



# Formal Request of Variance from Zoning Board of Adjustment

Site Address: 750 S Copper Woods Lane, Copper Canyon, TX 75077

Property Owners: Cathy and Larry Thompson (LETCAT FAMILY REVOCABLE LIVING TRUST)

Site Description: Boots' Addn Blk A Lot 2

Property ID: 310095

Base Zoning: R5 Residential (RE5) - 5 Acre Minimum (Jan 2022)

Ordinance Detail for R5: Zoning Ordinance Ex. 14A Article 2-102 Use, Yard and Bulk Requirements

Table: Yard and Bulk Requirements

Section (3)(a) Front Yard Setback from a Street Right-of-Way

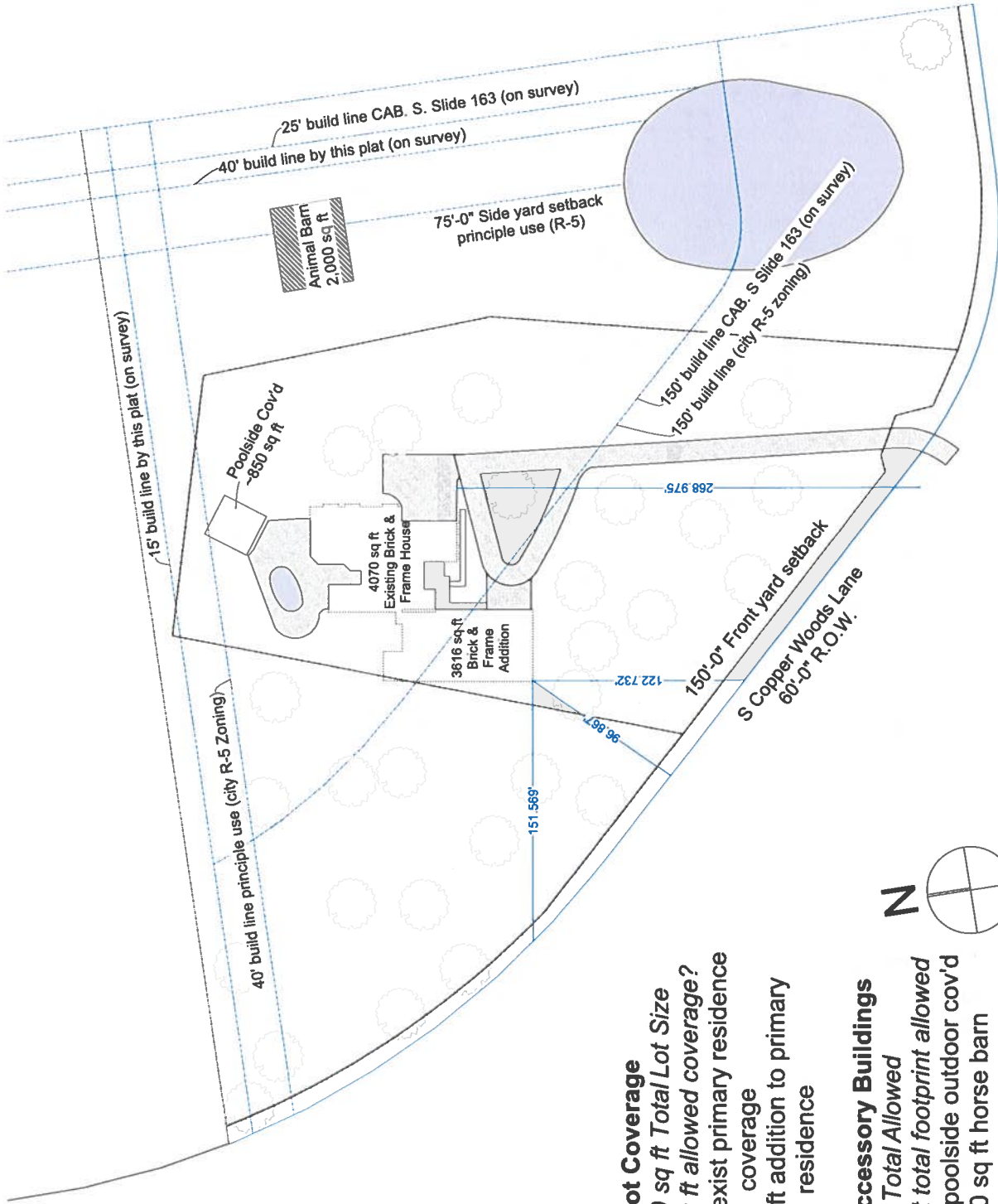
RE-5: 150ft

## Introduction:

The purpose of our request is to seek a variance from the Town of Copper Canyon General District Zoning Regulations, Article 2, Section 2-102 (A) (3a). The request is for a variance from the minimum front yard setback adjacent to a street right of way. The ordinance calls for a 150-foot front yard setback. We are requesting a 90' setback in place of the 150' setback for a proposed addition to the existing home.

## Addressing Zoning Variance Requirements:

- (a) Regarding special circumstances related to the property, I wish to highlight its unique characteristics. Initially, the property was platted with the adjacent lot, (Lot 1 Block A Boots' Camp) then later divided, creating a unique shape compared to neighboring parcels. Furthermore, the lot's topography is uniquely challenging due to a significant 25-foot gradient across the lot's width, making a lateral extension challenging. Lastly, the property's corner location coupled with its distinct curved form adds to its atypical nature compared to existing homes in the area. These combined factors contribute to the property's singular character that justifies the need for a variance in zoning.
- (b) In response to the board's second question regarding the necessity of a variance to afford the same property usage rights enjoyed by others in the area; our property's location, being on a corner with a curved lot line adjacent to the right of way, inherently limits its boundaries to only three sides with most of the perimeter of the lot restricted to the 150' setback. In this zoning district, only two other lots, specifically 845 Copper Woods Lane (210341) and 825 Copper Woods Lane (210342), face similar challenges pertaining to setbacks along a right of way. Notably, the homes on these properties are set back approximately 85 feet and 112 feet, respectively. Although the specific circumstances surrounding these reduced setbacks are unknown to me, it is my assumption that these reduced setbacks have allowed these neighbors to fully enjoy their property rights in a similar fashion to their neighbors. Thus, to enjoy the same rights of use currently enjoyed by other property owners in this district, it would be necessary to secure this variance.
- (c) In response to the third question pertaining to whether granting the variance will disrupt the land use pattern outlined by the master land use plan or adversely affect any other features of the comprehensive master plan, I wish to reassure the board. Our intention for the planned addition on this lot is designed to seamlessly blend with the rural character of our community, without imposing any undue burden on the lot's spatial capacity. Furthermore, the design complements the surrounding homes and respects the natural land it will be built upon, as opposed to challenging it. Therefore, we are confident that granting this variance will not adversely affect the land use pattern nor any other facets of the comprehensive master plan.
- (d) Regarding the final question on whether the granting of the variance might be materially detrimental to the public welfare or diminish the use, enjoyment, or value of properties in the vicinity, I firmly believe it will not. The planned addition, with its respectful design that embraces the natural landscape, will blend harmoniously with the existing surroundings and contribute positively to the overall aesthetic of the area. It is designed with utmost consideration of maintaining community character and respect for neighboring properties.



**Lot Coverage**  
222,160 sq ft Total Lot Size  
55,540 sq ft allowed coverage?  
4070 sq ft exist primary residence coverage  
3180 sq ft addition to primary residence

**Major Accessory Buildings**  
3 Total Allowed  
4,443 sq ft total footprint allowed  
~835 sq ft poolside outdoor cov'd  
~2000 sq ft horse barn



