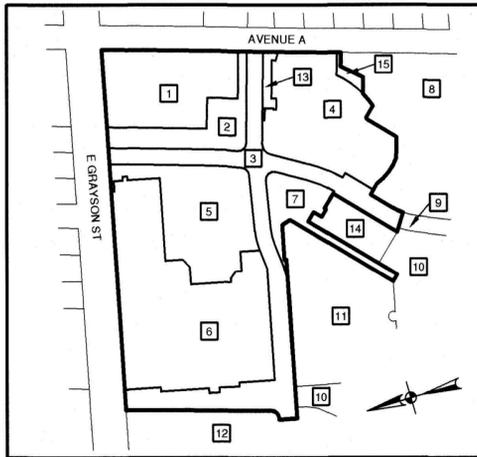


LOCATION MAP  
NOT-TO-SCALE



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING  
SCALE: 1" = 300'

THE 5.039 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 3 & 4, BLOCK 1, NCB 14164 OF THE RIO PERLA DEVELOPMENT RECORDED IN VOLUME 9578, PAGE 1; LOTS 7, 8, 9, 11, 902, AND 903, BLOCK 1, NCB 14164 OF THE PEARL BREWERY DEVELOPMENT, UNIT 1A RECORDED IN VOLUME 9605, PAGES 55-59, LOT 11, BLOCK 1 PEARL BREWERY DEVELOPMENT UNIT 3 RECORDED IN VOLUME 9641, PAGE 152; ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RIO PERLA DEVELOPMENT WHICH IS RECORDED IN VOLUME 9578, PAGE 1, AND PLAT PEARL BREWERY DEVELOPMENT, UNIT 1A WHICH IS RECORDED IN VOLUME 9605, PAGES 55-59. ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: *Mesha Millsap*  
MESHAMILLSAP  
RIO PERLA PROPERTIES, LP  
303 PEARL PKWY, STE 300  
SAN ANTONIO, TEXAS 78215  
(210) 930-1251

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: \_\_\_\_\_

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 ENGINEERS AND 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.

SAWS IMPACT FEE:

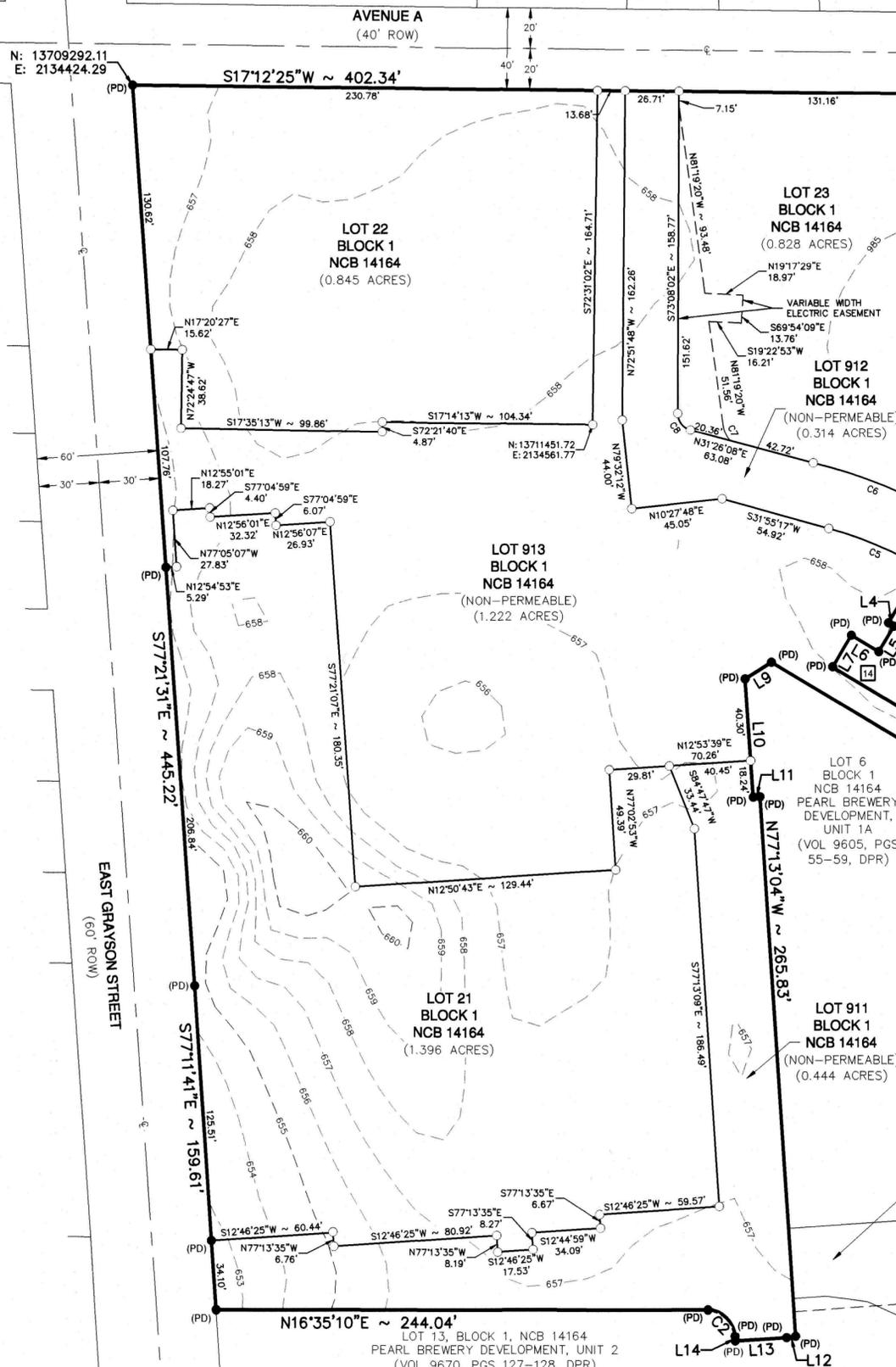
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

