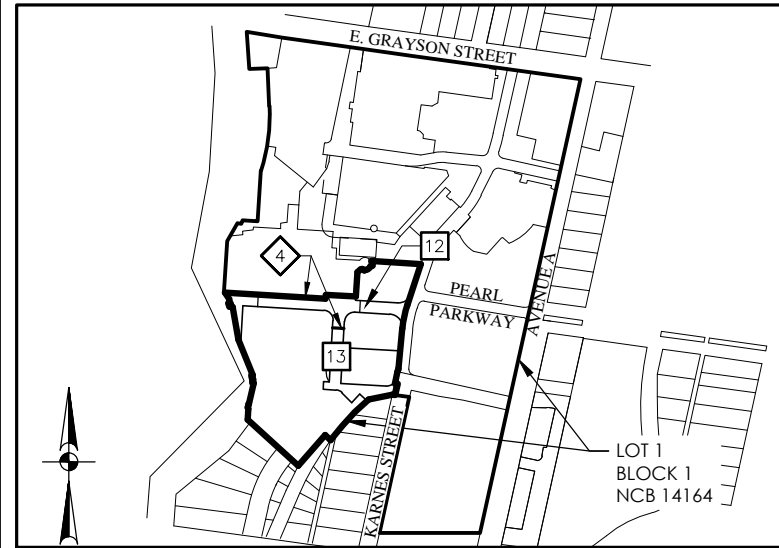


LOCATION MAP

NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 500'

3.532 ACRES BEING REPLATTED PREVIOUSLY PLATTED AS PART OF LOT 1, BLOCK 1, NCB 14164, OF THE PEARL BREWERY COMPANY PROPERTY, RECORDED IN VOLUME 5870, PAGES 115 AND ALL OF LOT 907, AND ALL OF THAT VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT, BLOCK 1, NCB 14164, OF THE I.D.Z. PEARL BREWERY DEVELOPMENT, UNIT 2, RECORDED IN VOLUME 9670, PAGE 127-128, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(i)(3).

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE PEARL BREWERY SUBDIVISION PLAT RECORDED IN VOL. 5870, PGS. 114-115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS - ROTATE PLAT 4°42'14" CLOCKWISE TO MATCH THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PEARL BREWERY COMPANY PROPERTY, WHICH IS RECORDED IN VOLUME 5870, PAGE(S) 115, AND I.D.Z. PEARL BREWERY DEVELOPMENT, UNIT 2, WHICH IS RECORDED IN VOLUME 9670, PAGE(S) 127-128, COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: WILLIAM G. SHOWN
RIO PERLA PROPERTIES, LP
303 PEARL PARKWAY, SUITE 300
SAN ANTONIO, TX 78215
(210) 582-2063

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____
A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____
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.

LICENSED PROFESSIONAL ENGINEER

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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PRELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSSES RESULTING FROM REPAIRS OR REPLACEMENTS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
3. THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

AIR RIGHTS NOTE:

OVERHANGS, CANOPIES, AWNINGS, PLANTERS OR OTHER FEATURES ATTACHED TO BUILDINGS AND APPROVED BY THE INTERVENING BUILDING CODE SHALL BE PERMITTED WITHIN ALL 900 SERIES LOTS.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRPM PANEL 48029C0405G, DATED JANUARY 21, 2015, AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FEMA NOTE:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON JANUARY 21, 2015 CASE NO. 14-06-1850R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PEARL BREWERY DEVELOPMENT, UNIT 6 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PEARL OWNERS' ASSOCIATION, INC., OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 17-18 & 907-909, BLOCK 1)

DRAINAGE EASEMENT NOTE:

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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COMMON AREA NOTE:

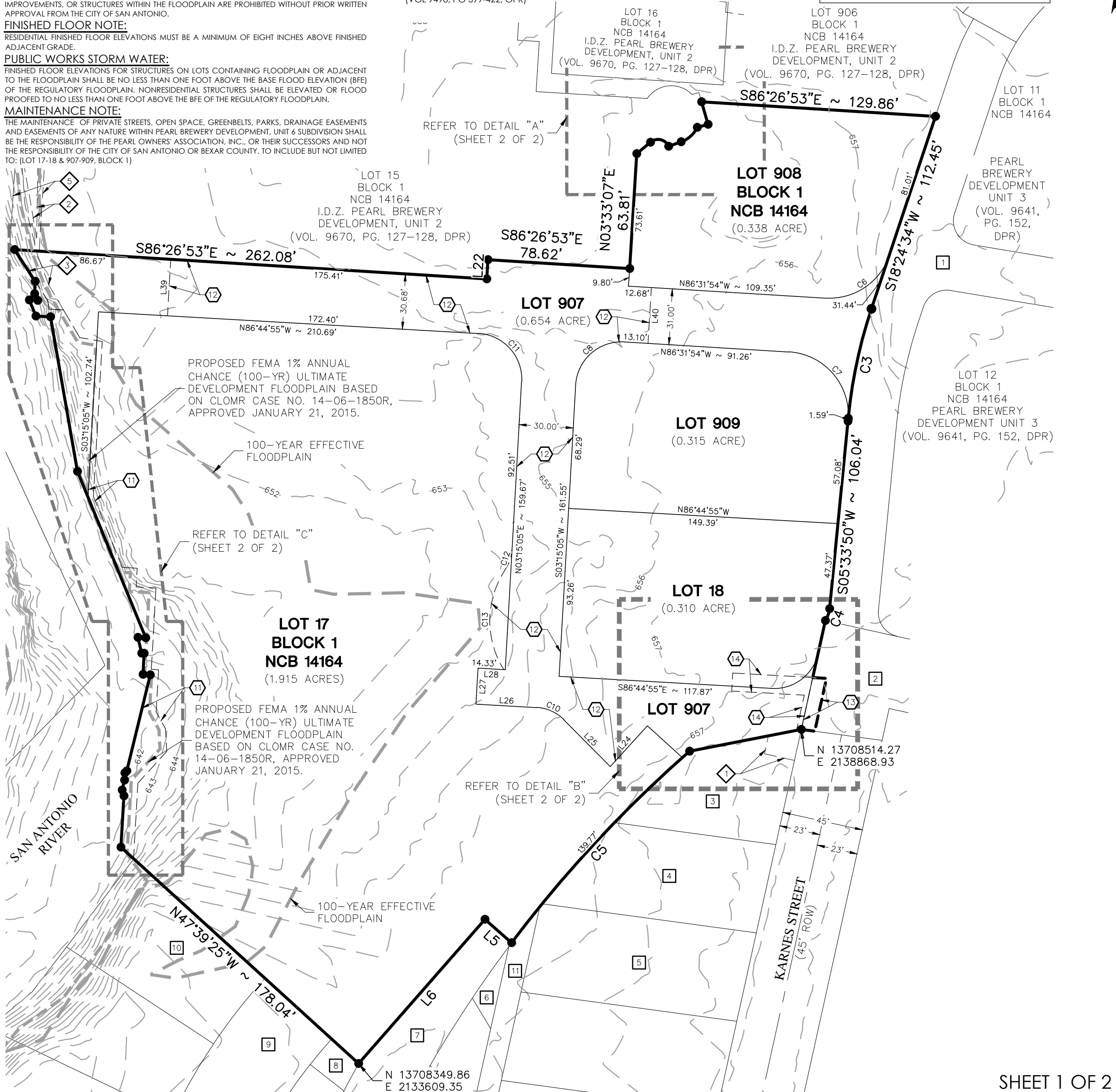
LOT 907, BLOCK 1, NCB 14164 SHALL BE DESIGNATED AS A VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, PRIVATE WATER AND PUBLIC SANITARY SEWER EASEMENT. LOTS 908 AND 909, BLOCK 1, NCB 14164 SHALL BE DESIGNATED AS A PRIVATE PARK AND A VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT.