**750 S Copper  
Woods Ln  
Addition**

750 S Copper Woods Lane  
Copper Canyon, TX 75077

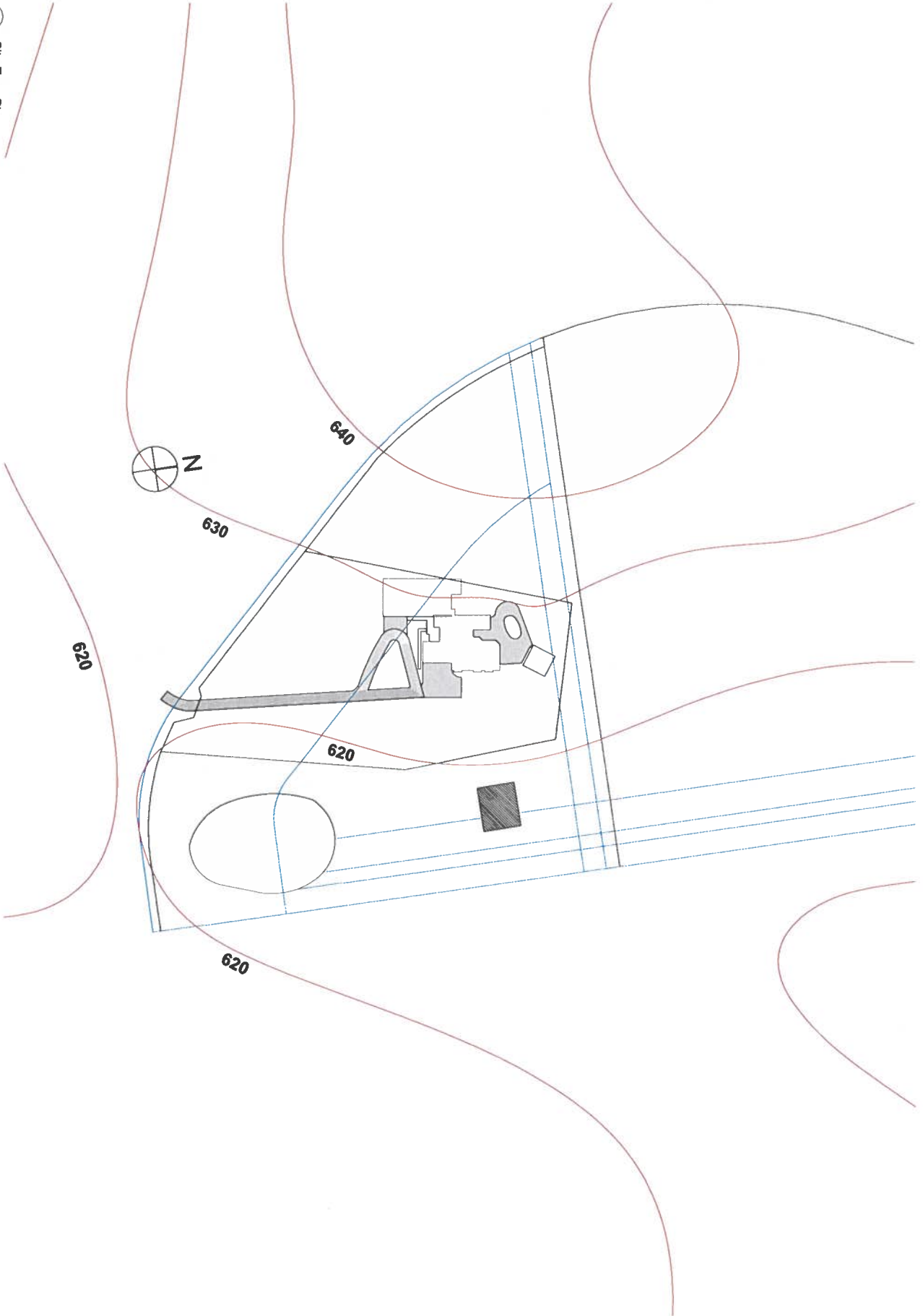
**750 S Copper Woods Ln Addition**  
Site Topography

**Square Footage**

1st Floor A/C - 2421 SF  
2nd Floor - 436 SF  
Total A/C - 2857 SF  
Garage - 759 SF  
Attic - 736 SF

