

### LOCATION MAP

NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER		FOUND 1/2" IRON ROD
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		(UNLESS NOTED OTHERWISE)
LT	LOT NUMBER		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW

---	1140'	---	EXISTING CONTOURS
---	1140'	---	PROPOSED CONTOURS
---	---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	ORIGINAL SURVEY
---	---	---	CENTERLINE

③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑪	5'X39" WATER EASEMENT
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑫	UNPLATTED CALLED 77.933 ACRES CONTINENTAL HOMES OF TEXAS LP (VOL. 18777, PG. 396-403, OPR)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑬	UNPLATTED CALLED 236.436 ACRES 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 524-535, OPR)
⑥	VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (4.973 AC.)	⑭	20' WATER EASEMENT (VOL. 18463, PG. 1395-1407, OPR)
⑦	16' OFF-LOT SANITARY SEWER EASEMENT (0.936 AC.)	⑮	50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG. 718-728, OPR)
⑧	10' BUILDING SETBACK	⑯	VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL. 9562, PG. 203-204, DPR)
⑩	20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.041 AC.) (PERMEABLE)	⑰	30-FOOT PERMANENT SANITARY SEWER EASEMENT (3.559 AC.) (VOL. 14483, PG. 178-190, OPR)
⑪	25' SANITARY SEWER, DRAINAGE AND MAINTENANCE ACCESS EASEMENT	⑱	BEXAR COUNTY CALLED 0.9984 AC. (VOL. 6376, PG. 959-063, OPR)
⑫	20' OFF-LOT SANITARY SEWER EASEMENT (0.009 AC.)	⑲	20' WATER EASEMENT (VOL. 9562, PG. 203-204, DPR)

### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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.

### WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

### IMPACT FEE NOTE:

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### C.P.S. NOTES:

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- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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

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STATE OF TEXAS  
COUNTY OF BEXAR

STATE OF TEXAS  
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### TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINTS ALONG U.S. HIGHWAY 90, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 730.73'.

### DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (CDOT). THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

### SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

### OPEN SPACE NOTE:

LOT 901, 902, 903 AND 904, BLOCK 1, CB 5681 ARE DESIGNATED AS OPEN SPACE AND PEDESTRIAN EASEMENTS. LOT 901 AND 903, BLOCK 1, CB 5681 ARE ALSO DESIGNATED AS VARIABLE WIDTH PRIVATE DRAINAGE EASEMENTS. LOT 901, 902 AND 904, BLOCK 1, CB 5681 ARE ALSO DESIGNATED AS GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

**DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

### FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 765 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN COPPER CANYON, UNIT 1A SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER OR THE COPPER CANYON, UNIT 1A HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

### INGRESS/EGRESS WATER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

### FEMA NOTE:

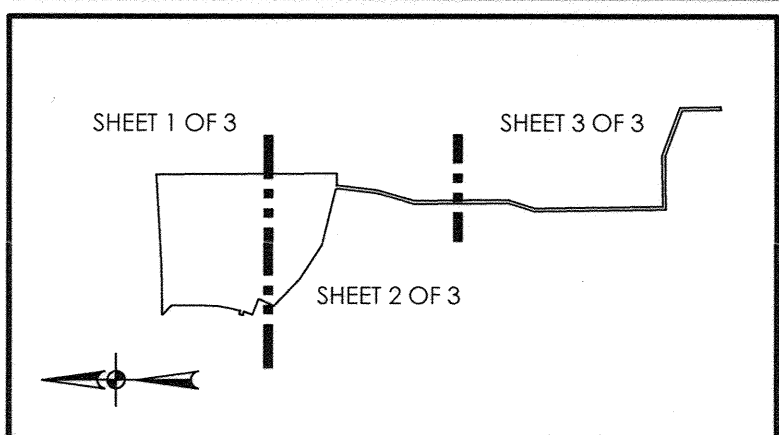
LOTS 31 THRU 34, BLOCK 1, CB 5681 ARE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0510F, DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LOMR FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

