHED FLOOR

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

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 BEXAR 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.

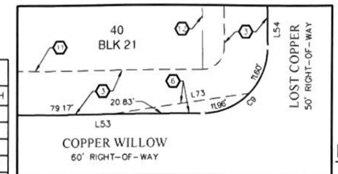
DETENTION FOR PREVIOUSLY RECORDED PLAT

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 7, COPPER CANYON UNIT 7, RECORDED IN DOCUMENT NUMBER 202106062990 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY (PLAT # 20-11800178)

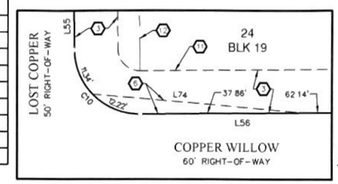
LINE #	BEARING	LENGTH
L1	N53°40'42"E	102.72'
L2	N89°29'49"E	50.00'
L3	N00°30'11"W	39.93'
L4	N89°29'49"E	95.00'
L5	N89°29'49"E	115.00'
L6	S00°30'11"E	30.00'
L7	N89°29'49"E	50.00'
L8	N84°17'23"E	40.47'
L9	N75°44'16"E	40.47'
L10	N62°51'17"E	81.63'
L11	N56°58'45"E	54.44'
L12	N86°07'30"E	50.00'
L13	N03°52'30"W	5.00'
L14	N86°07'30"E	120.00'
L15	N03°52'30"W	8.00'
L16	N86°07'30"E	123.10'
L17	N30°36'25"E	266.08'
L18	N09°49'11"E	113.92'
L19	N00°19'59"W	28.00'
L20	N89°40'01"E	17.26'
L21	S09°49'11"W	121.33'
L22	S86°07'30"W	143.33'
L23	S03°52'30"E	85.00'
L24	S06°00'08"E	42.18'
L25	S12°35'40"E	41.32'
L26	S19°23'15"E	42.81'
L27	S26°16'55"E	42.57'
L28	S60°16'49"W	120.00'
L29	S60°16'24"W	50.04'
L30	S55°59'23"W	142.82'
L31	S61°20'12"W	42.73'
L32	S65°00'41"W	42.70'

LINE #	BEARING	LENGTH
L33	S69°22'54"W	42.70'
L34	S73°45'07"W	42.70'
L35	S78°07'20"W	42.70'
L36	S79°50'09"W	42.83'
L37	S00°30'11"E	105.00'
L38	N89°29'49"E	20.00'
L39	S00°30'11"E	50.00'
L40	S89°29'49"W	20.00'
L41	S00°30'11"E	210.00'
L42	S83°59'50"E	114.07'
L43	N85°28'38"W	83.70'
L44	S00°30'11"E	58.18'
L45	S89°29'49"W	20.00'
L46	S89°29'49"W	12.02'
L47	S00°30'11"E	120.00'
L48	S00°30'11"E	20.00'
L49	S00°30'11"E	20.00'
L50	S89°29'49"W	50.00'
L51	N00°30'11"W	20.00'
L52	S89°29'49"W	115.00'
L53	N89°29'49"E	100.00'
L54	N00°30'11"W	1017.00'
L55	S00°30'11"E	1017.00'
L56	N89°29'49"E	200.00'
L57	N00°30'11"W	685.00'
L58	S00°30'11"E	105.00'
L59	N55°59'23"E	159.72'
L60	N03°52'30"W	100.85'
L61	S03°52'30"E	100.85'
L62	S60°16'49"W	50.00'
L63	S55°59'23"W	126.44'
L64	S00°30'11"E	210.00'

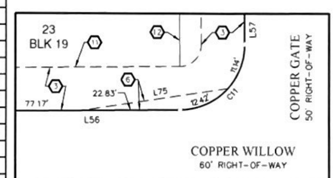
LINE #	BEARING	LENGTH
L65	S00°30'11"E	50.00'
L66	S85°28'38"E	1.32'
L67	S00°30'11"E	59.94'
L68	S89°29'49"W	267.98'
L69	S00°30'11"E	105.00'
L70	S89°29'49"W	50.00'
L71	N00°30'11"W	125.00'
L72	S89°29'49"W	100.00'
L73	S81°20'34"W	31.89'
L74	N84°59'17"W	49.00'
L75	S81°20'34"W	34.23'
L76	S85°28'38"E	20.08'
L77	S84°59'17"E	46.78'
L78	N81°20'34"E	34.23'
L79	S00°30'11"E	45.00'