- | | | | |
|---|-------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------|
| 1 | LOT 905, BLOCK 1, NCB 14164
PEARL BREWERY DEVELOPMENT,
UNIT 3
(VOL. 9641, PG. 152, DPR) | 8 | LOT 37, NCB 959
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) |
| 2 | LOT 904, BLOCK 1, NCB 14164
PEARL BREWERY DEVELOPMENT,
UNIT 4 (MUELLER STREET)
(VOL. 9621, PG. 160, DPR) | 9 | GEORGE STREET (CLOSED)
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) |
| 3 | LOT 25, NCB 959
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) | 10 | LOT 44, NCB 959
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) |
| 4 | LOT 26, NCB 959
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) | 11 | LOT 40, NCB 959
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) |
| 5 | LOT 27, NCB 959
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) | 12 | LOT 907, BLOCK 1, NCB 14164
I.D.Z. PEARL BREWERY
DEVELOPMENT, UNIT 2
(VOL. 9670, PG. 127, DPR) |
| 6 | LOT 39, NCB 959
RIO PERLA PROPERTIES, LP
(VOL. 17176, PG. 161-173, DR) | 13 | REMAINING PORTION OF LOT 1,
BLOCK 1, NCB 14164
PEARL BREWING COMPANY
PROPERTY
(VOL. 9670, PG. 115, DPR) |
| 7 | LOT 908, BLOCK 1, NCB 14164
PEARL BREWERY DEVELOPMENT,
UNIT 2
(VOL. 9670, PG. 127-128, DPR) | | |

- | | | | |
|----|--------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | VARIABLE WIDTH PUBLIC DRAINAGE
EASEMENT (0.080 ACRE) | 14 | VARIABLE WIDTH DRAINAGE
EASEMENT
(VOL. 9670, PG. 127-128, DPR) |
| 12 | VARIABLE WIDTH FIRE DEPARTMENT
INGRESS/EGRESS EASEMENT | 15 | VARIABLE WIDTH IRREVOCABLE
INGRESS/EGRESS, DRAINAGE, GAS,
ELECTRIC, TELEPHONE, CABLE
TELEVISION, WATER, SANITARY
SEWER AND FIRE DEPARTMENT
ACCESS EASEMENT
(VOL. 9670, PG. 127-128, DPR) |
| 13 | 7.50' OFFSITE WATER EASEMENT
(0.005 ACRE) | 16 | VARIABLE WIDTH PEDESTRIAN
ACCESS EASEMENT
(VOL. 9670, PG. 127-128, DPR) |
| 14 | VARIABLE WIDTH WATER EASEMENT | | |
| 15 | VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 15214, PG. 1569-1573, OPR) | | |
| 16 | PERMANENT SUBTERRANEAN FLOOD
CONTROL TUNNEL EASEMENT
(VOL. 4252, PG. 1225-1230, OPR) | | |

LEGEND

- | | | | |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------|
| DPR | DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS | VOL | VOLUME |
| DR | DEED RECORDS OF BEXAR
COUNTY, TEXAS | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | ROW | RIGHT-OF-WAY |
| OPR | OFFICIAL PUBLIC RECORDS
(OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY) OF
BEXAR COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD |
| | | ○ | (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD) |
| | | □ | SET 1/2" IRON ROD (PD)-ROW |
| | | 1234.56 | FINISHED FLOOR ELEVATION |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) ULTIMATE
DEVELOPMENT FLOODPLAIN BASED ON CLOMR CASE NO.
14-06-1850R, APPROVED JANUARY 21, 2015 | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE
(100-YR) FLOODPLAIN | | |
| | REFER TO SHEET 2 OF 2 FOR LINE
AND CURVE TABLES | | |
| | PLAT NOTES & LEGENDS APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT | | |



PLAT NUMBER 140214

REPLAT & SUBDIVISION PLAT PEARL BREWERY DEVELOPMENT, UNIT 6 (IDZ)

BEING A 3.532 ACRE TRACT, ESTABLISHING LOTS 17-18, LOTS 907-909, BLOCK 1, SAID 3.532 ACRE TRACT BEING COMPRISED OF THAT 1.902 ACRES CONVEYED TO CELLARS RESIDENTIAL, LLC, IN DEED RECORDED IN VOLUME 16669, PAGE 1724-1725; SAID 1.902 ACRES INCLUDING THE 0.0042 ACRES, 2 SQUARE FEET AND 0.0023 ACRE TRACTS SUBSEQUENTLY CONVEYED IN DEED RECORDED IN VOLUME 16669, PAGE 1722-1733; THAT 0.0027 ACRE TRACT CONVEYED TO CELLARS RESIDENTIAL, LLC IN SAID DEED RECORDED IN VOLUME 16669, PAGE 1722-1733; 0.004 ACRES OUT OF THAT 0.0180 ACRES CONVEYED TO RIO PERLA PROPERTIES, LP IN DEED RECORDED IN VOLUME 12664, PAGE 388-399; 1.604 ACRES OUT OF LOT 1, BLOCK 1 OF THE PEARL BREWING COMPANY SUBDIVISION CONVEYED TO RIO PERLA PROPERTIES, LP IN DEED RECORDED IN VOLUME 9498, PAGES 374-398; AND 0.0190 ACRES OUT OF THAT 0.241 ACRE TRACT CONVEYED TO RIO PERLA PROPERTIES, LP IN DEED RECORDED IN VOLUME 17176, PAGE 174-179, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK 14164, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 3.532 ACRE TRACT CONTAINING 3.388 ACRES OUT OF LOT 1, BLOCK 1 OF THE PEARL BREWING COMPANY PROPERTY SUBDIVISION RECORDED IN VOLUME 5870, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 907 OF THE I.D.Z. PEARL BREWERY DEVELOPMENT, UNIT 2 SUBDIVISION RECORDED IN VOLUME 9670, PAGES 127-128 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

SCALE: 1"= 50'
0' 50' 100' 150'

**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470
TBPS, FIRM REGISTRATION # 10028800

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
COUNTY OF BEXAR FAX: 210.375.9010

DATE OF PRINT: February 26, 2016

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: WILLIAM G. SHOWN
RIO PERLA PROPERTIES, LP
303 PEARL PARKWAY, SUITE 300
SAN ANTONIO, TX 78215
(210) 582-2063

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM G. SHOWN, 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

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: WILLIAM G. SHOWN
CELLARS RESIDENTIAL, LLC
303 PEARL PARKWAY, SUITE 300
SAN ANTONIO, TX 78215
(210) 582-2063

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ IDZ PEARL BREWERY DEVELOPMENT, UNIT 6 (IDZ) _____ 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2

PLAT NUMBER 140214

REPLAT & SUBDIVISION PLAT
PEARL BREWERY
DEVELOPMENT, UNIT 6 (IDZ)