### (TCI) STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN.

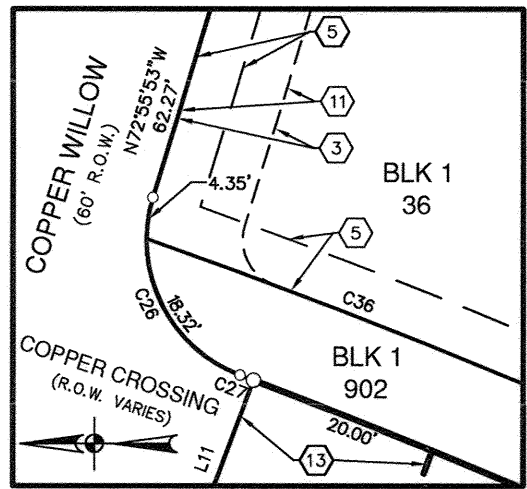
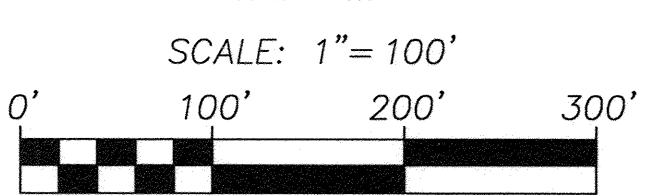
### FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.



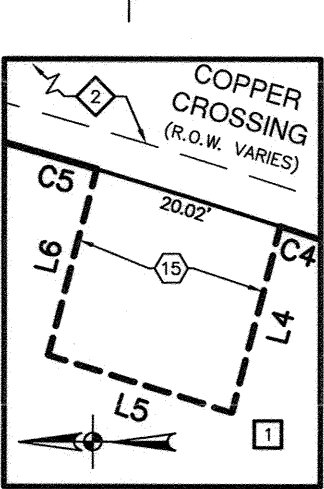
### INDEX MAP

SCALE: 1"= 100'



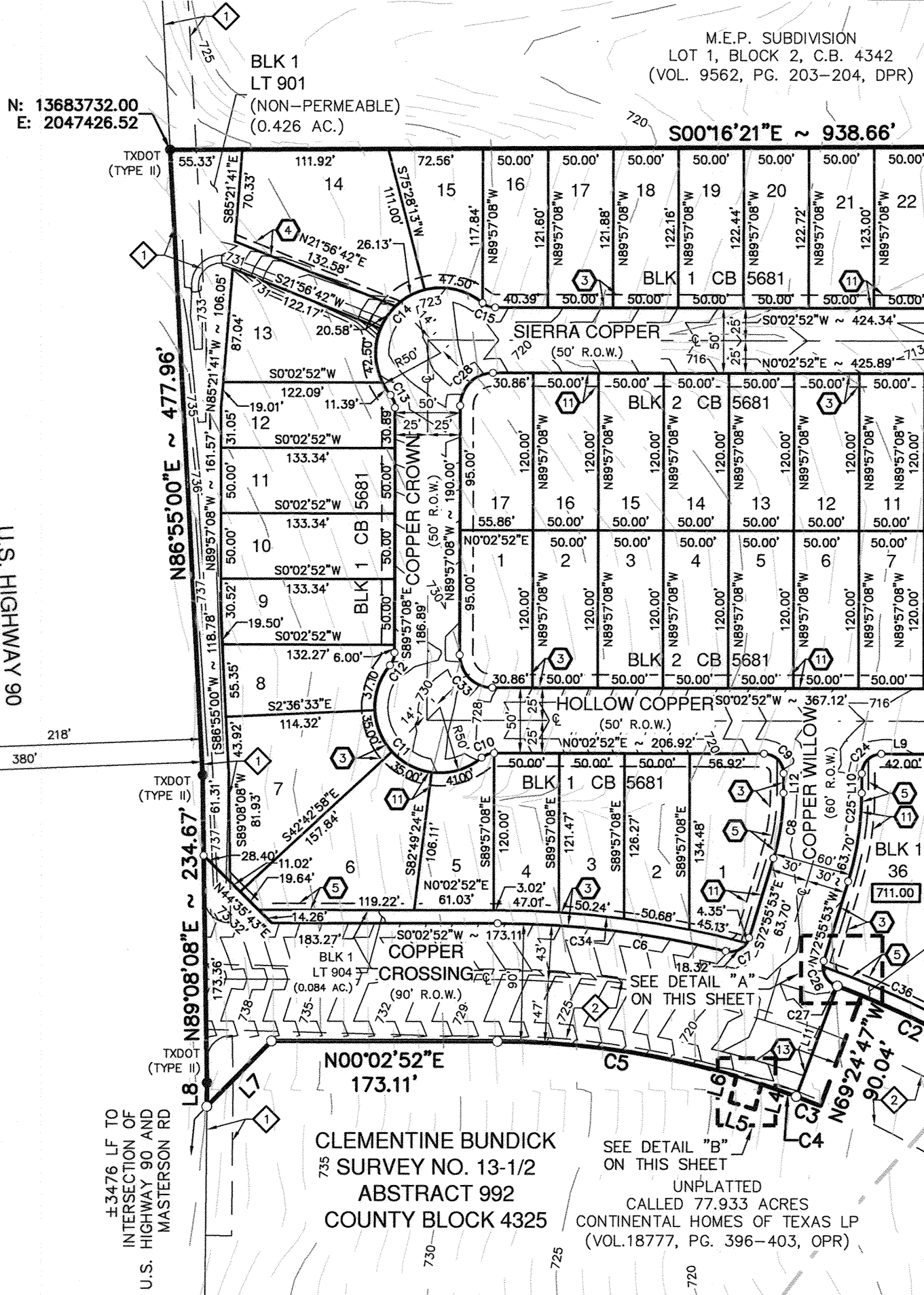
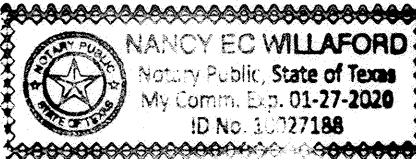
### DETAIL "A"