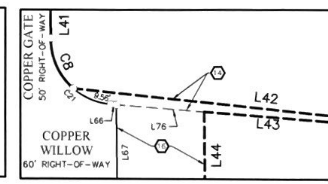
DETAIL "A"
SCALE: 1" = 20'



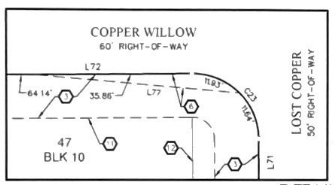
DETAIL "B"
SCALE: 1" = 20'



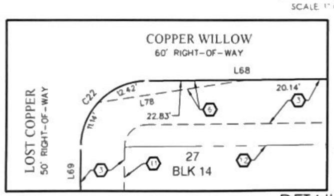
DETAIL "C"
SCALE: 1" = 20'



DETAIL "D"
SCALE: 1" = 20'



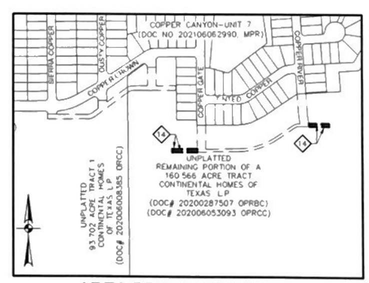
DETAIL "E"
SCALE: 1" = 20'



DETAIL "F"
SCALE: 1" = 20'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	125°49'07"	S63°24'45"E	35.61'	43.92'
C2	20.00'	090°00'00"	N44°29'49"E	28.28'	31.42'
C3	475.00'	002°24'45"	S30°55'34"E	20.00'	20.00'
C4	525.00'	002°11'00"	N30°48'41"W	20.00'	20.00'
C5	525.00'	002°27'43"	N28°29'20"W	22.56'	22.56'
C6	15.00'	090°00'00"	S45°30'11"E	21.21'	23.56'
C7	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C8	15.00'	048°26'52"	S24°43'37"E	12.31'	12.68'
C9	15.00'	090°00'00"	N44°29'49"E	21.21'	23.56'
C10	15.00'	090°00'00"	S45°30'11"E	21.21'	23.56'
C11	15.00'	090°00'00"	N44°29'49"E	21.21'	23.56'
C12	15.00'	090°00'00"	S45°30'11"E	21.21'	23.56'
C13	390.00'	033°30'26"	N72°44'36"E	224.84'	228.08'
C14	15.00'	062°48'45"	N24°35'01"E	15.63'	16.44'
C15	525.00'	002°56'52"	N05°20'56"W	27.01'	27.01'
C16	475.00'	025°50'41"	S16°47'51"E	212.45'	214.26'
C17	525.00'	011°13'55"	N21°38'31"W	102.75'	102.92'
C18	15.00'	107°59'03"	N70°01'05"W	24.27'	28.27'
C19	440.00'	033°30'33"	S72°44'36"W	253.66'	257.32'
C20	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C21	15.00'	084°58'27"	S42°59'25"E	20.26'	22.25'
C22	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C23	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 500'

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

SURVEYOR'S NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN 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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REBECCAANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DAVID A. [illegible]
LAND SURVEYOR

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.