Site Topography

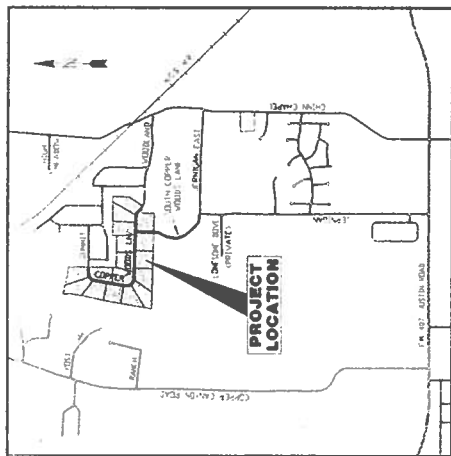
A004



**Tab Q 15 30**

1. THIS SURVEY IS A PART OF THE SURVEY OF THE TRACTS IN THE TOWN OF COPPER WOODS, DENSON COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 11, PAGE 22 OF THE PUBLIC RECORDS IN DENSON COUNTY, TEXAS.  
 2. THE SURVEY IS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909.  
 3. THE SURVEY IS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909.  
 4. THE SURVEY IS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909.  
 5. THE SURVEY IS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 22, 1907, AND MARCH 22, 1909.

LINE LABEL	BEARING	DISTANCE	AREA
1	N 89°12'50" E	112.55	12.55
2	S 89°12'50" W	112.55	12.55
3	N 89°12'50" E	112.55	12.55
4	S 89°12'50" W	112.55	12.55
5	N 89°12'50" E	112.55	12.55
6	S 89°12'50" W	112.55	12.55
7	N 89°12'50" E	112.55	12.55
8	S 89°12'50" W	112.55	12.55
9	N 89°12'50" E	112.55	12.55
10	S 89°12'50" W	112.55	12.55
11	N 89°12'50" E	112.55	12.55
12	S 89°12'50" W	112.55	12.55
13	N 89°12'50" E	112.55	12.55
14	S 89°12'50" W	112.55	12.55
15	N 89°12'50" E	112.55	12.55
16	S 89°12'50" W	112.55	12.55
17	N 89°12'50" E	112.55	12.55
18	S 89°12'50" W	112.55	12.55
19	N 89°12'50" E	112.55	12.55
20	S 89°12'50" W	112.55	12.55
21	N 89°12'50" E	112.55	12.55
22	S 89°12'50" W	112.55	12.55
23	N 89°12'50" E	112.55	12.55
24	S 89°12'50" W	112.55	12.55
25	N 89°12'50" E	112.55	12.55
26	S 89°12'50" W	112.55	12.55
27	N 89°12'50" E	112.55	12.55
28	S 89°12'50" W	112.55	12.55
29	N 89°12'50" E	112.55	12.55
30	S 89°12'50" W	112.55	12.55



VICINITY MAP 1"=2000'

Block	Acres
Block A	5,000
Block B	5,000
Block C	5,000
Block D	5,000
Block E	5,000
Block F	5,000
Block G	5,000
Block H	5,000
Block I	5,000
Block J	5,000
Block K	5,000
Block L	5,000
Block M	5,000
Block N	5,000
Block O	5,000
Block P	5,000
Block Q	5,000
Block R	5,000
Block S	5,000
Block T	5,000
Block U	5,000
Block V	5,000
Block W	5,000
Block X	5,000
Block Y	5,000
Block Z	5,000
TOTAL	90,650

**FINAL PLAT**  
**Copper Woods**  
**90,650 Acres**

in the  
 T. & P.R.R. CO. SURVEY, ABSTRACT NO. 1304  
 J. EDMONSON SURVEY, ABSTRACT NO. 598  
 J.M. HEROD SURVEY, ABSTRACT NO. 588  
 TOWN OF COPPER CANYON  
 DENSON COUNTY, TEXAS

