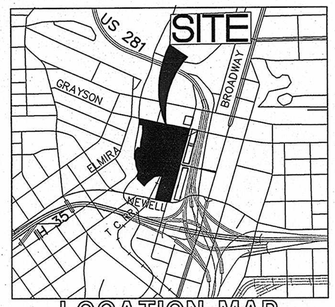


LOCATION MAP
NOT TO SCALE

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

OWNER/DEVELOPER
RIO PERLA PROPERTIES, L.P.
5121 BROADWAY
SAN ANTONIO, TX 78209
PHONE: (210) 930-1251
FAX: (210) 930-2482

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TX 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

NOTES

1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

2. THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE, WITH THE EXCEPTION OF THE NORTH 554' OF THE RIVERSIDE PROPERTY LINE, FOR WHICH A COMPLETE SETBACK VARIANCE WAS GRANTED PURSUANT TO THE SAN ANTONIO BOARD OF ADJUSTMENT CASE A-06-066.

3. THE BEARINGS FOR THIS MAP ARE BASED ON PEARL BREWING COMPANY PROPERTY RECORDED IN VOLUME 5870, PAGES 114-115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

4. THERE ARE NO STREETS (PUBLIC OR PRIVATE) ASSOCIATED WITH THIS MDP. LOTS ARE SERVED BY PRIVATE COMMON ACCESS EASEMENTS.

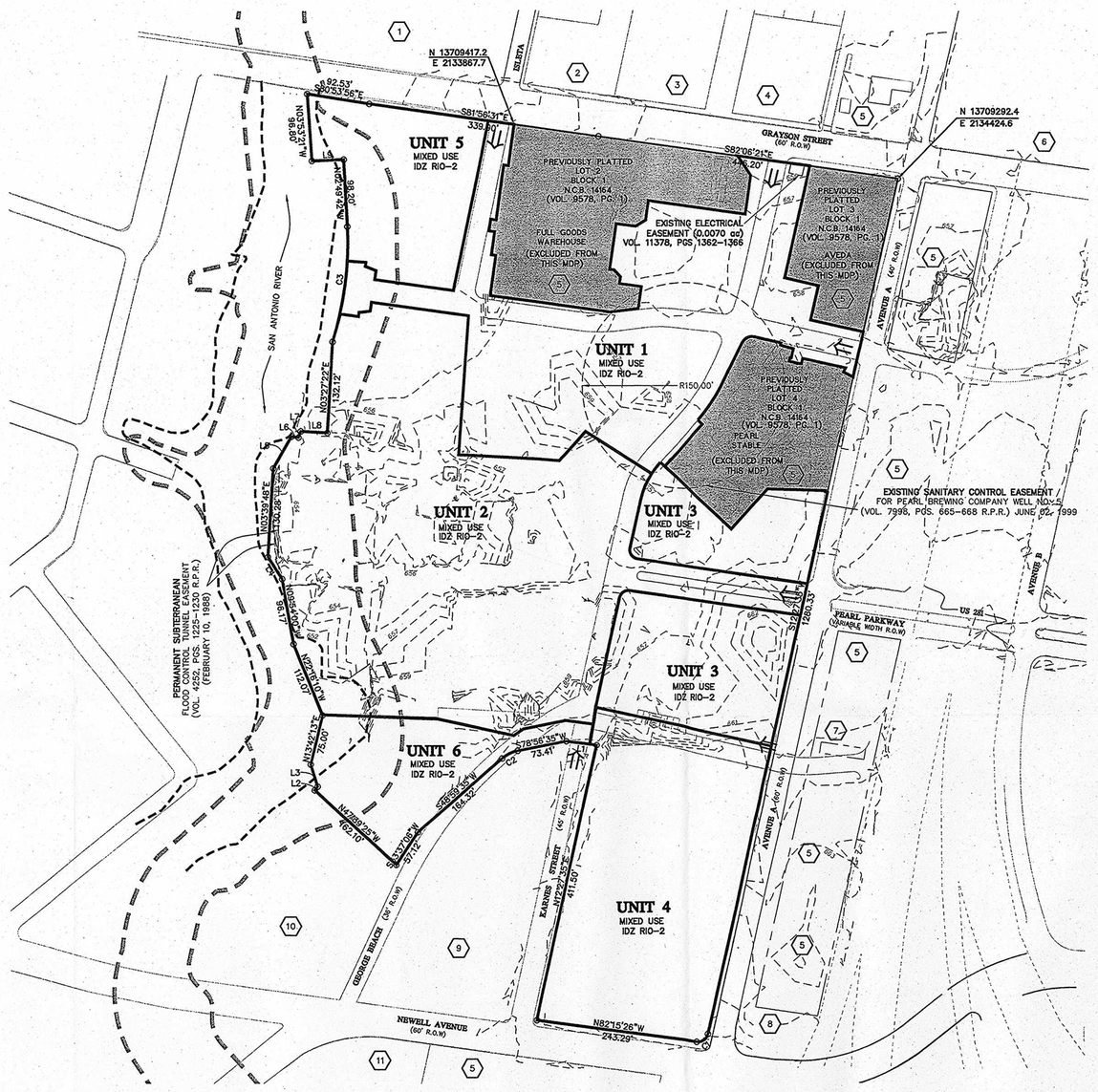
5. SIDEWALKS SHALL BE CONSTRUCTED AS APPLICABLE PER UDC 35-506 (q) AS THE PROJECT DEVELOPS.