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 23 DAY OF February A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROBERT ORTEGON JR
Notary Public, State of Texas
Comm. Expires 04-09-2023
Notary ID 124405152

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT COPPER CANYON UNIT 7 (PLAT NO 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, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELEWARE CORPORATION
ITS SOLE PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N. LOOP 1604 E.
SAN ANTONIO, TX 78247
(210) 496-2668

ROBERT ORTEGON JR
Notary Public, State of Texas
Comm. Expires 04-09-2023
Notary ID 124405152

SWORN AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF February, A.D. 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ______

THIS PLAT OF COPPER CANYON UNIT 9 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

STATE OF TEXAS
COUNTY OF COMAL

I, ______ DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ______ A.D. 20___ AT ____ M AND DULY RECORDED THE ____ DAY OF ______ A.D. 20___ AT ____ M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. ______ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE ____ DAY OF ______ A.D. 20___

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: ______ DEPUTY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NO. 20-11800193

REPLAT & SUBDIVISION PLAT
ESTABLISHING
COPPER CANYON-UNIT 9

BEING A TOTAL OF A 17.484 ACRE TRACT OF LAND OUT OF A 160.566 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER # 20200605309 3 AND OUT OF A 93.702 ACRE TRACT OF LAND IN DOCUMENT NUMBER # 20200606309 5, BOTH OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND INCLUDING OFFSITE EASEMENT LOCATED ON LOT 902 BLOCK 7 COPPER CANYON-UNIT 7 RECORDED IN DOCUMENT NO. 202106062990 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NUMBER # 194, ABSTRACT # 174, ESTABLISHING LOTS 85-91 BLOCK 10, LOTS 29-37 BLOCK 14, LOTS 1-12 BLOCK 18, LOTS 1-21 BLOCK 17, LOTS 8-47 BLOCK 19, LOTS 19-40 BLOCK 21, COMAL COUNTY

SCALE 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

DATE OF PREPARATION: February 18, 2022

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.

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CMTEX OF TEXAS, INC.
A DELAWARE CORPORATION
ITS: SOLE MANAGING PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5418 N. "C" AVENUE
SAN ANTONIO, TX 78247
(210) 495-2666

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 23 DAY OF February, A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROBERT ORTEGON JR.
Notary Public, State of Texas
Comm. Expires 04-09-2024
Notary ID 124405152

STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20___, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20___, AT _____ M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY IN DOCUMENT NO. _____. IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE _____ DAY OF _____, A.D. 20___.

_____
COUNTY CLERK, COMAL COUNTY, TEXAS

BY _____, DEPUTY

THIS PLAT OF COPPER CANYON UNIT 9 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___

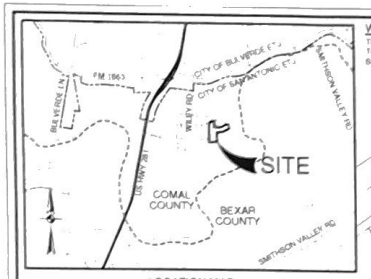
BY _____, CHAIRMAN

BY _____, SECRETARY

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.

LOCATION MAP
NOT TO SCALE



LEGEND

BLK	BLOCK	ROW	RIGHT OF WAY
DOC	DOCUMENT NUMBER	ESMT	EASEMENT
OPRBC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	ETJ	EXTRA TERRITORIAL JURISDICTION
		TV	TELEVISION
		GE/TCTV	GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
ORCC	OFFICIAL RECORDS OF COMAL COUNTY, TEXAS	VAR	VARIABLE
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS		
1140	EXISTING CONTOURS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
1140	PROPOSED CONTOURS (SURVEYOR)		SET 1/2" IRON ROD (PD)
	CENTERLINE		SET 1/2" IRON ROD (PD) ROW
	CITY LIMITS		
	1% ANNUAL CHANCE FLOODPLAIN PER PANEL # 48091C0385F EDWARDS AQUIFER RECHARGE ZONE	W	VAR WIDTH SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, GAS, CABLE TV, ACCESS & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLAT/DEDICATION STREET ROW
2	12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	1	10' GETC TV EASEMENT (DOC. NO. 202109034462 MPR)
3	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	2	10' BUILDING SETBACK (DOC. NO. 202106034462 MPR)
4	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	3	15' BUILDING SETBACK (DOC. NO. 202106034462 MPR)
5	VARIABLE WIDTH CLEAR VISION EASEMENT	4	10' GETC TV EASEMENT (DOC. NO. 202106062990 MPR)
6	10' BUILDING SETBACK	5	10' BUILDING SETBACK (DOC. NO. 202106062990 MPR)
7	15' BUILDING SETBACK	6	15' BUILDING SETBACK (DOC. NO. 202106062990 MPR)
8	50'x20' SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, GAS, CABLE TV, ACCESS & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY	7	10' GETC TV EASEMENT (DOC. NO. 202206006826 MPR)
		8	10' BUILDING SETBACK (DOC. NO. 202206006826 MPR)
9	VARIABLE WIDTH CLEAR VISION EASEMENT (TOTAL 0.003 OF AN ACRE) "OFF LOT"	9	VARIABLE WIDTH CLEAR VISION EASEMENT (TOTAL 0.009 OF AN ACRE) "OFF LOT" (DOC. NO. 202106062990 MPR)
10	20' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (TOTAL 0.810 OF AN ACRE) "OFF LOT"	10	8' GETC TV EASEMENT (DOC. NO. 202106062990 MPR)