Prepared by:  
 T. & P.R.R. CO.  
 J. EDMONSON SURVEY  
 J.M. HEROD SURVEY

Checked by:  
 T. & P.R.R. CO.  
 J. EDMONSON SURVEY  
 J.M. HEROD SURVEY

Drawn by:  
 T. & P.R.R. CO.  
 J. EDMONSON SURVEY  
 J.M. HEROD SURVEY

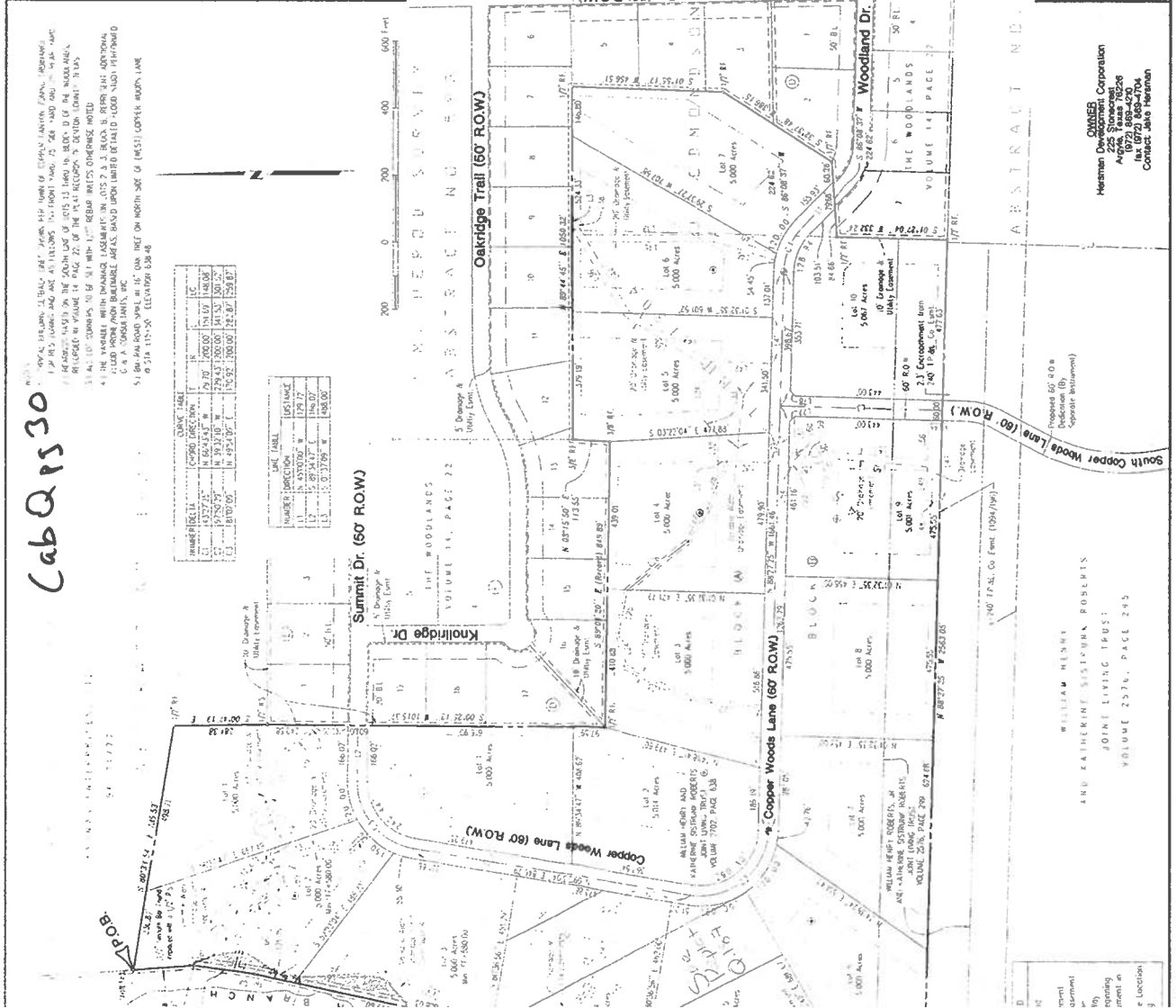
Scale: 1"=200'