LEGEND

BLK	BLOCK	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK	- - -	EXISTING CONTOURS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	+	CENTERLINE



MATCHLINE "A" - SEE SHEET 2 OF 2

KEY NOTES

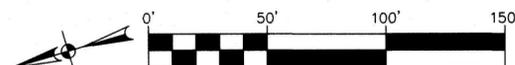
- 1 LOT 3, BLOCK 1, NCB 14164 RIO PERLA DEVELOPMENT (VOL 9578, PG 1, DPR)
- 2 LOT 8, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 3 LOT 901, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 4 REMAINING PORTION OF LOT 4, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A RECORDED IN VOLUME 9605, PAGE 55, LOT 13 & 906, BLOCK 1, NCB 14164 OF THE PEARL BREWERY DEVELOPMENT, UNIT 2 RECORDED IN VOLUME 9670, PAGES 127-128, AND LOT 11, BLOCK 1 OF THE PEARL BREWERY DEVELOPMENT, UNIT 3 RECORDED IN VOLUME 9641, PAGE 152, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- 5 LOT 7, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 6 LOT 9, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 7 LOT 902, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 8 LOT 11, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT UNIT 3 (VOL 9641, PG 152, DPR)
- 9 LOT 905, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT UNIT 3 (VOL 9641, PG 152, DPR)
- 10 LOT 906, BLOCK 1, NCB 14164 IDZ PEARL BREWERY DEVELOPMENT, UNIT 2 (VOL 9670, PGS 127-128, OPR)
- 11 LOT 6, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 12 LOT 13, BLOCK 1, NCB 14164 IDZ PEARL BREWERY DEVELOPMENT, UNIT 2 (VOL 9670, PGS 127-128, OPR)
- 13 LOT 903, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 14 LOT 5, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PGS 55-59, DPR)
- 15 PORTION OF LOT 11, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 3 (VOL 9641, PG 152, DPR)

PLAT NO. 21-11800204

REPLAT ESTABLISHING  
PEARL KARNES I.D.Z.

BEING A TOTAL OF 5.049 ACRES, ESTABLISHING LOTS 21-23, 911-913, BLOCK 1, NEW CITY BLOCK 14164, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 3 & THE REMAINING PORTION OF 4, BLOCK 1, NCB 14164 OF THE RIO PERLA DEVELOPMENT RECORDED IN VOLUME 9578, PAGE 1; LOTS 7, 8, 9, 11, 902, AND 903, BLOCK 1, NCB 14164 OF THE PEARL BREWERY DEVELOPMENT, UNIT 1A RECORDED IN VOLUME 9605, PAGE 55; LOT 13 & 906, BLOCK 1, NCB 14164 OF THE PEARL BREWERY DEVELOPMENT, UNIT 2 RECORDED IN VOLUME 9670, PAGES 127-128, AND LOT 11, BLOCK 1 OF THE PEARL BREWERY DEVELOPMENT, UNIT 3 RECORDED IN VOLUME 9641, PAGE 152; ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'



PAPE-DAWSON  
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TSP# FIRM REGISTRATION #10028600

DATE OF PREPARATION: November 18, 2021

STATE OF TEXAS  
COUNTY OF BEXAR

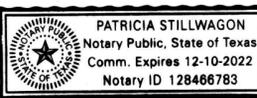
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Mesha Millsap*  
OWNER/DEVELOPER: MESHAMILLSAP  
RIO PERLA PROPERTIES, LP  
303 PEARL PKWY, STE 300  
SAN ANTONIO, TEXAS 78215  
(210) 930-1251

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MESHAMILLSAP, 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 18 DAY OF January, A.D. 20 22.

*Patricia Stillwagon*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF PEARL KARNES I.D.Z. 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.