1"= 20'



### DETAIL "B"

1"= 20'



MATCHLINE A - SEE SHEET 2 OF 3

BLK 1  
902  
(0.028 AC.)

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 2 OF 3

SHEET 1 OF 3

## PLAT NUMBER 170379

### SUBDIVISION PLAT

## OF COPPER CANYON UNIT 1A

BEING A TOTAL OF 18.726 ACRE TRACT OF LAND ESTABLISHING LOTS 1-36, 901-904, BLOCK 1 & LOTS 1-17, BLOCK 2, COMPRISED OF 18.384 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 0.341 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTINE BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325 AND THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2800 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 16, 2017

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: CHIEF OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TEXAS 78222  
(210) 496-2668  
DULY AUTHORIZED AGENT - LESLIE OSTRANDER  
OWNER/DEVELOPER: 236 COPPER CANYON INVESTMENTS, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
BY JEMEL ASSOCIATES, INC. GENERAL PARTNER  
BY GREAT AMERICA ASSOCIATES, INC. GENERAL PARTNER  
10003 N.W. MILITARY HWY, SUITE 2201  
SAN ANTONIO, TX 78231  
(210) 344-9200  
16' OFF-LOT SANITARY SEWER EASEMENT (0.341 AC.)

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  
SHE 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 16th DAY OF October, A.D. 2017.

Nancy E. Willaford  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING  
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY  
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF  
BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS  
IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME,  
AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF COPPER CANYON UNIT 1A 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 BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, 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 IN THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE

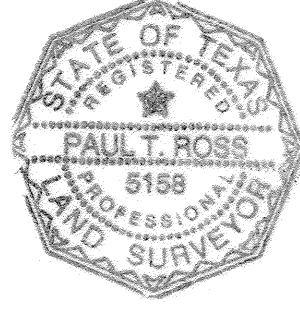
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON

PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

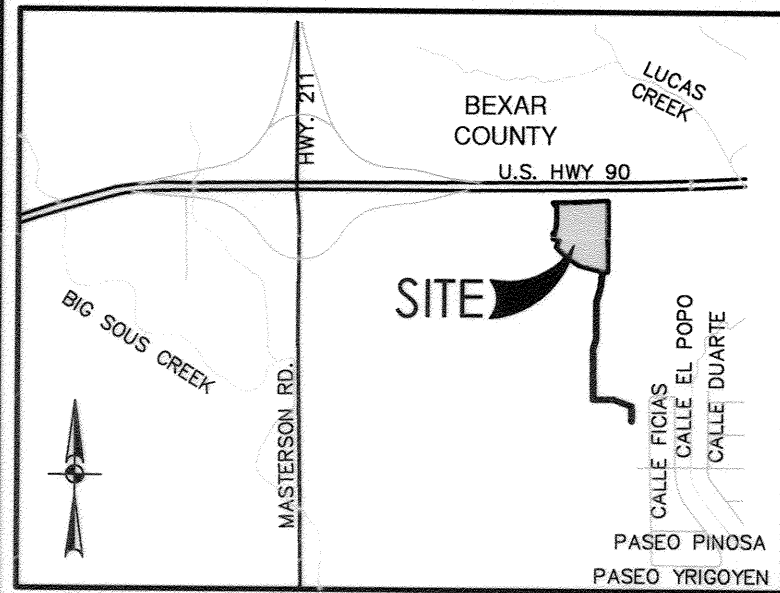
OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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