**G & A Consultants, Inc.**  
 SITES PLANNING • LAND SURVEYING  
 CIVIL ENGINEERING

Phone: 877.888.4290  
 P.O. Box 1288 • Lewisville, Texas 75067

1/2

DATE: 10/07/98 SCALE: 1"=200' JOB NO. 98067



OWNER  
 Herndon Development Corporation  
 225 Stuebgen  
 Austin, Texas 78702  
 Phone: 512.452.2200  
 Fax: 512.452.2201  
 Contact: John Herndon

Prepared by: T. & P.R.R. Co. (1997/98)  
 Checked by: T. & P.R.R. Co. (1997/98)  
 Drawn by: T. & P.R.R. Co. (1997/98)

WILLIAM HENRI  
 AND FATHERINE SISTIPURNA ROBERTS  
 JOINE LIVING TRUST  
 VOLUME 2378, PAGE 245

KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

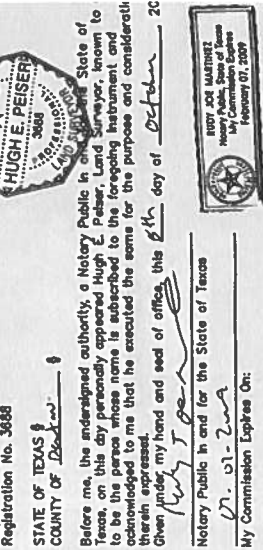
Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



STATE OF TEXAS  
 COUNTY OF DENON

WHEREAS, Eric Roemer and wife, Donna J. Roemer are the Owners of a tract of land situated in the T. & P.R.R. Co. Survey, Abstract No. 1304, Denton County, Texas, and being all of Boots' Camp, on Addition to the Town of Copper Canyon, Denton County, Texas, according to the plat thereof recorded in Cabinet S, Slide 18.3, of the Plat Records of Denton County, Texas, and being all of a tract conveyed to Eric Roemer and wife, Donna J. Roemer by deed recorded in Volume 4991, Page 3358, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the northeast corner of said Boots' Camp, some being the northwest corner of Lot 1, of Jerry Acres, an Addition to the Town of Copper Canyon, Denton County, Texas, according to the plat thereof recorded in Volume 15, Page 32, of the Plat Records of Denton County, Texas, some being in the south line of Lot 10, Block B, of Copper Woods, an Addition to the Town of Copper Canyon, Denton County, Texas, according to the plat thereof recorded in Cabinet Q, Page 30, of the Plat Records of Denton County, Texas;

THENCE South 01 deg. 44 min. 27 sec. West, along the common line of said Boots' Camp, and said Lot 1, a distance of 1182.62 feet to a 1/2 inch iron rod set for the southeast corner of said Boots' Camp, some being in the north right-of-way line of S. Copper Woods Lane (a 60' right-of-way);

THENCE along the common line of said Boots' Camp, and the north, and east right-of-way line of said S. Copper Woods Lane, and

North 87 deg. 55 min. 02 sec. West, a distance of 98.93 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 220.00 feet, and a delta angle of 45 deg. 33 min. 44 sec.;

Along said curve to the right, an arc distance of 174.95 feet, and a chord bearing and distance of North 65 deg. 08 min. 10 sec. West, 170.37 feet to a 1/2 inch iron rod set for corner;

North 42 deg. 21 min. 18 sec. West, a distance of 299.95 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 520.00 feet, and a delta angle of 70 deg. 02 min. 43 sec.;

Along said curve to the right, an arc distance of 433.68 feet, and a chord bearing and distance of North 07 deg. 20 min. 07 sec. West, 598.81 feet to a 1/2 inch iron rod set for corner;

North 27 deg. 41 min. 05 sec. East, a distance of 147.76 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the left having a radius of 230.00 feet, and a delta angle of 25 deg. 59 min. 10 sec.;

