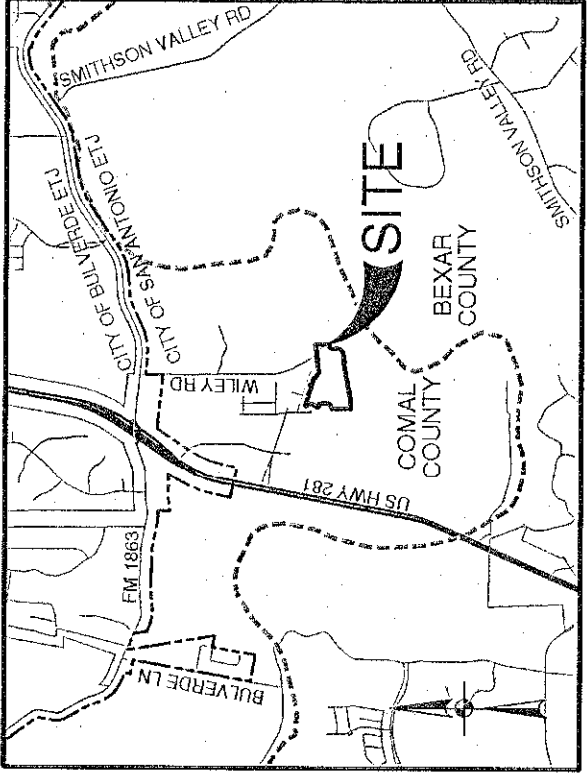




RESIDENTIAL FINISHED FLOOR
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEM 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4809260386E 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, OPEN SPACE, GREENBELTS, AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THIS SUBDIVISION. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENTS, 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 DESCRIBED HEREON, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE DRAINAGE EASEMENTS 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 5 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE". ANY DEVELOPMENT OR CONSTRUCTION OF ANY TYPE SHALL BE IN ACCORDANCE WITH THE REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CPS/SAWS/COSA UTILITY:
THE CITY OF SAN ANTONIO IS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS. CITY PUBLIC SERVICE BOARD (CPS) ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT. THE DEDICATION OF THE EASEMENTS AND RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO CHARTER AND THE CITY OF SAN ANTONIO UTILITY CHARTER. THE DEDICATION OF THE EASEMENTS AND RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO CHARTER AND THE CITY OF SAN ANTONIO UTILITY CHARTER. THE DEDICATION OF THE EASEMENTS AND RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO CHARTER AND THE CITY OF SAN ANTONIO UTILITY CHARTER.

UTILITY PROVIDER NOTE:
THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
CPS ENERGY (ELECTRIC AND GAS)
SAN ANTONIO WATER SERVICE COMPANY (WATER)
SOUTH CENTRAL WATER (SEWER)
GUADALUPE VALLEY TELEPHONE COMPANY (SPECTRUM)

OPEN SPACE:
LOT 902, BLOCK 4, AND LOT 902, BLOCK 6, ARE DESIGNATED AS OPEN SPACE, AND AS A DRAINAGE EASEMENT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2300064) 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 UNDERLAYS SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(h).

TREE SAVE:
PORTIONS OF LOT 902, BLOCK 4, AND PORTIONS OF LOT 902, BLOCK 6, IS DESIGNATED AS TREE SAVE AREA.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM DERIVED FROM THE NGS SOURCE CENTRAL ZONE DISPLAYED IN GRID VALUES
3. DIMENSIONS SHOWN ARE SURFACE
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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 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.