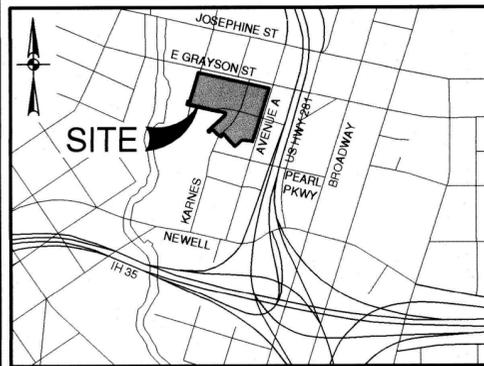
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

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



Civil Job No. 11503-21; Survey Job No. 11503-21



LOCATION MAP  
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S47°14'30"W	43.16'
L2	N56°30'38"W	33.74'
L3	N42°43'57"W	28.13'
L4	S47°16'03"W	3.12'
L5	N42°43'57"W	14.62'
L6	N47°16'05"E	15.87'
L7	N42°46'23"W	18.23'
L8	N42°47'28"W	13.33'
L9	N15°40'01"W	15.43'
L10	N77°15'22"W	58.54'
L11	S12°44'38"W	3.41'
L12	N08°26'49"E	4.55'
L13	N12°47'01"E	25.46'
L14	S77°12'59"E	2.39'
L15	N72°39'19"W	23.60'
L16	N42°45'24"W	22.48'
L17	S78°52'21"W	3.03'
L18	S47°13'09"W	57.82'
L19	N72°50'36"W	34.96'
L20	N42°45'30"W	21.21'
L21	S42°06'05"W	42.26'
L22	N72°57'12"W	28.21'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	98.50'	111°4'52"	S41°37'10"W	19.31'	19.34'
C2	13.50'	86°11'54"	N59°41'04"E	18.45'	20.31'
C3	148.37'	10°02'21"	S67°19'51"W	25.96'	26.00'
C4	93.69'	33°36'38"	N36°27'13"W	54.18'	54.96'
C5	198.50'	14°24'59"	N39°07'47"E	49.81'	49.95'
C6	251.50'	16°44'06"	N38°35'20"E	73.20'	73.46'
C7	15.00'	32°10'29"	S82°35'25"W	8.31'	8.42'
C8	8.50'	75°25'51"	S69°09'03"W	10.40'	11.19'

**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: 48029C0405G, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901-903 & 905-906, BLOCK 1, CB OR NCB 14164, 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.

**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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SAWS HIGH PRESSURE NOTE:**  
 A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NCS COOPERATIVE CORRS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**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.

**COMMON AREA NOTE:**  
 LOTS 911, 912 AND 913, BLOCK 1, NCB 14164 SHALL BE DESIGNATED AS A VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER AND FIRE DEPARTMENT ACCESS EASEMENT.

**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.

**AIR RIGHTS NOTE:**  
 OVERHANGS, CANOPIES, AWNINGS, PLANTERS OR OTHER FEATURES ATTACHED TO BUILDINGS AND APPROVED BY THE INTERNATIONAL BUILDING CODE SHALL BE PERMITTED WITHIN ALL 900 SERIES LOTS.

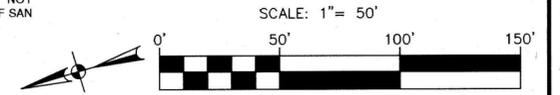
**SHARED CROSS ACCESS NOTE:**  
 OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(d)(3).

**NON-RESIDENTIAL FINISHED FLOOR ELEVATION -** CITY ONLY FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

PLAT NO. 21-11800204

REPLAT ESTABLISHING  
PEARL KARNES I.D.Z.

BEING A TOTAL OF 5.049 ACRES, ESTABLISHING LOTS 21-23, 911-913, BLOCK 1, NEW CITY BLOCK 14164, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 3 & THE REMAINING PORTION OF 4, BLOCK 1, NCB 14164 OF THE RIO PERLA DEVELOPMENT RECORDED IN VOLUME 9578, PAGE 1, LOTS 7, 8, 901, 902, AND 903, BLOCK 1, NCB 14164 OF THE PEARL BREWERY DEVELOPMENT, UNIT 1A RECORDED IN VOLUME 9605, PAGE 55, LOT 13 & 906, BLOCK 1, NCB 14164 OF THE PEARL BREWERY DEVELOPMENT, UNIT 2 RECORDED IN VOLUME 9670, PAGES 127-128, AND LOT 11, BLOCK 1 OF THE PEARL BREWERY DEVELOPMENT, UNIT 3 RECORDED IN VOLUME 9641, PAGE 152, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10029800

DATE OF PREPARATION: November 18, 2021

STATE OF TEXAS  
COUNTY OF BEXAR

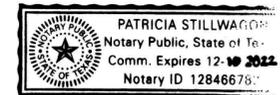
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Mesha Millsap*  
 OWNER/DEVELOPER: MESHA MILLSAP  
 RIO PERLA PROPERTIES, LP  
 303 PEARL PKWY, STE 300  
 SAN ANTONIO, TEXAS 78215  
 (210) 930-1251

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MESHA MILLSAP, 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 14 DAY OF January, A.D. 20 22.

*Patricia Stillwagon*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF PEARL KARNES I.D.Z. 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 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.

*Thomas Matthew Carter*  
 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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Tom H. Milo*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "A" - SEE SHEET 1 OF 2

