

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER	L.F.	LINEAR FEET
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	INT.	INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ROW	RIGHT OF WAY	○	SET 1/2" IRON ROD (PD)
		⊠	FOUND TXDOT (TYPE III) MONUMENT
		⌵	EASEMENT CORNER

--- 1140' --- EXISTING CONTOURS
--- CENTERLINE
--- 100 YEAR EFFECTIVE (EXISTING) FLOOD PLAIN

- | | | | |
|----|--|---|--|
| 1 | 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 4 | 1" VEHICULAR NON-ACCESS EASEMENT (VOL. 9631, PG. 89, DPR) |
| 5 | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 2 | 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9631, PG. 89, DPR) |
| 9 | VARIABLE SANITARY SEWER EASEMENT (TOTAL 0.262 OF AN ACRE-OFF-LOT) | 3 | VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC NO. 20190194303, OPR) |
| 11 | 20' BUILDING SETBACK LINE | 1 | LOT 901, BLOCK 9, CB 5983, VARIABLE WIRH LANDSCAPE, GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SEWER EASEMENT (VOL. 9635, PG. 174, DPR) |
| 12 | 30"X25" DRAINAGE AND SANITARY SEWER EASEMENT | | |
| 13 | 30" WIDE SEWER AND DRAINAGE EASEMENT (TOTAL 0.090 OF AN ACRE-OFF-LOT) | | |
| 14 | VARIABLE WIDTH SEWER AND DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.468 OF AN ACRE-OFF-LOT) | | |
| 15 | 25'X16" WATER METER EASEMENT | | |
| 16 | 16" WATER EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.025 ACRE-OFF-LOT) | | |

STATE OF VIRGINIA
COUNTY OF FAIRFAX

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: MELISSA RANCH 1856, LP
A TEXAS LIMITED PARTNERSHIP
BY MELISSA RANCH 1856, GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
PATSY M. FANN, MANAGER
11292 LANDY LN., GREAT FALLS, VA 22066
(703) 430-4722

STATE OF VIRGINIA
COUNTY OF FAIRFAX

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATSY M. FANN, 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 _____ DAY OF _____, A.D. 20 _____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS 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 AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FLOODPLAIN VERIFICATION:

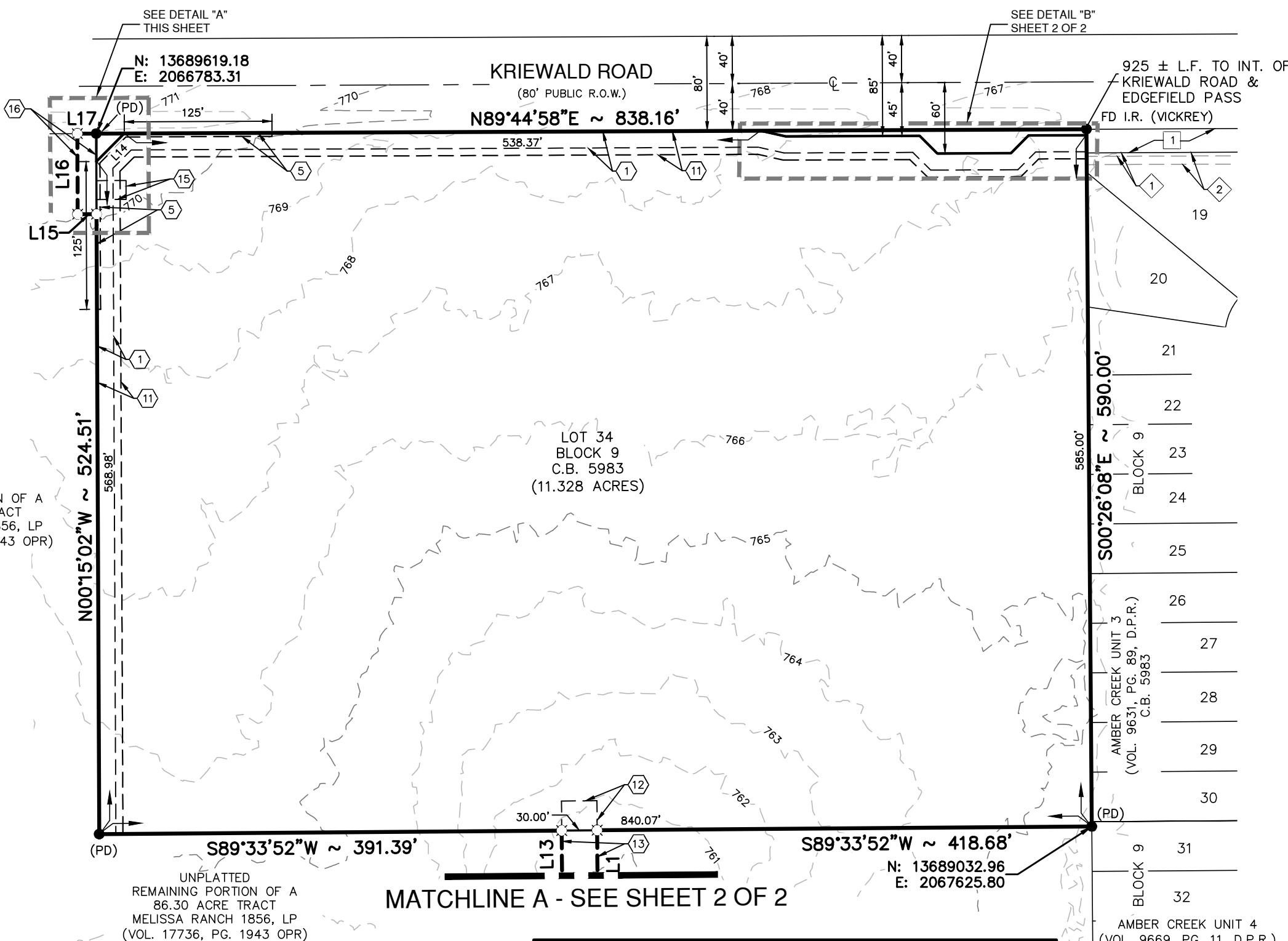
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE DATE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR

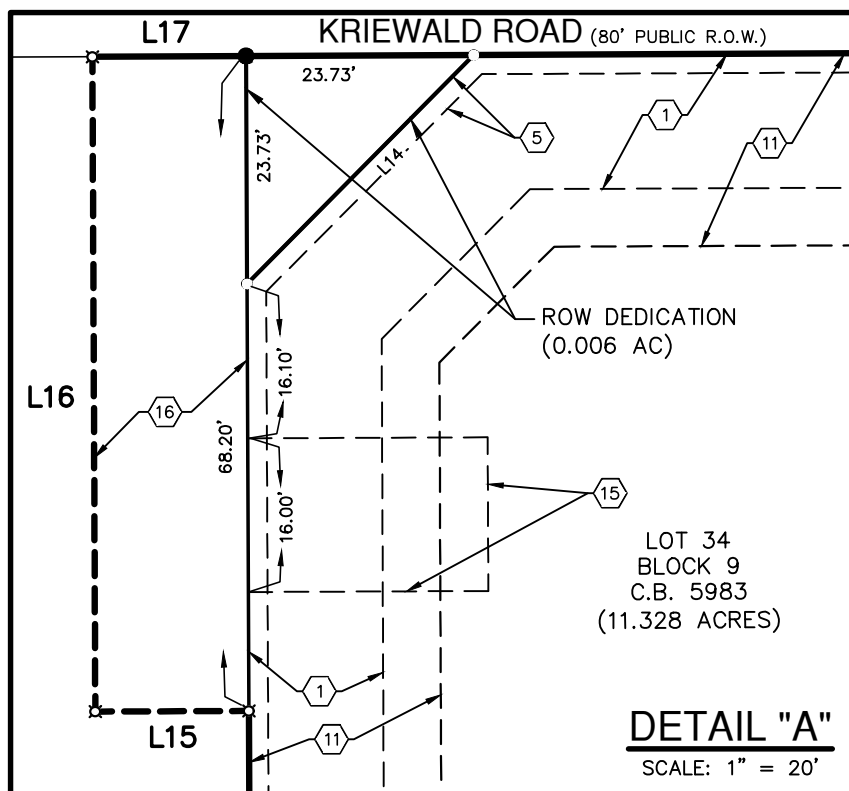
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