### LOCATION MAP

NOT-TO-SCALE

### LEGEND

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- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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- VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (4.973 AC.)
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- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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

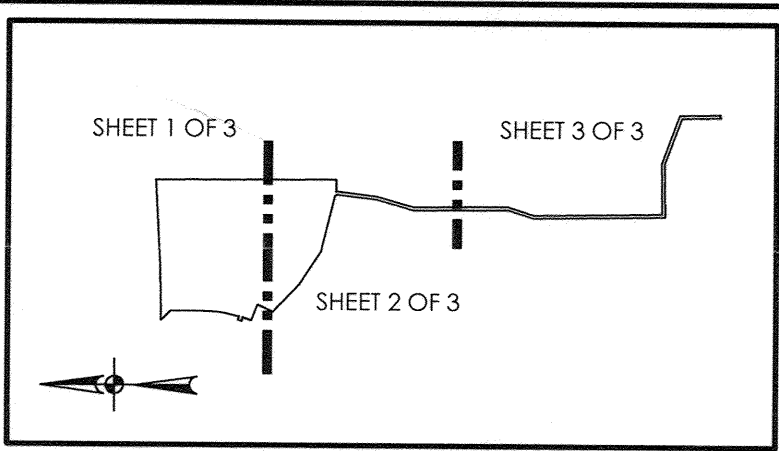
STATE OF TEXAS  
COUNTY OF BEXAR

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

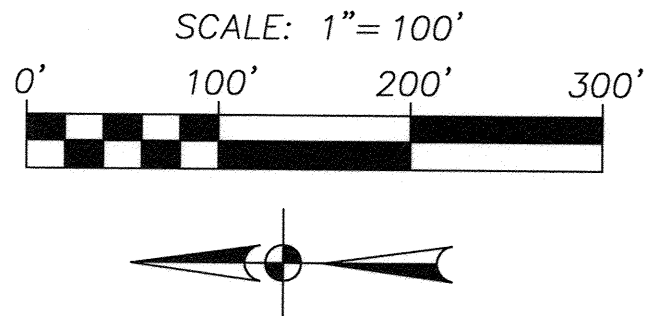
### TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINTS ALONG U.S. HIGHWAY 90, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 730.73'.



### INDEX MAP

SCALE: 1"= 1000'



## PLAT NUMBER 170379

### SUBDIVISION PLAT

## OF COPPER CANYON UNIT 1A

BEING A TOTAL OF 18,726 ACRES TRACT OF LAND ESTABLISHING LOTS 1-36, 901-904, BLOCK 1 & LOTS 1-17, BLOCK 2, COMPRISED OF 18,384 ACRES OUT OF A 77,933 ACRES TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 0.341 ACRES OUT OF A 236.436 ACRES TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTINE BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325 AND THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

## PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TPBE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 16, 2017

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: CHIEF OF TEXAS, INC.  
A DELAWARE CORPORATION  
IT'S SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
2111 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

DULY AUTHORIZED AGENT - LESLIE OSTRANDER  
OWNER/DEVELOPER: 236 COPPER CANYON INVESTMENTS, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
BY ZEMEL ASSOCIATES, INC. GENERAL PARTNER  
BY GREAT AMERICA ASSOCIATES, INC. GENERAL PARTNER  
10003 N.W. MILITARY HWY, SUITE 2201  
SAN ANTONIO, TX 78231  
(210) 344-9200  
16' OFF-LOT SANITARY SEWER EASEMENT (0.341 AC.)

