

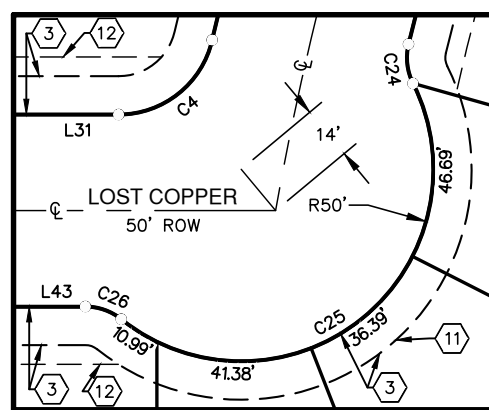
LOCATION MAP  
NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	FEMA	FEDERAL EMERGENCY
BLK	BLOCK	MANAGEMENT AGENCY	
DOC	DOCUMENT	MPR	MAP AND PLAT RECORDS OF
ROW	RIGHT-OF-WAY		COMAL COUNTY, TEXAS
NO	NUMBER	OPRCC	OFFICIAL PUBLIC RECORDS
OPRBC	OFFICIAL PUBLIC RECORDS		OF COMAL COUNTY, TEXAS
	OF BEXAR COUNTY, TEXAS		
			(SURVEYOR)
			SET 1/2" IRON ROD (PD)-ROW
			SET 1/2" IRON ROD (PD)-ROW

---	1140	EXISTING CONTOURS
---		COUNTY LIMITS
---		CITY OF SAN ANTONIO ETJ LIMITS
---		CENTERLINE
---		EDWARDS AQUIFER RECHARGE ZONE LIMITS

③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT	④	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. 202106034462, MPR)
⑥	10' BUILDING SETBACK	②	10' BUILDING SETBACK (DOC NO. 202106034462, MPR)
⑪	15' BUILDING SETBACK	③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. 202206018128, MPR)
⑬	10' PRIVATE DRAINAGE EASEMENT	④	15' BUILDING SETBACK (DOC NO. 202206018128, MPR)
⑭	15' PUBLIC DRAINAGE EASEMENT	⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (COPPER CANYON-UNIT 10) (PLAT NO. 20-11800302)
⑮	20' x 50' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, PUBLIC DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.023 OF AN ACRE "OFF-LOT", PERMEABLE)	⑥	10' BUILDING SETBACK (COPPER CANYON-UNIT 10) (PLAT NO. 20-11800302)
⑯	30' x 50' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, PUBLIC DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.034 OF AN ACRE "OFF-LOT", PERMEABLE)	⑦	10' BUILDING SETBACK (DOC NO. 202206018128, MPR)
⑰	149.78 LF TO INTERSECTION OF LOST COPPER AND COPPER WILLOW		



DETAIL "C"  
NOT-TO-SCALE  
SEE THIS SHEET

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

REGISTERED PROFESSIONAL LAND SURVEYOR

### 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 UNDER-GROUND ELECTRIC AND GAS FACILITIES.

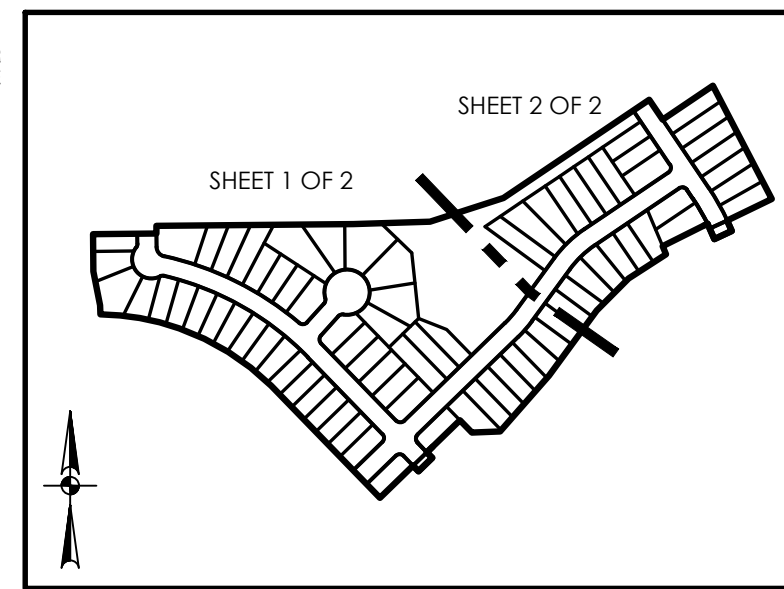
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### WASTEWATER EDU:

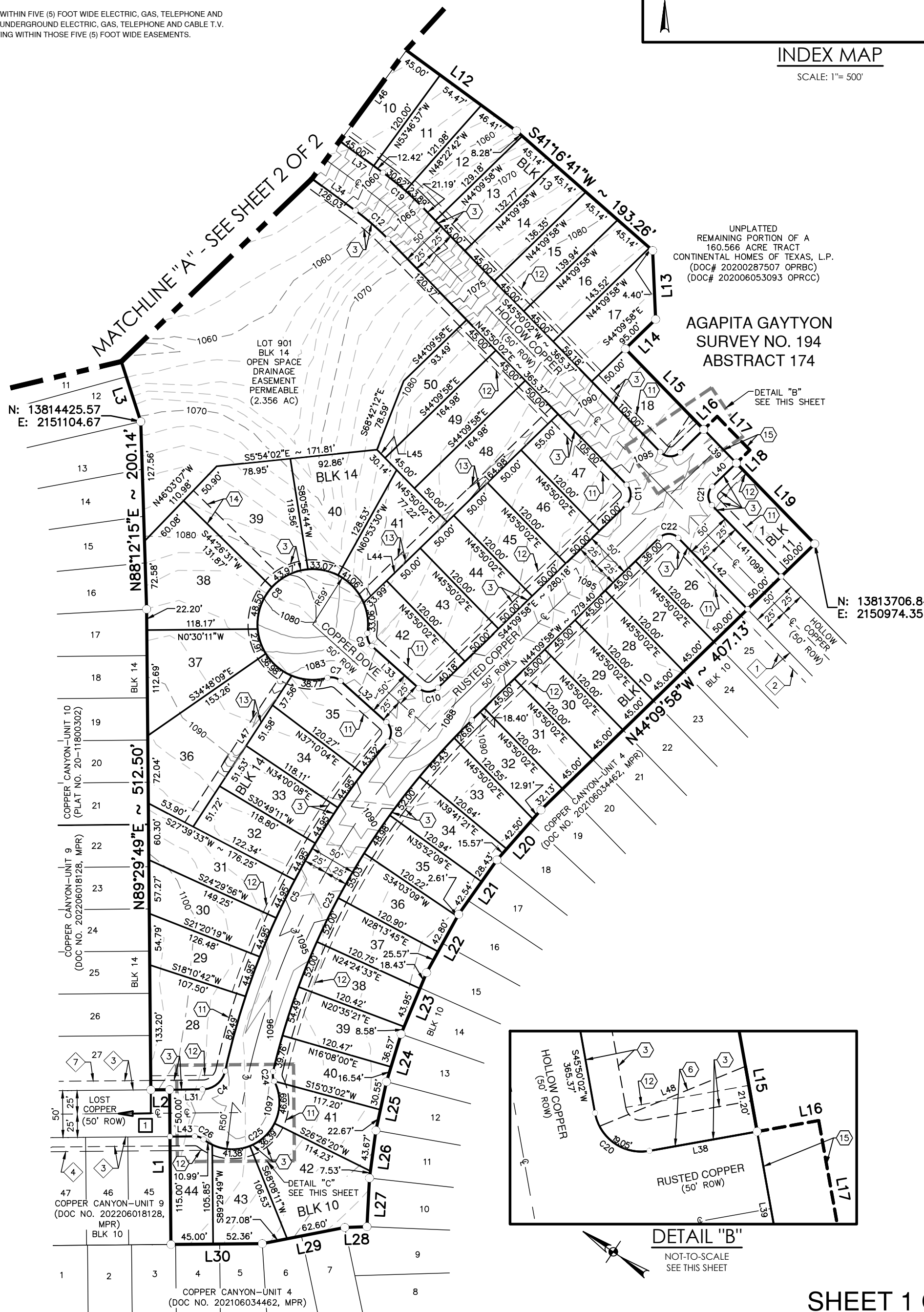
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND  
CURVE TABLES