CONT. LEGEND

1. VARIABLE WIDTH DRAINAGE EASEMENT "OFF LOT" (DOC. NO. 202106062990 MPR)
2. VAR WIDTH SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC. NO. 202106062990 MPR)
3. VARIABLE WIDTH DRAINAGE EASEMENT (0.055 OF AN ACRE "OFF LOT") (DOC. NO. 202106062990 MPR)
4. VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, GAS, CABLE TV, ACCESS & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC. NO. 202106062990 MPR)

1. UNPLATTED REMAINING PORTION OF A 160.566 ACRE TRACT CONTINENTAL HOMES OF TEXAS, LP (DOC. NO. 202006053093 OPRBC)
2. UNPLATTED REMAINING PORTION OF A 93.702 ACRE TRACT CONTINENTAL HOMES OF TEXAS, LP (DOC. NO. 202006053093 ORCC)
3. UNPLATTED REMAINING PORTION OF A 93.702 ACRE TRACT CONTINENTAL HOMES OF TEXAS, LP (DOC. NO. 202006009385 ORCC)

CPS NOTES

[illegible] MAINTAINING, REMOVING, REPLACING, INSTALLING, AND OPERATING POLES, HANDHOLES, GUYS, WIRES & CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAME FACILITIES WITHIN SAID EASEMENT, AND THE RIGHT TO TRIM THE TREES AND BRUSH, ROOTS OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED THAT [illegible] WITHIN THE EASEMENT AREA. NO WALLS WILL BE PLACED WITHIN SAID [illegible]

THIS PLAT IS [illegible] AND DOES NOT AMEND, ABOLISH, OR OTHERWISE AFFECT ANY EXISTING EASEMENTS OR RESTRICTIVE COVENANTS THAT ARE CURRENTLY APPLICABLE TO THE SUBJECT PROPERTY. THE DRAINAGE, ELECTRIC AND GAS EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES SHALL BE THE CHARGE TO SUCH EASEMENTS ARE DESCRIBED BELOW.

ALL [illegible] DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE PUE, BUT NOT WITHIN ELECTRIC AND GAS EASEMENTS WHEN THERE IS PRIVATE UNDERGROUND ELECTRIC AND GAS FACILITIES. ALL [illegible] WITHIN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS ARE THE RESPONSIBILITY OF THE LOT OWNER. ELECTRIC AND CABLE TV FACILITIES ARE TO BE PLACED UNDERGROUND IN THE GAS EASEMENTS.

SURVEYOR'S NOTES

1. [illegible] SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THIS SUBDIVISION. MONUMENTS OR MARKERS WILL BE SET WITH A 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 (NAD83) (NA2011) EPOCH 2010.00. FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
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, REBECCA ANN CARROLL, 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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

SHEET 2 OF 2

COPPER CANYON UNIT 9
Civil Job No. 11345.12 Survey Job No. 11345.00
Date: Feb 18, 2022 | User: ID_Brochert
File: P:\11345\12\Design\Civil\Plat\11345121.dwg