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 HAS 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 16th DAY OF October, A.D. 2017.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
THIS PLAT OF \_\_\_\_\_ COPPER CANYON UNIT 1A \_\_\_\_\_ 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 BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, 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 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

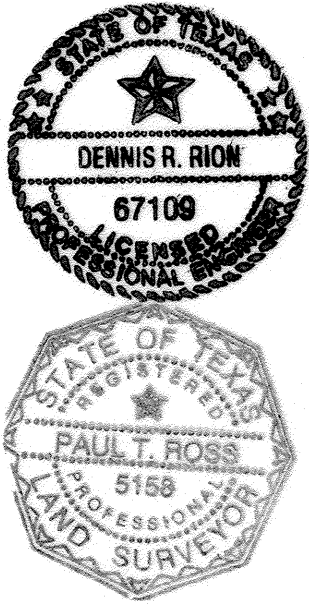
BY: \_\_\_\_\_ DEPUTY

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	500.00'	15°35'33"	N36°24'16"E	135.65'
C2	743.00'	6°44'56"	N25°30'15"E	87.47'
C3	653.00'	1°45'18"	N21°27'53"E	20.00'
C4	653.00'	2°28'49"	N19°20'49"E	28.27'
C5	653.00'	16°18'08"	N8°11'56"E	185.17'
C6	743.00'	13°37'03"	S6°51'24"W	176.17'
C7	15.00'	86°35'48"	S29°37'59"E	20.57'
C8	170.00'	17°01'15"	S81°26'30"E	50.32'
C9	15.00'	90°00'00"	N45°02'52"E	21.21'
C10	15.00'	39°51'13"	N19°52'44"W	10.22'
C11	50.00'	169°42'26"	N45°02'52"E	99.60'
C12	15.00'	39°51'13"	S70°01'31"E	10.22'
C13	15.00'	39°51'13"	N70°07'16"E	10.22'
C14	50.00'	169°42'26"	S44°57'08"E	99.60'
C15	15.00'	39°51'13"	S19°58'29"W	10.22'
C16	150.00'	12°52'42"	S6°29'13"W	33.64'
C17	15.00'	38°45'22"	S6°27'07"E	9.95'
C18	50.00'	169°45'08"	S59°02'46"W	99.60'
C19	15.00'	39°51'13"	N56°00'16"W	10.22'
C20	150.00'	15°58'45"	S67°56'30"E	41.70'
C21	15.00'	36°59'17"	N78°26'47"W	9.52'
C22	50.00'	133°23'10"	N30°14'50"W	91.84'
C23	15.00'	36°23'53"	N18°14'49"E	9.37'
C24	15.00'	90°00'00"	N44°57'08"W	21.21'
C25	230.00'	17°01'15"	N81°26'30"W	68.08'
C26	15.00'	86°35'48"	S63°46'14"W	20.57'
C27	743.00'	0°06'54"	N20°31'47"E	1.49'
C28	25.00'	90°00'00"	N44°57'08"W	35.36'
C29	100.00'	12°43'26"	N6°24'35"E	22.16'
C30	25.00'	91°17'50"	N58°25'13"E	35.75'
C31	100.00'	15°58'45"	S67°56'30"E	27.80'
C32	25.00'	60°00'00"	S29°57'08"E	25.00'
C33	25.00'	90°00'00"	S45°02'52"W	35.36'
C34	753.00'	14°41'24"	N7°23'34"E	192.53'
C35	155.99'	12°47'46"	S6°29'13"W	34.77'
C36	753.00'	7°08'26"	N22°58'12"E	93.78'
C37	753.00'	2°32'40"	N27°48'45"E	33.44'