BEING A 3.532 ACRE TRACT, ESTABLISHING LOTS 17-18, LOTS 907-909, BLOCK 1, SAID 3.532 ACRE TRACT BEING COMPRISED OF THAT 1.902 ACRES CONVEYED TO CELLARS RESIDENTIAL, LLC, IN DEED RECORDED IN VOLUME 16669, PAGE 1704-1721, SAID 1.902 ACRES INCLUDING THE 0.0042 ACRES, 2 SQUARE FEET AND 0.0023 ACRE TRACTS SUBSEQUENTLY CONVEYED IN DEED RECORDED IN VOLUME 16669, PAGE 1722-1733; THAT 0.0027 ACRE TRACT CONVEYED TO CELLARS RESIDENTIAL, LLC IN SAID DEED RECORDED IN VOLUME 16669, PAGE 1722-1733; 0.004 ACRES OUT OF THAT 0.0180 ACRES CONVEYED TO RIO PERLA PROPERTIES, LP IN DEED RECORDED IN VOLUME 12664, PAGE 388-399; 1.604 ACRES OUT OF LOT 1, BLOCK 1 OF THE PEARL BREWING COMPANY SUBDIVISION CONVEYED TO RIO PERLA PROPERTIES, LP IN DEED RECORDED IN VOLUME 9498, PAGES 374-398; AND 0.0190 ACRES OUT OF THAT 0.241 ACRE TRACT CONVEYED TO RIO PERLA PROPERTIES, LP IN DEED RECORDED IN VOLUME 17176, PAGE 174-179, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK 14164, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 3.532 ACRE TRACT CONTAINING 3.388 ACRES OUT OF LOT 1, BLOCK 1 OF THE PEARL BREWING COMPANY PROPERTY SUBDIVISION RECORDED IN VOLUME 5870, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 907 OF THE I.D.Z. PEARL BREWERY DEVELOPMENT, UNIT 2 SUBDIVISION RECORDED IN VOLUME 9670, PAGES 127-128 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.



TBPE, FIRM REGISTRATION # 470
TBPS, FIRM REGISTRATION # 10028800
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9070

STATE OF TEXAS
COUNTY OF BEXAR

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: WILLIAM G. SHOWN
RIO PERLA PROPERTIES, LP
303 PEARL PARKWAY, SUITE 300
SAN ANTONIO, TX 78215
(210) 582-2063

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM G. SHOWN, 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

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: WILLIAM G. SHOWN
CELLARS RESIDENTIAL, LLC
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STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____, IDZ PEARL BREWERY DEVELOPMENT, UNIT 6 (IDZ), 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

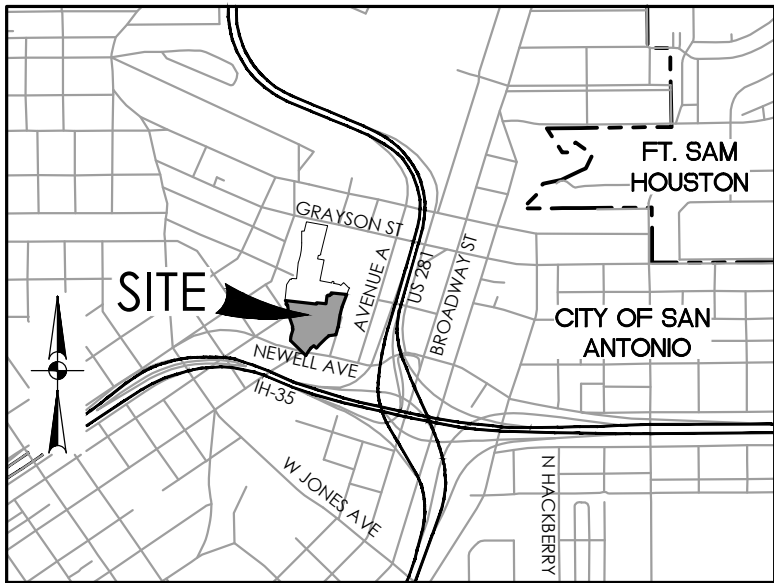
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

