VICINITY MAP

NTS

LEGEND

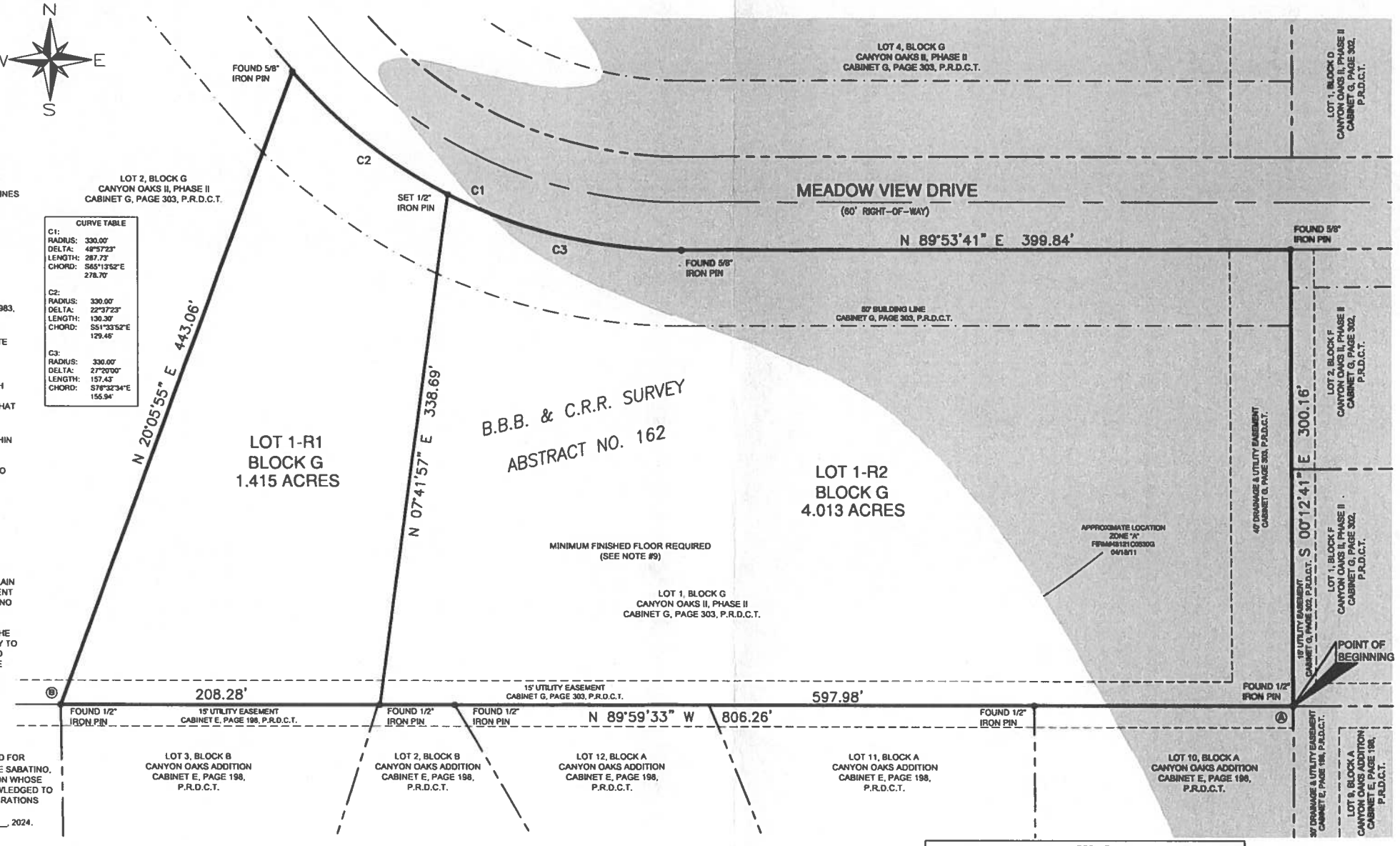
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
C1= CURVE DATA
NAD 83 = NORTH AMERICAN DATUM OF 1983

TEXAS STATE PLANE COORDINATES (NAD 83) NORTH CENTRAL ZONE (4202)

A	N 7,079,414.20	E 2,392,587.65
B	N 7,079,414.31	E 2,391,781.40

0 40 80 120
SCALE IN FEET

N W E S



CURVE TABLE

C1:	
RADIUS:	330.00'
DELTA:	49°57'23"
LENGTH:	287.73'
CHORD:	S65°13'52"E 278.70'
C2:	
RADIUS:	330.00'
DELTA:	22°37'23"
LENGTH:	130.30'
CHORD:	S51°33'52"E 129.46'
C3:	
RADIUS:	330.00'
DELTA:	27°20'00"
LENGTH:	157.43'
CHORD:	S76°32'34"E 155.94'

SPECIAL NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTES:

1. THE SUBJECT PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF COPPER CANYON.
2. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 RESIDENTIAL LOTS.
3. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE ABSTRACT OF TITLE MAY DISCLOSE.
6. BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS WITHIN ZONE "A", AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0530 G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
7. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
8. WATER SERVICE TO BE SUPPLIED BY BARTONVILLE WATER SUPPLY CORP.
9. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO-FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SUZETTE SABATINO, TRUSTEE, SABATINO FAMILY TRUST, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LLOYD HANSON, OWNER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CARROL HANSON, OWNER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I BRAD G. SHELTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON DECEMBER 8 ,2023 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE OF THE TOWN OF COPPER CANYON.