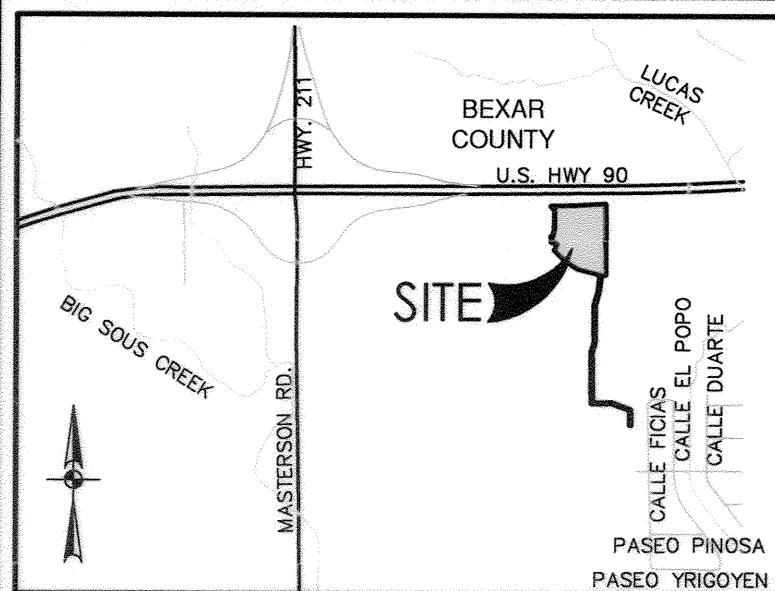
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON THIS SHEET

SHEET 2 OF 3







LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	FOUND 1/2" IRON ROD	FOUND 1/2" IRON ROD
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(UNLESS NOTED OTHERWISE)	(UNLESS NOTED OTHERWISE)
LT	LOT NUMBER	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	MINIMUM FINISHED FLOOR ELEVATIONS	

- 1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS  
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN  
ORIGINAL SURVEY  
CENTERLINE
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  
VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (4.973 AC.)  
16' OFF-LOT SANITARY SEWER EASEMENT (0.936 AC.)  
10' BUILDING SETBACK  
20' OFF-LOT DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.041 AC.) (PERMEABLE)  
25' SANITARY SEWER, DRAINAGE AND MAINTENANCE ACCESS EASEMENT  
20' OFF-LOT SANITARY SEWER EASEMENT (0.009 AC.)  
5'X39' WATER EASEMENT  
UNPLATTED CALLED 77.933 ACRES CONTINENTAL HOMES OF TEXAS LP (VOL. 18777, PG. 396-403, OPR)  
UNPLATTED CALLED 236.436 ACRES 236 COPPER CANYON INVESTMENTS (VOL. 18776, PG. 524-535, OPR)  
20' WATER EASEMENT (VOL. 18463, PG. 1395-1407, OPR)  
50' UTILITIES AND INGRESS/EGRESS EASEMENT (VOL. 16719, PG. 718-728, OPR)  
VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL. 9562, PG. 203-204, DPR)  
30-FOOT PERMANENT SANITARY SEWER EASEMENT (3.559 AC.) (VOL. 14483, PG. 178-190, OPR)  
BEXAR COUNTY CALLED 0.9986 AC. (VOL. 6374, PG. 959-963, OPR)  
20' WATER EASEMENT (VOL. 9562, PG. 203-204, DPR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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," "OVERHAUL 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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.
- 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.
- 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.
- ROOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