LINE TABLE

LINE	LENGTH	BEARING
L1	45.15'	N82°15'26"W
L2	6.53'	N37°22'51"E
L3	34.10'	N17°08'50"W
L4	38.18'	N33°05'38"W
L5	53.44'	N29°58'39"E
L6	10.62'	S83°15'34"E
L7	9.46'	N20°10'18"E
L8	39.21'	S86°31'03"E
L9	47.25'	S87°39'14"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	22.33'	15.00'	13.81'	85°16'59"	20.32'	S55°06'05"W
C2	25.52'	48.83'	13.06'	29°56'40"	25.23'	S63°58'15"W
C3	171.04'	476.97'	86.45'	20°32'46"	170.12'	N07°26'41"E



LEGEND

- MDP BOUNDARY LIMITS
- 100 YEAR UD DFIRM WITH SARIP INCLUDED
- 100 YEAR FEMA FLOOD PLAIN DATED JUNE 18, 2007
- 1' CONTOURS
- (1) PROPERTY OWNERSHIP KEY
- ACCESS POINT

ADJACENT PROPERTY OWNERSHIP KEY

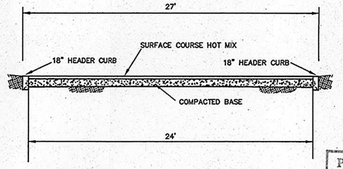
1. GLENMORANGIE LTD PARTNERSHIP
2. CARLOS A CARDENAS
3. DPT LABORATORIES LTD
4. BRAYCO PARTNERSHIP
5. RIO PERLA PROPERTIES LP
6. GRAYSON STREET L.L.C
7. EL TEX INVESTMENT CORP
8. SBC TEXAS TOWERS
9. SAMUELS GLASS COMPANY
10. SAMUELS GLASS COMPANY
11. CITY OF SAN ANTONIO

CURRENT ZONING: IDZ RIO-2 - RIVER IMPROVEMENT OVERLAY DISTRICT 2

LAND USE TABLE

LAND USE	AREA (AC.)
MIXED USE	15.93
TOTAL	15.93

UNITS	DWELLINGS UNITS	AREA (AC.)	DENSITY (UNITS/AC.)
UNIT 1	15	3.55	4.23
UNIT 2	80	5.70	14.04
UNIT 3	40	1.85	21.62
UNIT 4	250	2.70	92.59
UNIT 5	120	1.16	103.45
UNIT 6	120	0.97	123.71
TOTAL	505	15.93	31.70



TYPICAL DRIVEWAY SECTION
(NOT TO SCALE)

PLAN HAS BEEN ACCEPTED BY
COSA
2/6/2009 026-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
2/5/2011
Date

PROPERTY LEGAL DESCRIPTION

A 15.93 ACRE TRACT OF LAND BEING OUT OF A PORTION OF LOT 1, BLOCK 1, NEW CITY BLOCK 14164, PEARL BREWING COMPANY PROPERTY SUBDIVISION AS RECORDED IN VOLUME 5870, PAGES 115-116 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 0.1618 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 16A, NEW CITY BLOCK 973, IN BEXAR COUNTY, TEXAS, AS RECORDED IN SPECIAL WARRANTY DEED IN VOLUME 10836, PAGES 254-258, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 0.0180 ACRE AND 0.0048 ACRE TRACTS OF LAND BOTH BEING OUT OF AN EXISTING SAN ANTONIO RIVER CHANNEL, AS RECORDED IN SPECIAL WARRANTY DEED IN VOLUME 12664, PAGES 388-399, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

A LOMR WILL BE COMPLETED POST COMPLETION OF THE SAN ANTONIO RIVER IMPROVEMENTS PROJECT ANTICIPATED TO BE COMPLETE IN MAY 2009 SHOWING THE 100-YEAR FLOODPLAIN TO BE WITHIN THE LIMITS OF THE SAN ANTONIO RIVER CHANNEL.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC. RIO PERLA PROPERTIES, L.P.

PEARL BREWERY DEVELOPMENT
MASTER DEVELOPMENT PLAN

MDP PLAN NO.: 026-08

RECEIVED
09 FEB -5 PM 2:54
LAND DEVELOPMENT SERVICES DIVISION

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: MAY 2008 JOB NUMBER: 5576-35

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

City of San Antonio

Department of Planning and Development Services

February 6, 2009

Thomas Carter
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Pearl Brewery** **MDP # 026-08**

Dear Mr. Carter,

The Development Review Committee has reviewed **Pearl Brewery** Master Development Plan for **MDP 026-08**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department