PRELIMINARY FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5452

REPLAT

APPROVED BY THE TOWN OF COPPER CANYON FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF DENTON COUNTY, TEXAS.

APPROVED BY: PLANNING AND ZONING COMMISSION
TOWN OF COPPER CANYON, TEXAS

_____
CHAIRMAN DATE
PLANNING AND ZONING COMMISSION
TOWN OF COPPER CANYON, TEXAS

APPROVED BY: TOWN COUNCIL
TOWN OF COPPER CANYON, TEXAS

_____
MAYOR DATE
TOWN OF COPPER CANYON, TEXAS

ATTEST:

_____
TOWN SECRETARY
TOWN OF COPPER CANYON, TEXAS

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, SABATINO FAMILY TRUST, LLOYD HANSON AND CARROL HANSON, ARE THE OWNERS OF A 5.428 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 162, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.41 ACRE TRACT DESCRIBED IN A DEED TO SABATINO FAMILY TRUST, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2003-172666, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.012 ACRE TRACT DESCRIBED IN A DEED TO LLOYD HANSON AND CARROL HANSON, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2014-34812, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK G, OF CANYON OAKS II, PHASE II, AN ADDITION TO DENTON COUNTY, AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 303, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIN, AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK F, OF CANYON OAKS II, PHASE II, AN ADDITION TO DENTON COUNTY, AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 302, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING THE NORTHEAST CORNER OF LOT 10, BLOCK A, CANYON OAKS ADDITION, AN ADDITION TO DENTON COUNTY, AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET E, PAGE 198, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 806.26 FEET TO A FOUND 1/2 INCH IRON PIN, AT THE SOUTHWEST CORNER OF SAID LOT 1 BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK G, OF SAID CANYON OAKS II, PHASE II, (CAB. G, PG. 303) SAID PIN ALSO BEING ON THE NORTHWEST CORNER OF LOT 3, BLOCK B OF SAID CANYON OAKS ADDITION;

THENCE NORTH 20 DEGREES 05 MINUTES 55 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 443.06 FEET, TO A FOUND 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MEADOW VIEW DRIVE (60 FOOT RIGHT-OF-WAY), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF MEADOW VIEW DRIVE, AND WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49 DEGREES 57 MINUTES 23 SECONDS, A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 287.73 FEET AND A CHORD WHICH BEARS SOUTH 65 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 278.70 FEET, TO A FOUND 5/8 INCH IRON PIN, FOR CORNER;

THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF MEADOW VIEW DRIVE, A DISTANCE OF 399.84 FEET, TO A FOUND 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 2, BLOCK F, OF SAID CANYON OAKS II, PHASE II, (CAB. G, PG. 302);

THENCE SOUTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, BLOCK F, A DISTANCE OF 300.16 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 5.428 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SABATINO FAMILY TRUST, LLOYD HANSON AND CARROL HANSON, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1-R1 AND LOT 1-R2, BLOCK G, CANYON OAKS II, PHASE II, AN ADDITION TO THE E.T.J. OF THE TOWN OF COPPER CANYON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON. THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE TOWN OF COPPER CANYON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF COPPER CANYON'S USE THEREOF. THE TOWN OF COPPER CANYON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE TOWN OF COPPER CANYON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF COPPER CANYON, TEXAS

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2024.
BY:

_____
SABATINO FAMILY TRUST DATE
SUZETTE SABATINO, TRUSTEE

_____
LLOYD HANSON DATE

_____
CARROL HANSON DATE

REPLAT
OF
CANYON OAKS II, PHASE II
LOT 1-R1 AND LOT 1-R2, BLOCK G

BEING A REPLAT OF LOT 1, BLOCK G, CANYON OAKS II, PHASE II, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET G, PAGE 303, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS
BEING 5.428 ACRES IN THE
B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NO. 162,
E.T.J. TOWN OF COPPER CANYON
DENTON COUNTY, TEXAS

DATE	REVISIONS	BY:
01/29/2024	ADDRESSED FIRST REVIEW COMMENTS.	BGS

DWN. BGS | SCALE 1"=40'
CKD. DMS | DATE 01/29/24

Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER/APPLICANT:
SABATINO FAMILY TRUST
385 MEADOW VIEW DRIVE
ARGYLE, TX 76226
PH:(940)390-9953
SUZETTE SABATINO

OWNER:
LLOYD AND CARROL HANSON
345 MEADOW VIEW DRIVE
ARGYLE, TX 76226
PH:(940)231-3133

SURVEYOR:
BRAD G. SHELTON
R.P.L.S. 5452
223 W. HICKORY ST.
DENTON, TX. 76201
PH:(940)387-0506

FIRM NO. 10023300

SHEET 1 OF 1
JOB No. 38318