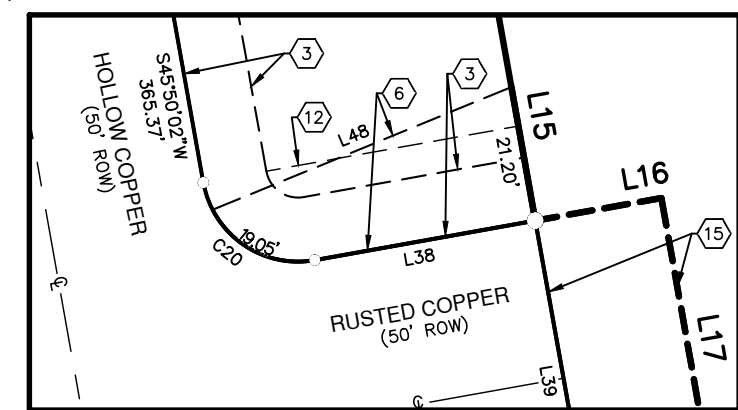
INDEX MAP  
SCALE: 1"= 500'



AGAPITA GAYTON  
SURVEY NO. 194  
ABSTRACT 174

UNPLATTED  
REMAINING PORTION OF A  
160.566 ACRE TRACT  
CONTINENTAL HOMES OF TEXAS, L.P.  
(DOC# 20200287507 OPRBC)  
(DOC# 202006053093 OPRCC)

N: 13813706.84  
E: 2150974.35

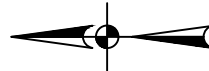


DETAIL "B"  
NOT-TO-SCALE  
SEE THIS SHEET

PLAT NO. 20-11800315

## SUBDIVISION PLAT OF COPPER CANYON-UNIT 11

BEING A TOTAL OF 17.542 ACRE TRACT OF LAND, COMPRISED OF 0.104 ACRES OUT OF A 93.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 202006008385 AND 17.438 ACRES OUT OF A 160.566 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 202006053093, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174, COMAL COUNTY, TEXAS, ESTABLISHING LOTS 74-80, BLOCK 7, LOTS 26-44, BLOCK 10, LOT 1, BLOCK 11, LOTS 1-18, BLOCK 13, AND LOTS 28-60, 901, BLOCK 14, ALL IN COMAL COUNTY, TEXAS.



SCALE: 1"= 100'



**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: May 17, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.  
A DELEWARE CORPORATION, ITS GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, 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 \_\_\_\_\_, A.D. 20 \_\_\_\_ AT \_\_\_\_\_ M.

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

BY: \_\_\_\_\_, DEPUTY

THIS PLAT OF COPPER CANYON-UNIT 11 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

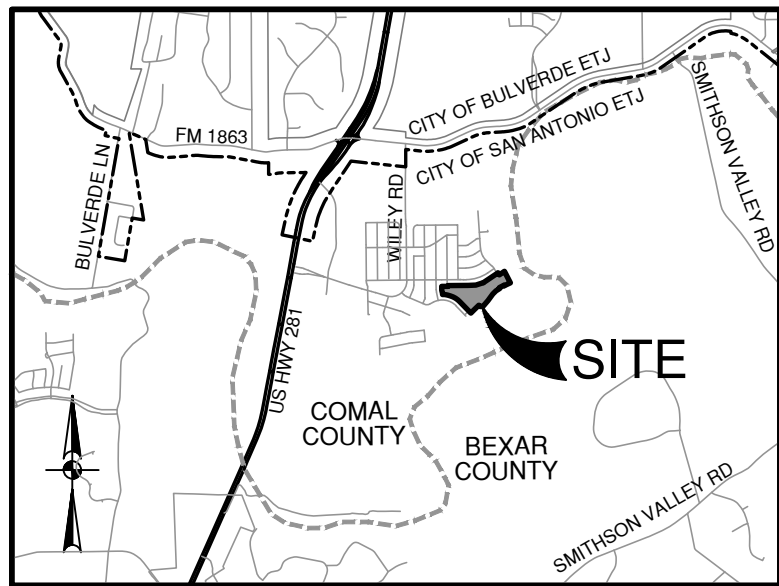
BY: \_\_\_\_\_ SECRETARY

SHEET 1 OF 2

COPPER CANYON-UNIT 11

Civil Job No. 11345-14; Survey Job No. 11345-00

Date: May 17, 2022, 10:44am User: D: Herbert  
File: P:\11345\14\Design\Civil\Plat\PL1134514.dwg



LOCATION MAP  
NOT-TO-SCALE

#### 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 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, OPEN SPACE, INCLUDING LOT 901, BLOCK 14, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

#### 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.

#### DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN TWO OFFSITE DETENTION PONDS LOCATED IN LOT 901, BLOCK 6, COPPER CANYON-UNIT 2. RECORDED IN DOCUMENT NUMBER 202006004933 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY (PLAT # 180488) AND LOT 903, BLOCK 7, COPPER CANYON-UNIT 10, (PLAT # 20-11800302).