Along said curve to the left, an arc distance of 104.31 feet, and a chord bearing and distance of North 14 deg. 41 min. 30 sec. East, 103.42 feet to a 1/2 inch iron rod set for corner;

North 01 deg. 41 min. 56 sec. East, a distance of 75.08 feet to the southwest corner of said Boots' Camp, some being the southwest corner of said Lot 10;

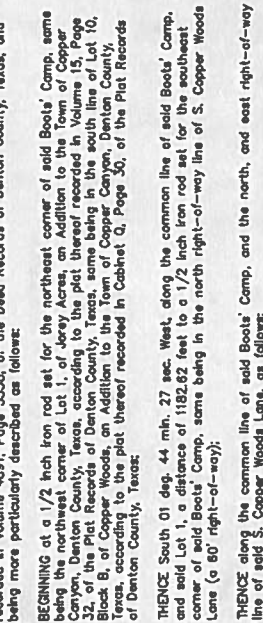
THENCE South 89 deg. 27 min. 25 sec. East, along the common line of said Boots' Camp, and said Lot 10, a distance of 470.72 feet to the POINT OF BEGINNING and containing 584,824 square feet or 13.43 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ERIC ROEMER and wife, DONNA J. ROEMER, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **BOOTS' CAMP**, an addition to 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 thereon, as shown, are dedicated for the public use forever, for the purposes indicated on the plat, to wit: building, fences, trees, shrubs or other improvements or growths shall be constructed or placed in accordance with 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 of Copper Canyon, in addition, utility easements may also be used for the mutual use of the 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 subordinated to the public's use 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 all for the full right of ingress and egress to or from their respective easements for the purpose of installing, repairing, maintaining, readjusting, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat shall be subject to all plottings, ordinances, rules, regulations and resolutions of the Town of Copper Canyon, Texas.

WITNESSES, my hand, this 10th day of October, 2006.

By: *Eric Roemer*  
 Eric Roemer  
 Donna J. Roemer  
 Donna J. Roemer



STATE OF TEXAS  
 COUNTY OF DENON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric Roemer, Donna J. Roemer, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

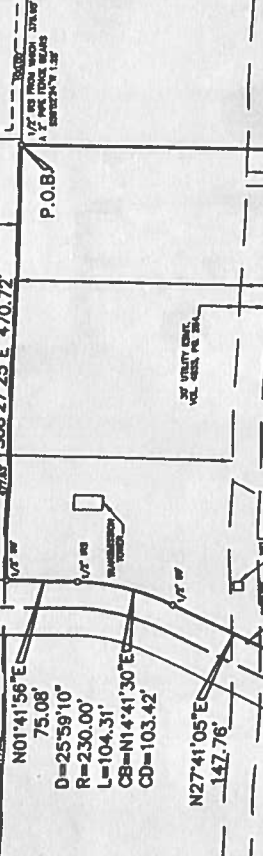
Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

