

40

AN ORDINANCE

99981

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2004219

The rezoning and reclassification of property from "I-2 RIO-2" Heavy Industrial District River Improvement Overlay 2 and "C-3 RIO-2" Commercial District River Improvement Overlay 2 to "IDZ RIO-2" Infill Development Zone River Improvement Overlay 2 with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District and the following additional uses:

- 1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling.
- 2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
- 3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property on the property listed as follows:

21.448 acres out of NCB 962, 968, 970, 973, 975, 14164

SECTION 2. Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective November 28, 2004.

PASSED AND APPROVED this 18th day of November, 2004.

M A Y O R

EDWARD D. GARZA

ATTEST:

City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT - NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: _____

4D

DATE: _____

NOV 18 2004

MOTION: _____

Flores/Perez

ORDINANCE NUMBER: _____

99981

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

2-2004219

TRAVEL AUTHORIZATION: _____

D1

NAME	ROLL	AYE	NAY
ROGER O. FLORES JR. District 1			
JOEL WILLIAMS District 2			
RON SEGOVIA District 3			
RICHARD PEREZ District 4			
PATTI RADLE District 5			
ENRIQUE M. BARRERA District 6			
JULIAN CASTRO District 7			
ART A. HALL District 8	<i>absent</i>		
CARROLL SCHUBERT District 9			
CHRISTOPHER "CHIP" HAASS District 10			
EDWARD D. GARZA Mayor			

Perez

Agenda Voting Results

Name: 4D.

Date: 11/18/04

Time: 04:04:36 PM

Vote Type: Multiple selection

Description: 4D. ZONING CASE NUMBER Z2004219: The request of Ken Halliday, Rio Perla Properties, L. P., Applicant, for Rio Perla Properties, L. P., Owner(s), for a change in zoning from "I-2" RIO-2 Heavy Industrial District River Improvement Overlay 2 and "C-3" RIO-2 Commercial District River Improvement Overlay 2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District and the following additional uses: 1) Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; 2) Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; 3) The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility, located on the property on 21.448 acres out of NCB 962, 968, 970, 973, 975, 14164, 312 Pearl Parkway. Staff's recommendation was for approval. The Zoning Commission recommended approval. (Council District 1)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		



FIELD NOTES
FOR

A 0.1618 acre, or 7,047 square feet more or less, tract of land, a called 0.164 acre tract, being all of Lot 1, Block 16A of the Resubdivision Plat of Lots 1 and 2, Block 16A, N.C.B. 973 recorded in Volume 4305, Page 174 of the Deed and Plat Records of Bexar County, Texas, being the same tract of land as conveyed to Forrest Wilson, SR. and Kim M. Wilson, in deed recorded in Volume 8173, Pages 1267-1269 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block (N.C.B.) 973 of the City of San Antonio, Bexar County, Texas, said 0.1618 acre tract being more particularly described as follows:

Bearings based on The Pearl Brewing Company Property Subdivision plat recorded in Volume 5870, Pages 114-115 of the Deed and Plat Records of Bexar County, Texas.

BEGINNING: At a found "+" in concrete on the south right-of-way line of East Grayson Street, at the northeast corner of said Lot 1, the northwest corner of a 18.88 acre tract recorded in Volume 9498 Pages 374-398 of the Official Public Records of Real Property of Bexar County, Texas, and the POINT OF BEGINNING;

THENCE: S 10°18'09"W, along and with the east line of said Lot 1, the west line of said 18.88 acre tract, a distance of 80.42 feet (by plat 80.58 feet) to a found ½" iron rod at the southeast corner of said Lot 1, a reentrant corner of said 18.88 acre tract;

THENCE: S 87°48'39"W, along and with the south line of said Lot 1, at 23.23 feet passing a found ½" iron rod at an exterior corner of said 18.88 acre tract and continuing for a total distance of 70.46 feet to set ½" iron rod with yellow cap marked "Pape-Dawson" on the east line of the San Antonio River, at the southwest corner of said Lot 1;

THENCE: N 03°19'09"W, along and with the west line of said Lot 1, the east line of the San Antonio River, at 75.4 feet passing the southeast corner of a concrete retaining structure and wall for the Grayson Street Bridge, and continuing for a total distance of 95.78 feet (by plat 96.8 feet) to a set nail and cap in asphalt on the south right-of-way line of said East Grayson Street, at the northwest corner of said Lot 1, from which a found lead plug and tack bears N03°19'09"W, a distance of 6.94 feet;

THENCE: S 81°18'23"E, along and with said right-of-way line, the north line of said Lot 1 a distance of 91.39 feet (by plat 92.37 feet) to the POINT OF BEGINNING and containing 0.1618 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE DAWSON ENGINEERS INC.