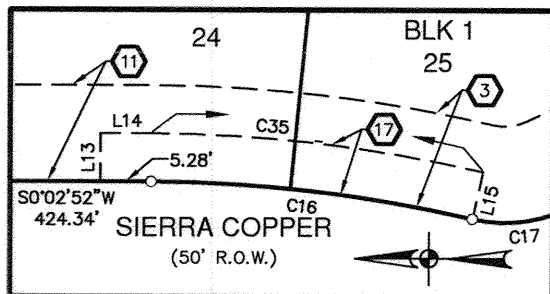
STATE OF TEXAS  
COUNTY OF BEXAR

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

PAPE-DAWSON ENGINEERS, INC.  
REGISTERED PROFESSIONAL LAND SURVEYOR

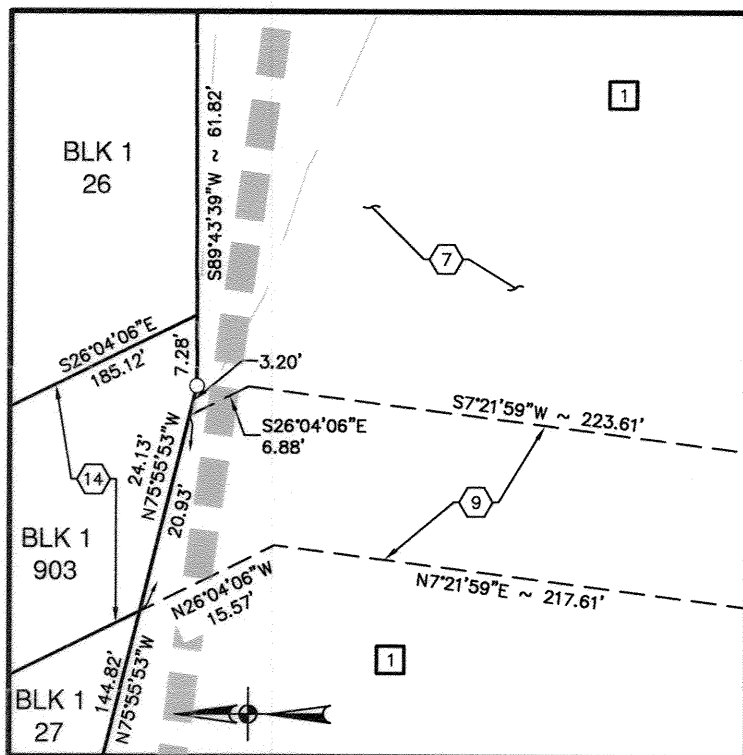
TXDOT NOTES:

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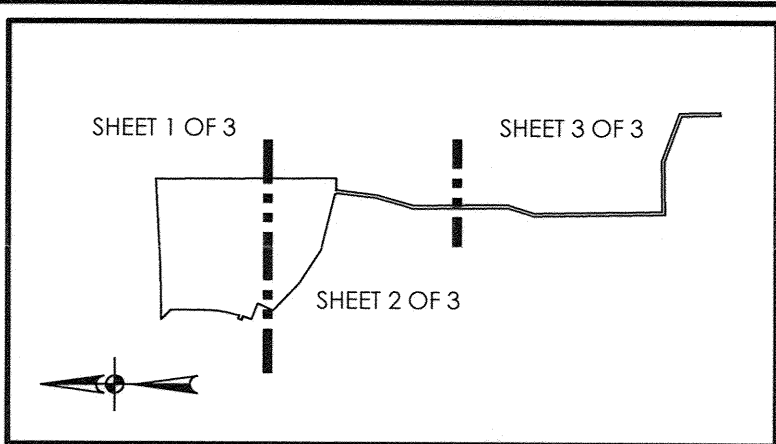
DETAIL "D"

1" = 20'