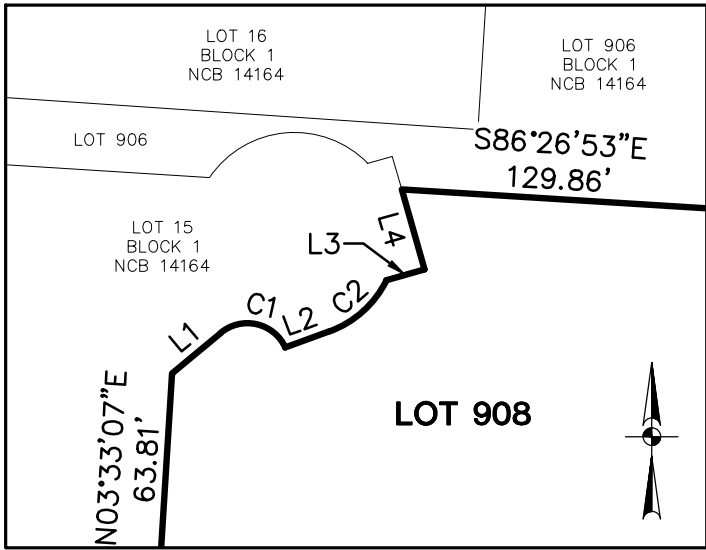
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