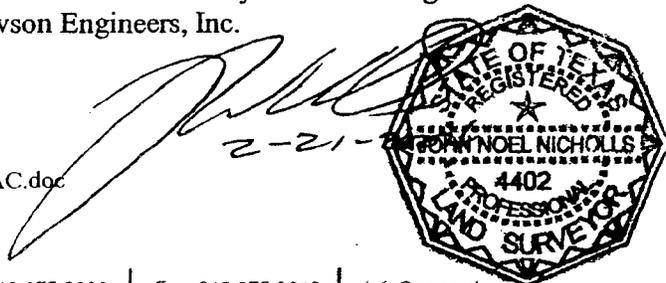
DATE: February 21, 2004

JOB No.: 5576-01-03

FILE: N:\Survey04\CIVIL\5576-01\03\0.1618AC.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



TRACT B



EXHIBIT A

FIELD NOTES
FOR
TRACT 1

A 18.88 acre, 822,613 square foot more or less, tract of land being all of Lot 1, Block 1, New City Block (N.C.B.) 14164, Pearl Brewing Company Property Subdivision recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, Texas, being the same tract of land as conveyed to S&P Company, in deed recorded in Volume 4300, Pages 535-539 of the Official Public Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follows;

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right-of-way per City Engineers Map Number 19, and the west right-of-way line of Avenue A, a 40-foot right-of-way at this point per City Engineers Map Number 19, the northeast corner of the herein described tract;

THENCE: S 12°27'35" W, departing the south right-of-way line of East Grayson Street, coincident with the west right-of-way line of Avenue A, a distance of 1,280.33 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a curve to the right;

THENCE: Southwesterly coincident with said curve, the west right-of-way line of Avenue A, said curve having a radius of 15.00 feet, a central angle of 85°16'59", a chord bearing and distance of S 55°06'05" W, a distance of 20.32 feet and arc length of 22.33 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the north right-of-way line of Newell Avenue, a 60-foot right-of-way as recorded in said Volume 5870, Pages 115-116, a point of tangency;

THENCE: N 82°15'26" W, coincident with the north right-of-way line of Newell Avenue, a distance of 243.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the intersection of the north right-of-way line of said Newell Avenue, the east right-of-way line of Karnes Street, a 45-foot right-of-way per City Engineers Map Number 19, the southwest corner of the herein described tract;

THENCE: N 12°27'35" E, departing the north right-of-way line of Newell Avenue, coincident with the east right-of-way line of said Karnes Street, a distance of 411.50 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a corner of the herein described tract;

VOL 9498 PG 0377

PAPE-DAWSON ENGINEERS, INC.

555 East Ransoy | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

THENCE: N 82°15'26" W, departing the east line of said Karnes Street, a distance of 45.15 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of N.C.B. 959, the west line of said Karnes Street, an angle of the herein described tract;

THENCE: Departing the west line of said Karnes Street, coincident with the north line of N.C.B. 959, the following calls and distances;

S 78°56'35" W, a distance of 73.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" the beginning of a curve to the left;

Southwesterly along with said curve, said curve having a radius of 48.83 feet, a central angle of 29°56'40", a chord bearing and distance of S 63°58'15" W, a distance of 25.23 feet and a arc length of 25.52 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" to a point of tangency;

S 48°59'35" W, a distance of 164.32 feet to a found ½" iron rod;

S 33°37'06" W, a distance of 57.12 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a corner of the herein described tract;

THENCE: N 47°39'25" W, a distance of 162.10 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of the San Antonio River;

THENCE: Coincident with the east line of a 12,103 square foot tract as recorded in Volume 5597, Pages 82-84 of the Deed Records of Bexar County, Texas, and as shown on the Map of the San Antonio River Between Grayson St. and Newell Ave. dated October 22, 1964, as provide by the San Antonio River Authority, the following calls and distances

N 37°22'51" E, a distance of 6.53 feet to a point;

N 17°08'50" W, a distance of 34.10 feet to a point;