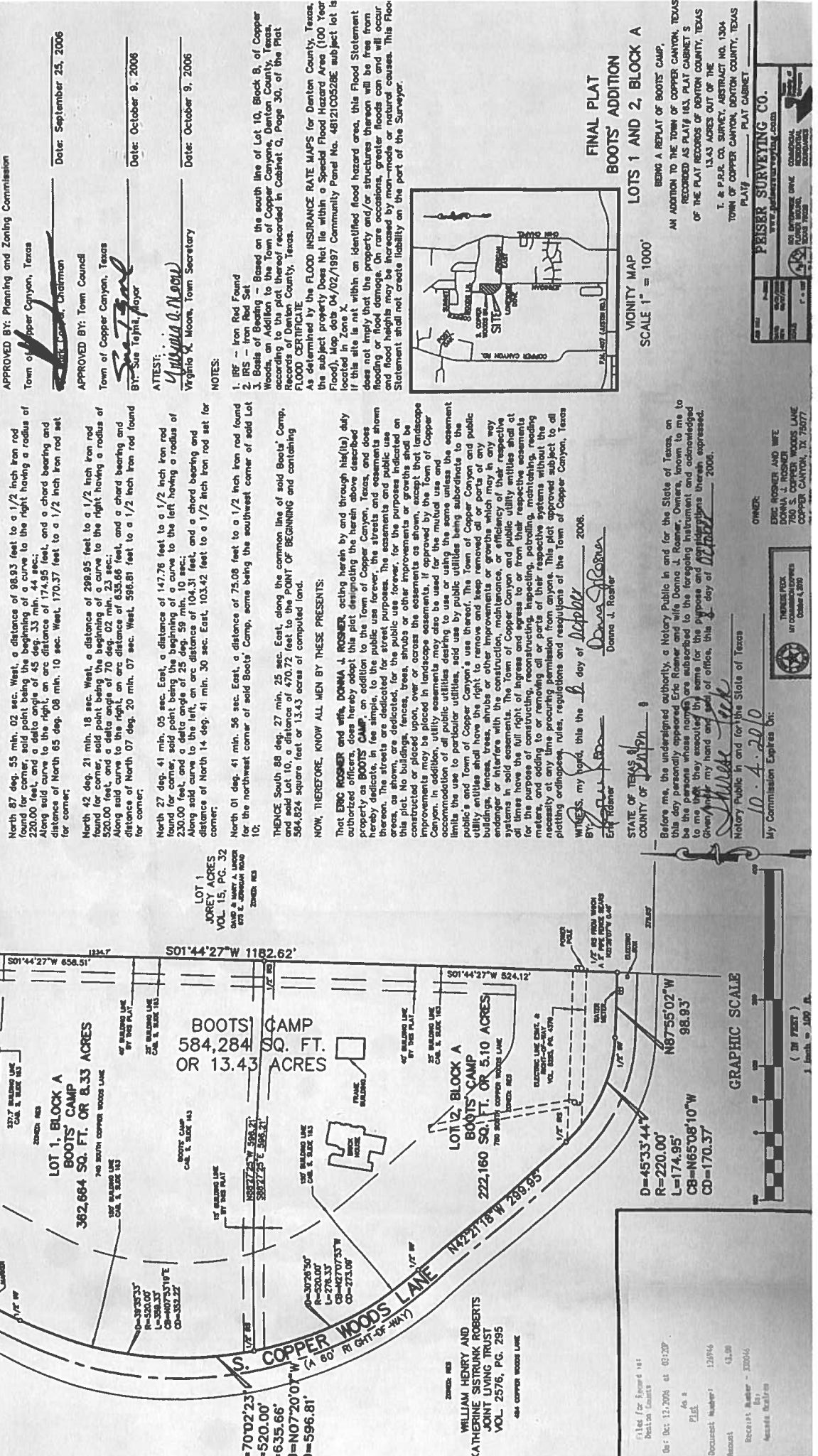
Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



STATE OF TEXAS  
 COUNTY OF DENON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric Roemer, Donna J. Roemer, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

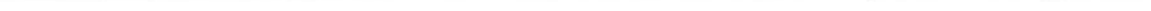
Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

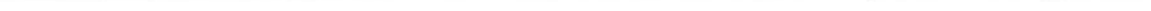
Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.

Hugh E. Peiser  
 Registration No. 3688

COUNTY OF DENON  
 STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Hugh E. Peiser, Land Surveyor, known 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 consideration therein expressed.

Given under my hand and seal of office, this 10th day of October, 2006.

Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

APPROVED BY: Planning and Zoning Commission  
 Town of Copper Canyon, Texas  
 Date: September 23, 2006

APPROVED BY: Town Council  
 Town of Copper Canyon, Texas  
 Date: October 9, 2006

ATTEST:  
 Virginia K. Moore, Town Secretary  
 Date: October 9, 2006



KNOW ALL MEN BY THESE PRESENTS:

That I, Hugh E. Peiser, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set as shown and are in accordance with the Development Ordinance of the Town of Copper Canyon.