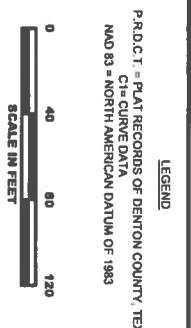




# VICINITY MAP



SPECIAL NOTICE:  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE TOWN OF COPPER CANYON, TEXAS, CHARTER AND SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

### NOTES:

1. THE SUBJECT PROPERTY LIES WITHIN THE EXTRAJURISDICTIONAL 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 AMERICAN DATUM OF 1983.
5. SURVEYOR HAS MADE AN INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIONS, 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 "X". AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FEMA MAP COMMUNITY PANEL NUMBER 48172003 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 FLOODING WILL RESULT. IF NO CONSTRUCTION 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 SABBATINO, THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CARROL HANSON, THE STATE OF TEXAS, AND I HAVE READ THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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: \_\_\_\_\_

LEGEND

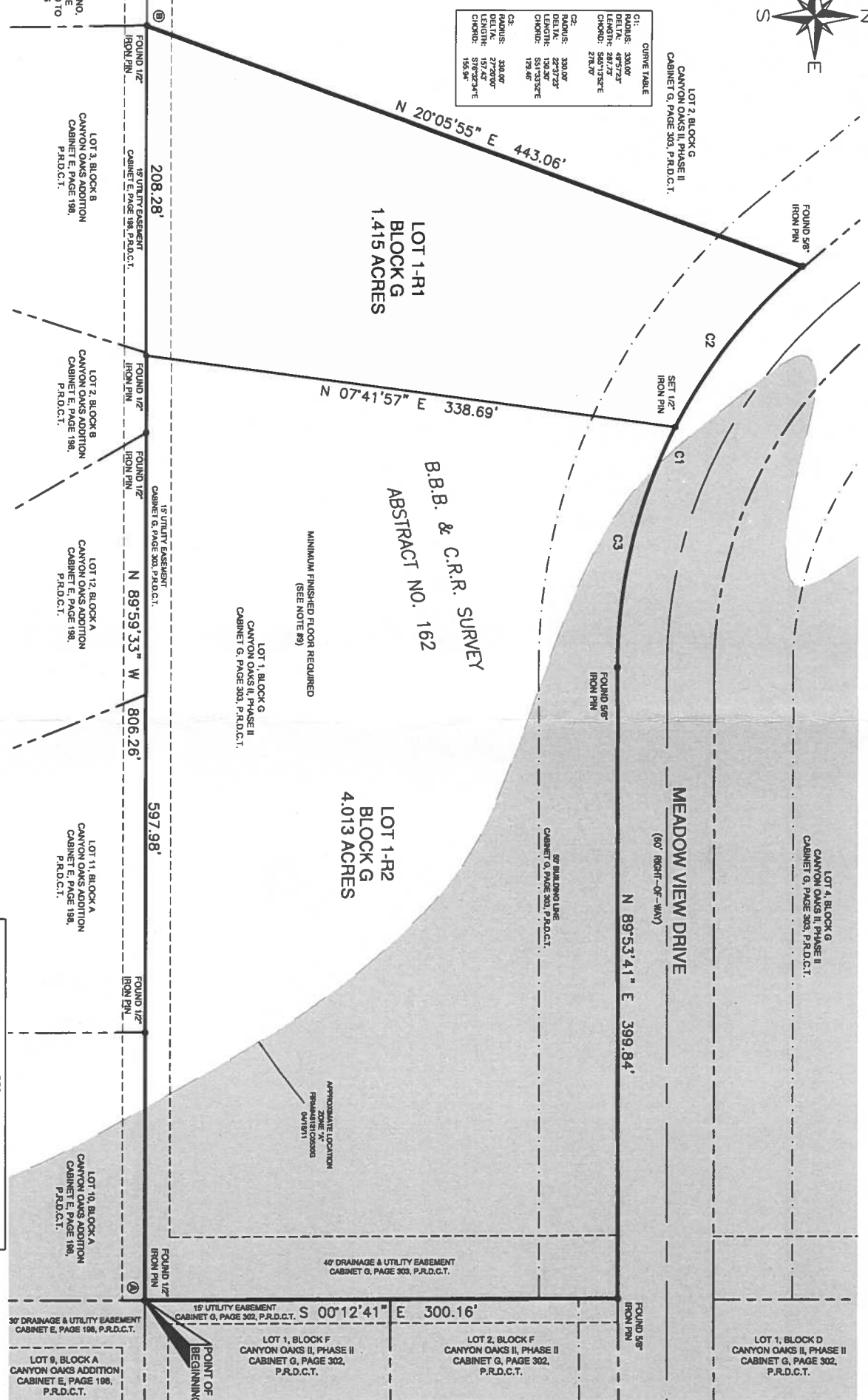
P.L.D.C.T. - PLAT RECORDS OF DENTON COUNTY, TEXAS  
CABINET G, PAGE 300, P.L.D.C.T. 1983

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

A	N 7,079,414.420
E	2,382,587.45
B	N 7,079,414.431
E	2,381,781.40

CURVE TABLE

CHORD:	330.00'
DELTA:	49°17'25"
LENGTH:	281.75'
CHORD:	328.753272'
DELTA:	52°15'00"
LENGTH:	330.00'
CHORD:	531.203232'
DELTA:	124°48'
LENGTH:	272.0000'
CHORD:	159.42'
DELTA:	52°15'00"
LENGTH:	153.85'



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: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

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, TEXAS.

PRELIMINARY FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES UNLESS IT IS RELIED UPON AS A FINAL SURVEY DOCUMENT

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  
PLANNING AND ZONING COMMISSION  
TOWN OF COPPER CANYON, TEXAS

APPROVED BY: TOWN COUNCIL  
TOWN OF COPPER CANYON, TEXAS

MAJOR  
TOWN OF COPPER CANYON, TEXAS

DATE  
TOWN OF COPPER CANYON, TEXAS

ATTEST:  
TOWN SECRETARY  
TOWN OF COPPER CANYON, TEXAS

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 300, 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

WITNESS MY HAND, THIS THE \_\_\_ DAY OF \_\_\_ 2024.

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

SABATINO FAMILY TRUST  
SUZETTE SABATINO, TRUSTEE  
DATE \_\_\_\_\_

LOVYO HANSON  
DATE \_\_\_\_\_

CARROL HANSON  
DATE \_\_\_\_\_

DATE	REVISIONS
01/29/24	ADDED REVISION COMMENTS

DWN.	BGS
SCALE	1"=40'
DATE	01/29/24
BY:	DMS

**Metroplex Surveying, Inc.**  
940-397-0506 223 W. HICKORY, DENTON, TEXAS 76201  
info@metroplexsurveying.com

OWNER/APPLICANT:	OWNER:
SABATINO FAMILY TRUST	LOVYO AND CARROL HANSON
ARGYLE, TX 76208	ARGYLE, TX 76208
PH:(940)390-9563	PH:(940)231-3133
SUZETTE SABATINO	

SURVEYOR:	FIRM NO. 10023300
BRAD G. SHELTON	
223 W. HICKORY ST.	
DENTON, TX 76201	
PH:(940)397-0506	

SHEET	1
OF	1
JOB No.	38318