REBECCA ANN CARROLL
92666
LICENSED PROFESSIONAL ENGINEER

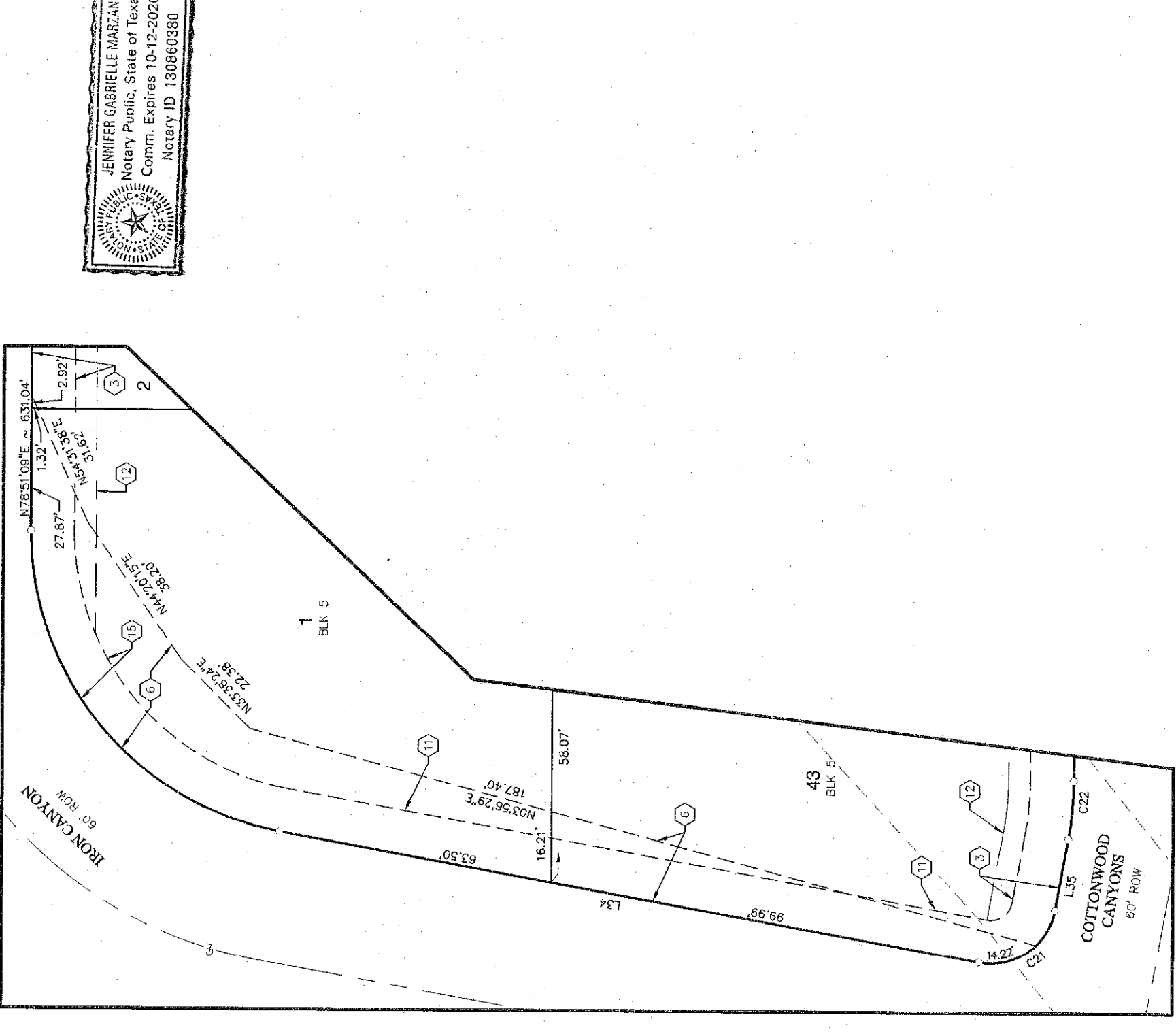
DAVID A. CASANOVA
4251
REGISTERED PROFESSIONAL LAND SURVEYOR

7-16-2020

LINE TABLE			
LINE #	BEARING	LENGTH	
L1	N39°54'03"E	51.48'	
L2	S11°00'13"W	47.64'	
L3	S73°06'35"E	92.69'	
L4	S65°02'15"E	54.48'	
L5	S43°37'27"E	63.71'	
L6	S90°12'43"E	51.72'	
L7	S56°41'08"E	98.05'	
L8	S69°53'37"E	52.00'	
L9	S43°37'27"E	63.71'	
L10	S40°41'24"W	101.30'	
L11	S64°15'06"W	46.57'	
L12	S76°58'42"W	53.68'	
L13	S76°58'42"W	53.68'	
L14	S76°58'42"W	53.68'	
L15	S76°58'42"W	53.68'	
L16	S76°58'42"W	53.68'	
L17	S76°58'42"W	53.68'	
L18	S76°58'42"W	53.68'	
L19	S76°58'42"W	53.68'	
L20	S76°58'42"W	53.68'	
L21	S76°58'42"W	53.68'	
L22	S76°58'42"W	53.68'	
L23	S76°58'42"W	53.68'	
L24	S76°58'42"W	53.68'	
L25	S76°58'42"W	53.68'	
L26	S76°58'42"W	53.68'	
L27	S76°58'42"W	53.68'	
L28	S76°58'42"W	53.68'	
L29	S76°58'42"W	53.68'	
L30	S76°58'42"W	53.68'	
L31	S76°58'42"W	53.68'	
L32	S76°58'42"W	53.68'	