N 13°42'13" E, a distance of 75.00 feet to a point;

N 22°16'10" W, a distance of 112.07 feet to a point;

N 09°54'00" W, a distance of 174.14 feet to a point;

N 02°35'54" W, a distance of 41.83 feet to a found ½" iron rod set in a concrete shaft;

N 07°21'09" E, a distance of 34.27 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 24°15'00" E, a distance of 61.11 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

VOL 9498 PG 0378

S 83°15'34" E, a distance of 10.62 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 20°10'18" E, a distance of 126.83 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" the beginning of a curve to the left;

Northerly coincident with said curve, said curve having a radius of 476.97 feet, a central angle of 23°00'00", a chord bearing and distance of N 08°40'18" E, a distance of 190.19 feet, and an arc length of 191.47 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 02°49'42" W, a distance of 98.20 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the south line of Lot 1, Block 2, N.C.B. 973, recorded in Volume 4305, Page 174 of the Deed and Plat Records of Bexar County, Texas, a corner of the herein described tract;

THENCE N 87°48'39" E, departing the east line of the San Antonio River, coincident with the south line of said Lot 1, a distance of 23.23 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said Lot 1, a corner of the herein described tract;

THENCE: N 10°18'09" E, coincident with the east line of said Lot 1, a distance of 80.42 feet to a found "+" in concrete on the south right-of-way line of said East Grayson Street, the northeast corner of said Lot 1, the northwest corner of the herein described tract;

THENCE: S 81°56'31" E, departing the east line of said Lot 1, coincident with the south right-of-way line of said East Grayson Street, a distance of 339.90 feet to a found "+" in concrete;

THENCE: S 82°06'21" E, coincident with the south right-of-way line of East Grayson Street, a distance of 445.20 feet to the POINT OF BEGINNING, and containing 18.88 acres in the City of San Antonio, Bexar County, Texas. Said 18.88 acres being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC.
DATE: July 18, 2002, July 26, 2002.
JOB No.: 9385-02
FILE: N:\Survey02\2-9400\9385-02\Notes\9385-02TRI.DOC



VOL 94 98 PG 03 79

TRACT C



FIELD NOTES
FOR
TRACT 11

A 0.4388 acre, 19,114 square feet more or less, tract of land being all of Lots 1, 2, and 3, Block 18, New City Block (N.C.B). 975, as recorded and conveyed to S & P Company, in deed recorded in Volume 4300, Pages 535-539, of the Deed Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follows;

BEGINNING: At a found 1/2" iron rod with cap marked "HDR" being a point on the north right of way line of East Grayson Street (a 60-foot right of way) and the east right of way line of Avenue A, a 40-foot right of way at this point, per City Engineers Map Number 19, said point bears N 12°27'35" E, 60.19 feet from a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", being the northeast corner of Lot 1, Block 1, Pearl Brewing Company Property Subdivision, N.C.B. 14164, recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, Texas, said point being the southeast corner of this tract and the POINT OF BEGINNING;

THENCE: N 82°06'21" W, along and with the north right of way line of said East Grayson Street, a distance of 130.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the southwest corner of this tract and the southeast corner of a portion of Lot 13, Block 18, N.C.B. 975 recorded in Volume 6259, Pages 387-394 of the Deed Records of Bexar County, Texas;

THENCE: N 12°27'35" E, departing the north right of way line of said East Grayson Street, along and with the east line of said Lot 13, a distance of 147.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the northwest corner of this tract, the northeast corner of said Lot 13, the southeast corner of Lot 8, Block 18, N.C.B. 975, being the southwest corner of Lot 7, Block 18, N.C.B. 975;

THENCE: S 82°06'21" E, along and with the south line of said Lot 7, at 30.00 feet passing a lot line for the southeast corner of Lot 7 and the southwest corner of Lot 4, Block 18, N.C.B. 975, and continuing along and with the south line of Lot 4 for a total distance of 130.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the southeast corner of Lot 4, the northeast corner of this tract, on the west right of way line of said Avenue A;

THENCE: S 12°27'35" W, along and with the west right of way line of said Avenue A, a distance of 147.50 feet to the POINT OF BEGINNING, and containing 0.4388 acres in the City of San Antonio, Bexar County, Texas. Said 0.4388 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by "Pape-Dawson" Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC.
DATE: 18 July 2002, July 26. 2002.
JOB No.: 9385-02
FILE: NASURVEY02\2-9400\9385-02\notes\9385-02TR11.doc

[Handwritten Signature]
7-26-2002

PAPE-DAWSON ENGINEERS, INC.