#### SURVEYOR'S NOTES:

- 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.
- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- 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 LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

#### CPS NOTES:

- 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 GRANTORS 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.
- 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.
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- 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.
- 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.

#### TREE SAVE:

A PORTION OF LOT 901, BLOCK 14, (2.356AC.) IS DESIGNATED AS TREE SAVE AREA.

#### WASTEWATER EDU:

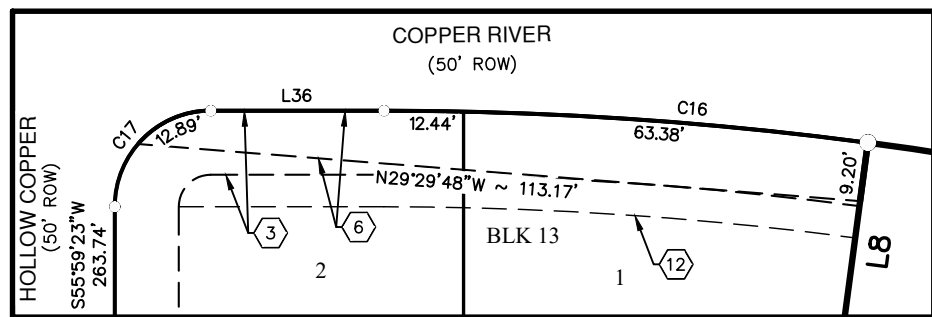
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.

#### OPEN SPACE:

LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

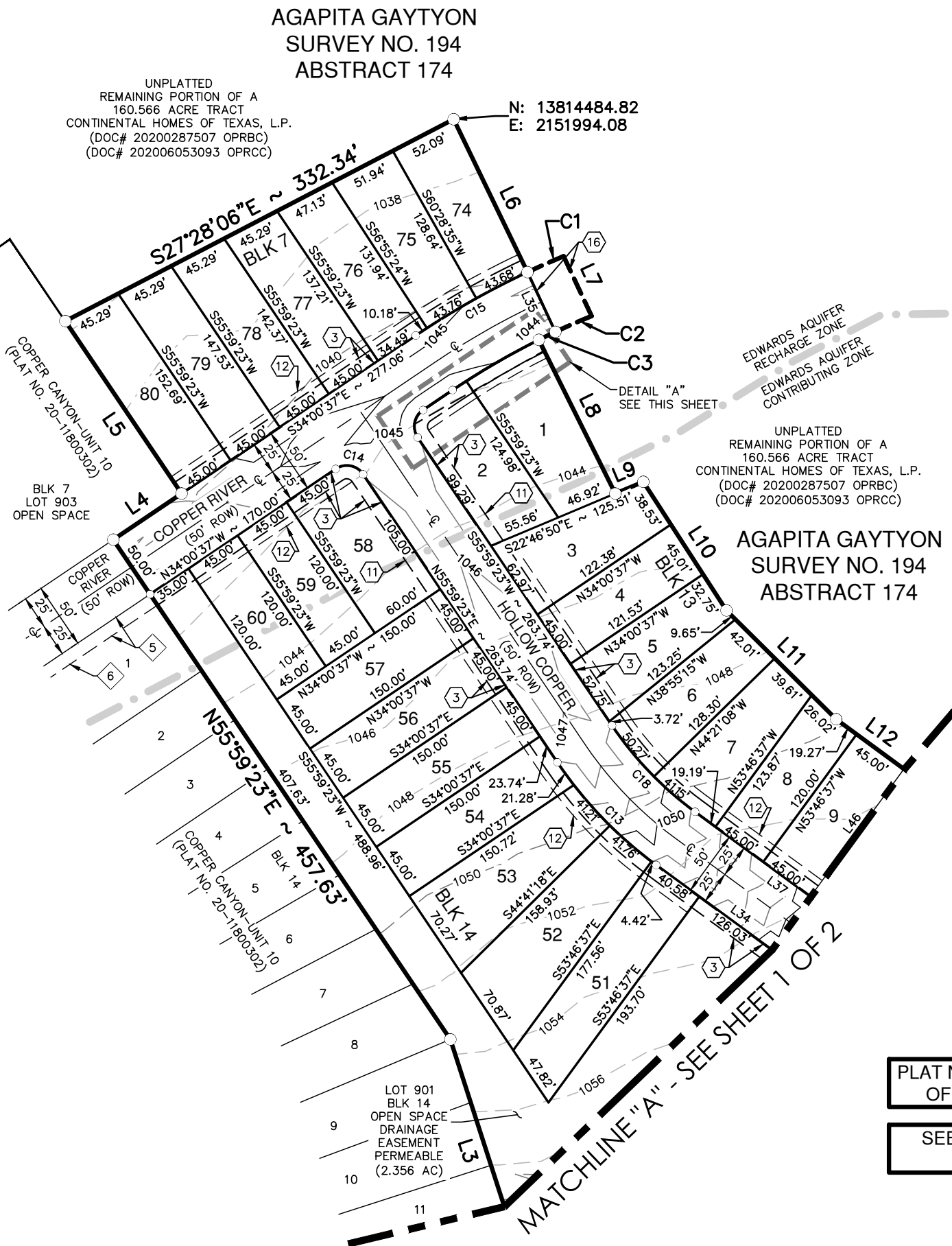
#### TREE NOTE:

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).



DETAIL "A"  
NOT-TO-SCALE  
SEE THIS SHEET

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°29'49"E	165.00'
L2	N0°30'11"W	20.00'
L3	N72°05'33"E	200.80'
L4	S34°00'37"E	62.57'
L5	N55°59'23"E	157.85'
L6	S64°13'22"W	128.92'
L7	S64°56'21"W	50.06'
L8	S63°32'43"W	130.39'
L9	S22°46'50"E	23.03'
L10	S57°04'18"W	116.28'
L11	S44°46'15"W	117.29'
L12	S36°13'23"W	210.16'
L13	S87°33'52"W	73.43'
L14	N44°09'58"W	45.00'
L15	S45°50'02"W	120.00'
L16	S44°09'58"E	20.00'
L17	S45°50'02"W	50.00'
L18	N44°09'58"W	20.00'
L19	S45°50'02"W	120.00'
L20	N48°39'28"W	70.98'
L21	N54°50'52"W	70.97'
L22	N61°09'20"W	70.97'
L23	N67°27'48"W	70.97'
L24	N72°58'35"W	53.10'
L25	N77°42'01"W	53.22'
L26	N82°20'22"W	51.20'
L27	N87°03'29"W	51.92'
L28	N1°53'20"W	23.68'
L29	N11°06'24"W	89.69'
L30	N0°30'11"W	97.36'
L31	S0°30'11"E	35.04'
L32	N41°53'24"E	65.69'
L33	S41°53'24"W	67.17'
L34	N36°13'23"E	166.61'
L35	S64°56'21"W	50.00'
L36	N34°00'37"W	27.06'
L37	S36°13'23"W	166.61'
L38	S44°09'58"E	35.00'
L39	S45°50'02"W	50.00'
L40	N44°09'58"W	36.00'
L41	S45°50'02"W	106.00'
L42	N45°50'02"E	106.00'
L43	N0°30'11"W	26.37'
L44	S44°09'58"E	124.01'
L45	N45°50'02"E	12.36'
L46	N53°46'37"W	120.00'
L47	N56°50'07"W	192.39'
L48	N56°20'37"W	50.46'



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

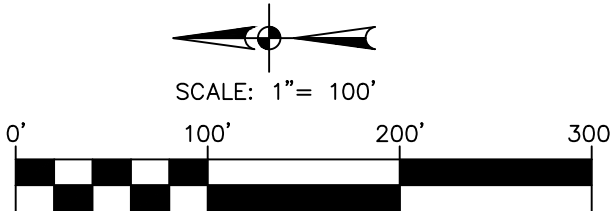
SEE THIS SHEET FOR LINE AND  
CURVE TABLES

SHEET 2 OF 2

PLAT NO. 20-11800315

## SUBDIVISION PLAT OF COPPER CANYON-UNIT 11

BEING A TOTAL OF 17.542 ACRE TRACT OF LAND, COMPRISED OF 0.104 ACRES OUT OF A .93.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200008385 AND 17.438 ACRES OUT OF A 160.566 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 202006053093, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174, COMAL COUNTY, TEXAS, ESTABLISHING LOTS 74-80, BLOCK 7, LOTS 26-44, BLOCK 10, LOT 1, BLOCK 11, LOTS 1-18, BLOCK 13, AND LOTS 28-60, 901, BLOCK 14, ALL IN COMAL COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: May 17, 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 OF PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.  
A DELEWARE CORPORATION, ITS GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, 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 \_\_\_\_\_, A.D. 20 \_\_\_\_, AT \_\_\_\_\_ M.

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

BY: \_\_\_\_\_, DEPUTY

THIS PLAT OF COPPER CANYON-UNIT 11 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