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD BEARING CHORD LENGTH
C1	355.00'	80°04'20"	S69°04'25"E 49.97' 50.02'
C2	120.00'	48°39'36"	S72°26'34"E 98.68' 101.63'
C3	530.00'	20°37'40"	S21°27'42"E 189.78' 190.81'
C4	15.00'	87°08'15"	S54°42'59"E 20.68' 22.81'
C5	259.00'	2°51'45"	N80°17'01"E 14.44' 14.44'
C6	1315.00'	4°58'59"	N81°20'38"E 114.33' 114.36'
C7	15.00'	39°51'13"	N63°54'30"E 10.22' 10.43'
C8	50.00'	169°42'28"	S51°09'55"E 99.60' 148.10'
C9	15.00'	39°51'13"	S13°45'43"W 10.22' 10.43'
C10	15.00'	39°51'13"	S26°09'30"E 10.22' 10.43'
C11	50.00'	169°42'28"	S36°50'07"W 99.60' 148.10'
C12	15.00'	39°51'13"	N76°14'17"W 10.22' 10.43'
C13	975.00'	4°58'59"	S81°20'38"W 84.76' 84.79'
C14	125.00'	10°16'22"	S83°59'20"W 22.35' 22.41'
C15	15.00'	90°00'00"	S44°07'31"W 21.21' 23.56'
C16	130.00'	79°43'38"	N43°58'20"E 166.65' 180.90'
C17	15.00'	90°00'00"	N33°51'09"E 21.21' 23.56'
C18	470.00'	20°37'40"	N21°27'42"W 168.30' 169.21'
C19	180.00'	48°39'36"	N72°26'34"W 148.33' 152.69'
C20	15.00'	90°00'00"	S45°52'29"E 21.21' 23.56'
C21	75.00'	10°16'22"	N63°59'20"E 13.43' 13.45'
C22	1025.00'	4°58'59"	N81°20'38"E 89.11' 89.14'
C23	25.00'	90°00'00"	N36°50'07"E 35.35' 39.27'
C24	25.00'	90°00'00"	N51°09'53"E 35.35' 39.27'
C25	25.00'	90°00'00"	N51°09'53"E 35.35' 39.27'
C26	1265.00'	4°58'59"	S81°20'38"W 109.98' 110.01'
C27	195.00'	48°39'36"	S72°26'34"E 160.69' 165.63'
C28	485.00'	4°57'09"	N99°22'57"W 37.89' 38.01'
C29	140.00'	81°24'48"	S38°11'58"W 20.95' 20.07'

LINE TABLE			
LINE #	BEARING	LENGTH	
L33	N16°53'25"E	7.51'	
L34	S0°52'39"E	163.49'	
L35	N89°07'31"E	16.67'	
L36	S81°10'00"W	53.49'	
L37	N83°50'07"E	360.79'	
L38	N78°51'09"E	59.82'	
L39	N65°08'51"W	59.09'	
L40	N35°17'51"W	73.43'	
L41	N11°08'51"W	85.75'	
L42	S11°21'09"W	24.63'	
L43	S16°53'25"W	7.51'	
L44	S6°09'53"E	73.20'	
L45	S21°07'07"E	12.42'	
L46	N68°52'53"E	12.00'	
L47	N21°07'07"E	0.78'	
L48	S8°09'53"E	63.54'	
L49	S78°51'09"E	26.50'	
L50	N67°45'52"E	50.95'	
L51	N78°51'09"E	104.36'	
L52	N78°51'09"E	50.00'	
L53	S8°09'53"E	5.00'	
L54	N83°50'07"E	5.00'	
L55	S8°09'53"E	5.00'	
L56	S83°50'07"W	5.00'	
L57	S9°07'06"E	125.27'	
L58	N6°04'43"E	52.90'	
L59	S55°54'26"E	99.26'	
L60	S60°42'43"W	76.24'	
L61	S11°08'51"E	120.00'	
L62	N78°51'09"E	176.44'	



OWNER:
LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHIEF OF TEXAS, INC.
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1604, STE 130
SAN ANTONIO, TX 78232
(210) 495-2888

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 13 DAY OF July, A.D. 2020.

NOTARY PUBLIC-BEXAR COUNTY, TEXAS
JENNIFER GABRIELLE MARZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID: 130660380

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____.

BY: _____ DEPUTY
COUNTY CLERK, COMAL COUNTY, TEXAS

THIS PLAT OF COPPER CANYON-UNIT 5 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 LAWS, ORDINANCES AND REGULATIONS AND/OR WHERE APPROPRIATE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

DETAIL "A"
NOT TO SCALE
SEE SHEET 1 OF 3