FIRE PROTECTION NOTE

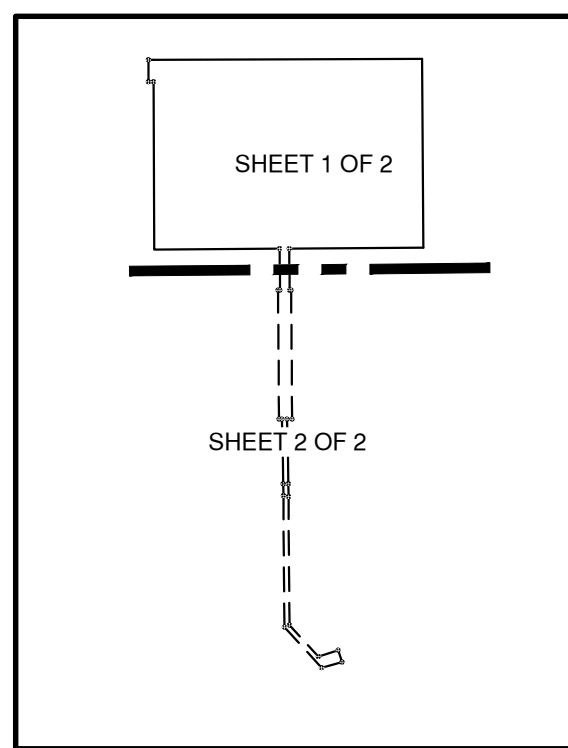
LOTS ON THIS PLAT ARE COMMERCIAL. FIRE PROTECTION WILL BE REVIEWED DURING PERMITTING WITH THE FIRE MARSHALL.



MATCHLINE A - SEE SHEET 2 OF 2



DETAIL "A"
SCALE: 1" = 20'



INDEX MAP
SCALE: 1" = 600'

PLAT NO. 19-11800532

SUBDIVISION PLAT OF IDEA - TOPAZ

BEING A TOTAL OF 12.236 ACRE TRACT OF LAND, ESTABLISHING LOT 34, BLOCK 9, COUNTY BLOCK 5983 INCLUDING A 0.063 OF AN ACRE RIGHT-OF-WAY AND 0.845 OF AN ACRE OF OFF-LOT EASEMENTS OUT OF AN 86.30 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 17736, PAGE 1943 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM BOYLE SURVEY NO. 308, ABSTRACT 78, COUNTY BLOCK 5983, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'
0' 100' 200' 300'

**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 | TPBLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 20, 2020

STATE OF TEXAS
COUNTY OF HIDALGO

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: CARLO R. HERSHBERGER
IDEA PUBLIC SCHOOL
2115 W. PIKE BLVD.
WESLACO, TX 78596
(956) 377-8000

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLO R. HERSHBERGER 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 _____ DAY OF _____, A.D. 20 _____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

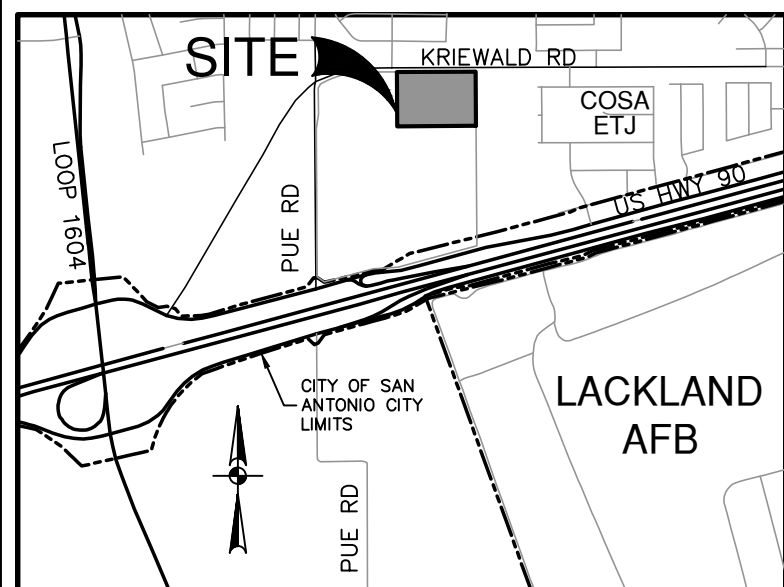
THIS PLAT OF IDEA - TOPAZ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SHEET 1 OF 2



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS 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 AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE DATE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR

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

FIRE PROTECTION NOTE

LOTS ON THIS PLAT ARE COMMERCIAL. FIRE PROTECTION WILL BE REVIEWED DURING PERMITTING WITH THE FIRE MARSHALL.

SAWS IMPACT FEE:

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 WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU/S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE:

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 34, BLOCK 9, CB 5983, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

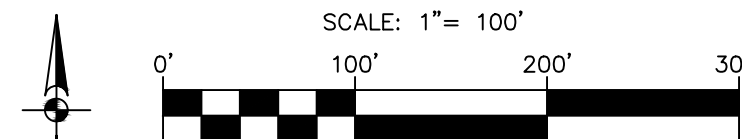
DRAINAGE EASEMENT ENCROACHMENTS:

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 APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PLAT NO. 19-11800532

SUBDIVISION PLAT OF IDEA - TOPAZ

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DATE OF PREPARATION: August 20, 2020

STATE OF TEXAS
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OWNER/DEVELOPER: CARLO R. HERSHBERGER
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NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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BY:

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BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF VIRGINIA
COUNTY OF FAIRFAX

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OWNER/DEVELOPER: MELISSA RANCH 1856, LP
A TEXAS LIMITED PARTNERSHIP
BY MELISSA RANCH 1856, GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
PATSY M. FANN, MANAGER
11292 LANDY LN., GREAT FALLS, VA 22066
(703) 430-4722

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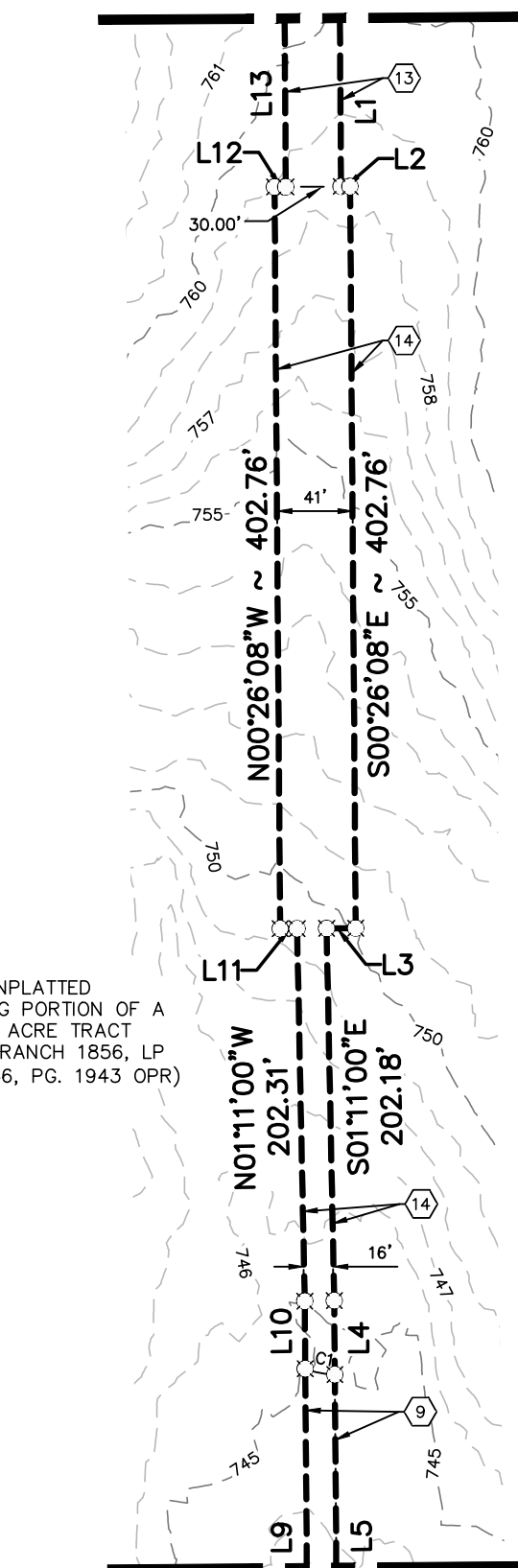
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REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE A - SEE SHEET 1 OF 2



UNPLATTED
REMAINING PORTION OF A
86.30 ACRE TRACT
MELISSA RANCH 1856, LP
(VOL. 17736, PG. 1943 OPR)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°26'08"E	130.00'
L2	N89°33'52"E	4.86'
L3	S89°32'28"W	15.81'
L4	S0°26'08"E	40.13'
L5	S0°26'08"E	401.13'
L6	N72°35'04"E	65.49'
L7	S17°24'56"E	39.09'
L8	S74°44'54"W	66.10'
L9	N0°26'08"W	410.55'
L10	N0°26'08"W	36.72'
L11	S89°40'42"W	9.18'
L12	N89°33'52"E	6.14'
L13	N0°26'08"W	130.00'
L14	N44°44'58"E	33.55'
L15	S89°44'58"W	16.00'
L16	N0°15'02"W	68.20'
L17	N89°44'58"E	16.00'

MATCHLINE B - SEE THIS SHEET

DETAIL "B"
SCALE: 1" = 20'
SEE SHEET 1 OF 2

UNPLATTED
REMAINING PORTION OF A
86.30 ACRE TRACT
MELISSA RANCH 1856, LP
(VOL. 17736, PG. 1943 OPR)

UNPLATTED
REMAINING PORTION OF A
86.30 ACRE TRACT
MELISSA RANCH 1856, LP
(VOL. 17736, PG. 1943 OPR)

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	18°47'59"	S78°51'31"E	16.33'	16.41'

SHEET 2 OF 2