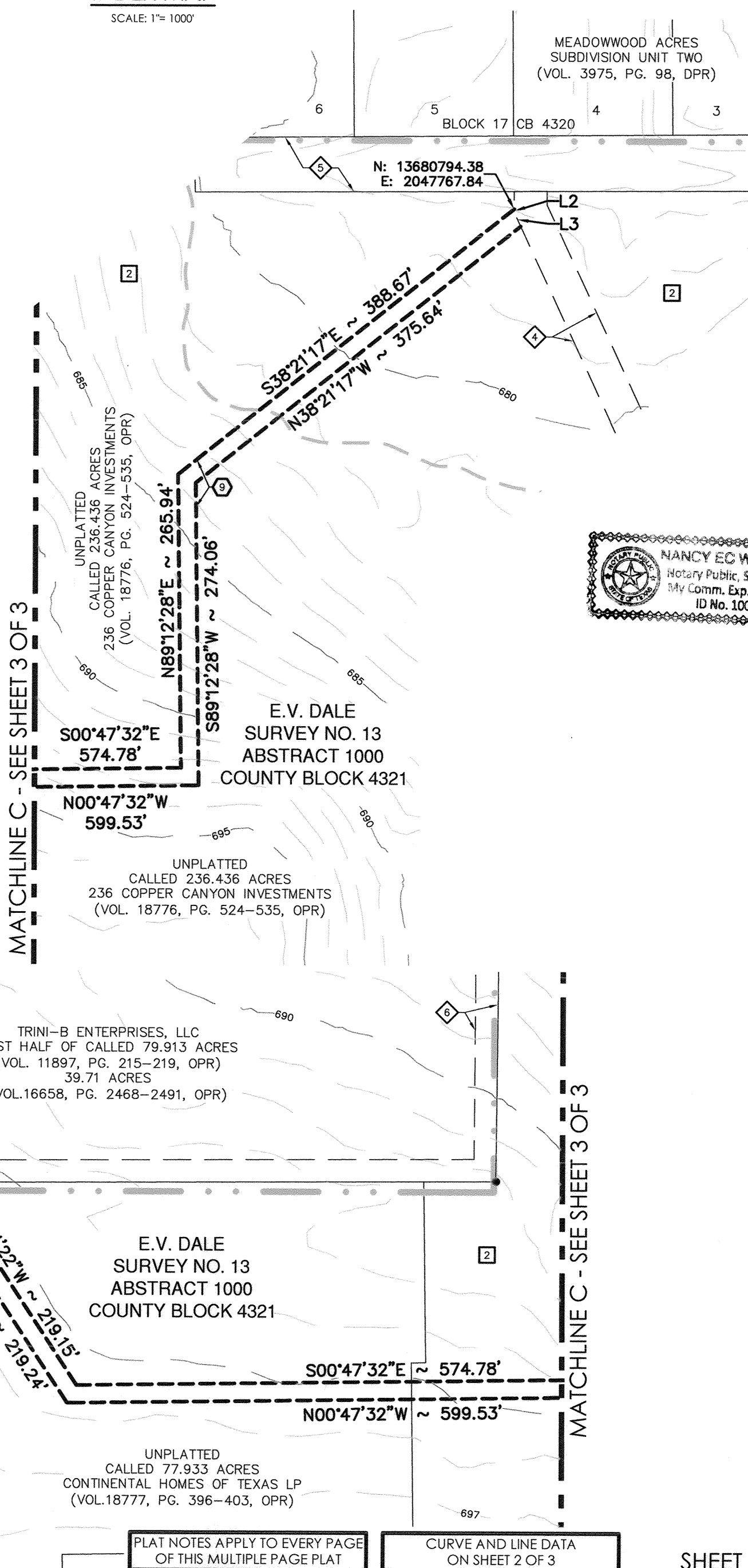
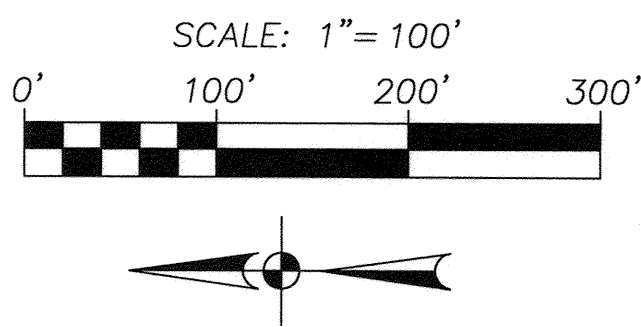
DETAIL "C"

1" = 20'



INDEX MAP

SCALE: 1" = 1000'



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 2 OF 3

SHEET 3 OF 3

PLAT NUMBER 170379

SUBDIVISION PLAT

OF  
COPPER CANYON UNIT 1A

BEING A TOTAL OF 18.726 ACRE TRACT OF LAND ESTABLISHING LOTS 1-36, 901-904, BLOCK 1 & LOTS 1-17, BLOCK 2, COMPRISED OF 18.384 ACRES OUT OF A 77.933 ACRE TRACT RECORDED IN VOLUME 18777, PAGES 396-403 AND 0.341 ACRES OUT OF A 236.436 ACRE TRACT RECORDED IN VOLUME 18776, PAGES 524-535, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENTINE BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325 AND THE E.V. DALE SURVEY NO. 13, ABSTRACT 1000, COUNTY BLOCK 4321 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 16, 2017

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: CITEK OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, LP. 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2668

DULY AUTHORIZED AGENT - LESLIE OSTRANDER OWNER/DEVELOPER: 236 COPPER CANYON INVESTMENTS, LLC. A TEXAS LIMITED LIABILITY COMPANY BY ZEMEL ASSOCIATES, INC. GENERAL PARTNER BY GREAT AMERICA ASSOCIATES, INC. GENERAL PARTNER 10033 N.W. MILITARY HWY, SUITE 2201 SAN ANTONIO, TX, 78231 (210) 344-9200 16' OFF-LOT SANITARY SEWER EASEMENT (0.341 AC.)

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 SHE 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 16th DAY OF October, A.D. 2017.

NANCY EC WILLAFORD Notary Public, State of Texas My Comm. Exp. 01-27-2020 ID No. 10027188

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME. AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF COPPER CANYON UNIT 1A 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 BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, 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 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: DEPUTY