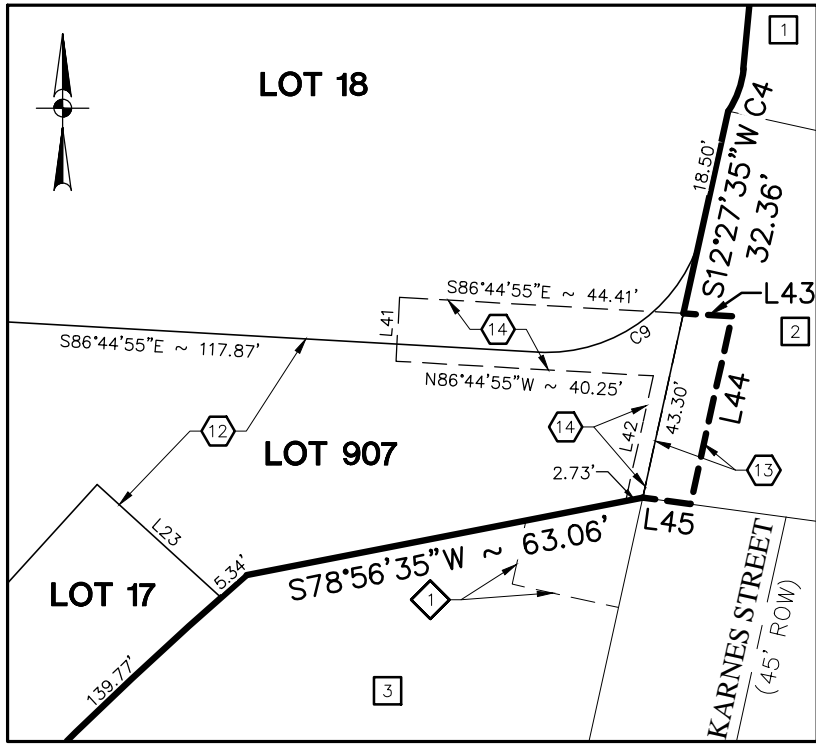
BY: _____, DEPUTY



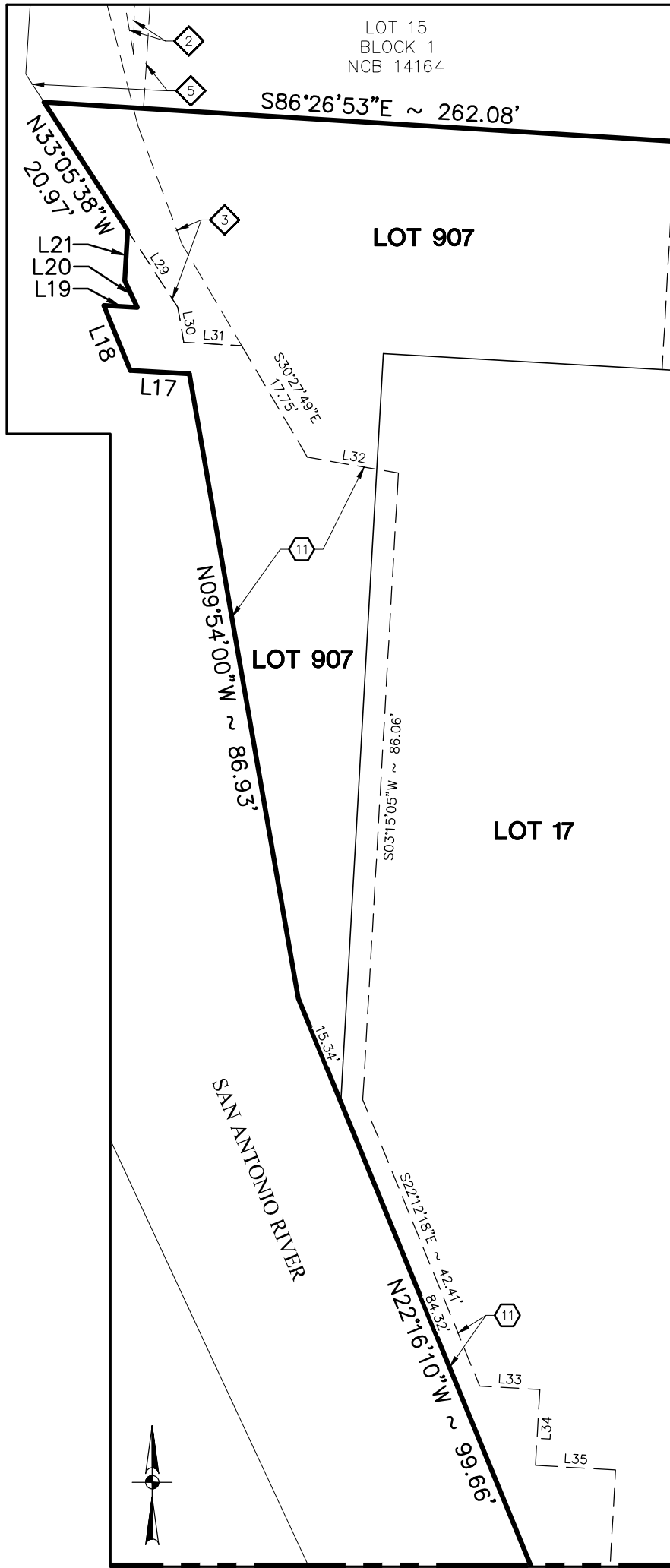
LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

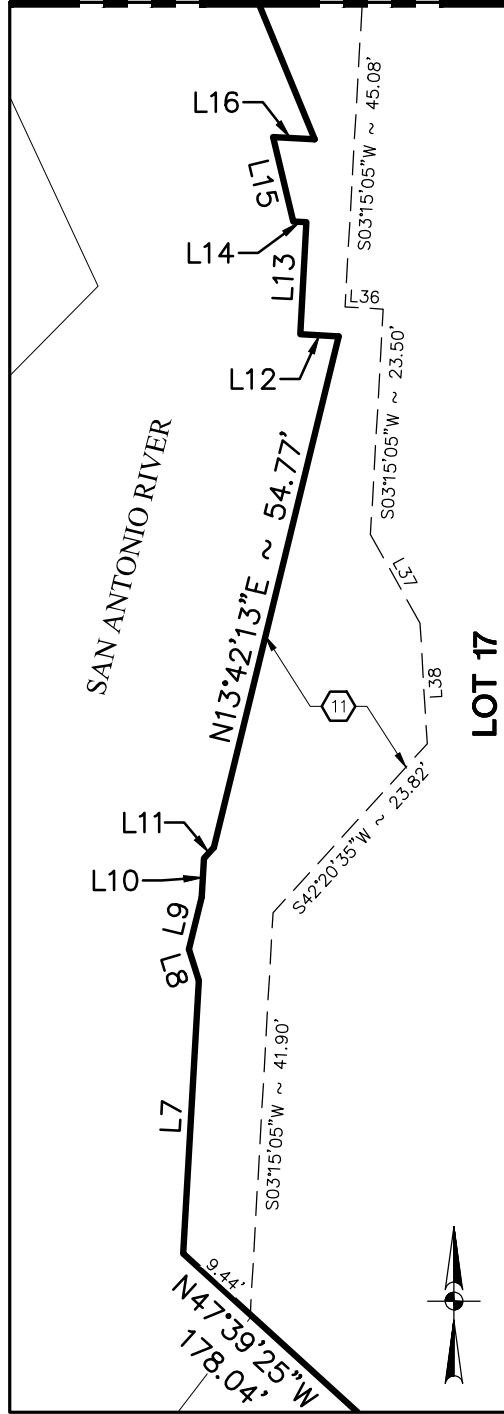


MATCHLINE DETAIL "C" - THIS SHEET

DETAIL "C"
NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	6.50'	104°52'26"	S77°13'34"E	10.30'	11.90'
C2	16.00'	44°06'42"	N48°04'34"E	12.02'	12.32'
C3	277.00'	12°50'44"	S11°59'12"W	61.97'	62.10'
C4	14.75'	27°14'55"	S19°48'10"W	6.95'	7.01'
C5	695.24'	11°57'31"	S42°53'16"W	144.85'	145.11'
C6	35.00'	75°03'32"	S55°56'20"W	42.64'	45.85'
C7	35.00'	92°05'44"	N40°29'02"W	50.39'	56.26'
C8	25.50'	90°13'01"	S48°21'35"W	36.13'	40.15'
C9	25.00'	80°47'30"	N52°51'20"E	32.40'	35.25'
C10	23.00'	41°59'57"	N65°45'47"W	16.48'	16.86'
C11	25.50'	90°00'00"	N41°44'55"W	36.06'	40.06'
C12	24.00'	30°09'23"	N18°19'46"E	12.49'	12.63'
C13	51.00'	65°27'49"	S0°40'33"W	55.15'	58.27'

MATCHLINE DETAIL "C" - THIS SHEET



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N50°20'13"E	9.87'
L2	N70°07'55"E	7.32'
L3	N74°01'41"E	6.22'
L4	N15°58'19"W	12.96'
L5	N48°47'32"W	19.68'
L6	S41°12'28"W	106.23'
L7	N03°15'05"E	28.46'
L8	N17°08'50"W	3.41'
L9	N13°42'13"E	5.62'
L10	N03°15'05"E	4.04'
L11	N42°20'35"E	1.53'
L12	N86°44'55"W	4.01'
L13	N03°14'28"E	11.67'
L14	N86°43'50"W	1.36'
L15	N13°28'19"W	9.05'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	S86°44'50"E	4.32'
L17	N86°44'55"W	8.12'
L18	N22°04'48"W	9.59'
L19	S86°44'55"E	4.60'
L20	N25°22'46"W	4.06'
L21	N03°15'05"E	6.92'
L22	N03°33'07"E	10.67'
L23	S47°39'25"E	26.18'
L24	N42°20'35"E	30.58'
L25	S44°45'49"E	36.49'
L26	N86°45'46"W	33.70'
L27	N03°14'14"E	20.00'
L28	S86°44'55"E	15.11'
L29	S33°05'38"E	12.60'
L30	S09°54'00"E	4.88'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S86°44'55"E	7.94'
L32	S80°07'51"E	12.66'
L33	S86°44'55"E	8.25'
L34	S03°15'05"W	10.42'
L35	S86°44'55"E	11.00'
L36	S86°44'55"E	4.00'
L37	S29°07'07"E	10.59'
L38	S03°23'29"E	12.58'
L39	S03°15'05"W	31.33'
L40	S03°28'03"W	31.00'
L41	N03°14'53"E	10.00'
L42	N12°27'35"E	19.99'
L43	S86°44'55"E	7.60'
L44	S12°27'35"W	30.03'
L45	N82°15'26"W	7.53'

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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.

LICENSED PROFESSIONAL ENGINEER

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