FIELD NOTES

FOR

TRACT 10

A 0.5598 acre, 24,384 square foot more or less, tract of land being the remainder of Lots 22 and 23, Block 12, New City Block (N.C.B.) 970, as recorded and conveyed to S&P Company, in deed recorded in Volume 4300, Pages 535-539 of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follows;

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a 40-foot right-of-way at this point, per City Engineers Map Number 19, the northwest corner of said Lot 23, the northwest corner of the herein described tract, from which the northeast corner of Lot 1, Block 1, Peal Brewing Company Property Subdivision recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, bears N 82°06'21" W, a distance of 40.13 feet;

THENCE: S 82°06'21" E, departing the east right-of-way line of said Avenue A, coincident with the south right-of-way line of East Grayson Street, a distance of 99.96 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the west right-of-way line of U.S. Highway 281 (Interstate Highway 37), a variable width right-of-way, the northeast corner of said Lot 22, the northeast corner of the herein described tract;

THENCE: S 12°19'03" W, departing the south right-of-way line of East Grayson Street, coincident with the west right-of-way line of said U.S. Highway 281, a distance of 243.93 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of Lot 9, recorded in Volume 9267, Pages 2192-2193 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said Lot 22, the southeast corner of the herein described tract;

THENCE: N 82°06'21" W, departing the west right-of-way line of said U.S. Highway 281, coincident with the north line of said Lot 9, a distance of 100.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of said Avenue A, the northwest corner of said Lot 9, the southwest corner of said Lot 23, the southwest corner of the herein described tract;

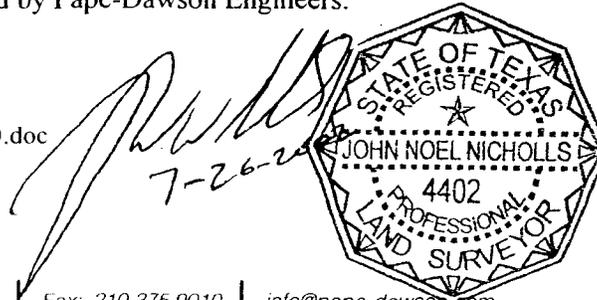
THENCE: N 12°27'35" E, departing the north line of said Lot 9, coincident with the east right-of-way line of Avenue A, a distance of 243.98 feet to the POINT OF BEGINNING, and containing 0.5598 acres in the City of San Antonio, Bexar County, Texas. Said 0.5598 acres being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..

DATE: July 17, 2002, July 26, 2002.

JOB No.: 9385-02

FILE: N:\Survey02\2-9400\9385-02\notes\9385-02TR10.doc



PAPE-DAWSON ENGINEERS, INC.

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info@pape-dawson.com

TRACT E

FIELD NOTES
FOR
TRACT 13

A 0.2304 acre, 10,037 square feet more or less, tract of land being the remainder of Lots 9 and 10, Block 2, New City Block (N.C.B.) 968, as recorded and conveyed to S&P Company, in deed recorded in Volume 9267, Pages 2192-2193 of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Texas, said tract being more particularly described as follows:

- COMMENCING: At a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a 40-foot right-of-way at this point, per City Engineers Map Number 19, being the northwest corner of Lot 23, Block 12, N.C.B. 970, recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S12°27'35"W, a distance of 243.98 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", the POINT OF BEGINNING, being the southwest corner of said Lot 23 and the northwest corner of this tract;
- THENCE: S82°06'21"E, departing the east right-of-way line of said Avenue A, along and with the south line of said N.C.B. 970, a distance of 100.56 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", and a point on the west line of U.S. Highway 281, a variable width right-of-way;
- THENCE: S12°19'03"W, along and with the west right-of-way line of said U.S. Highway 281, a distance of 99.98 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", being the southeast corner of this tract and the northeast corner of Lot 11, Block 2, N.C.B. 968;
- THENCE: N82°06'21"W, departing the west right-of-way line of said U.S. Highway 281, along and with the north line of said Lot 11, a distance of 100.81 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" being the northwest corner of Lot 11, the southwest corner of this tract, and a point on the east line of said Avenue A;
- THENCE: N12°27'35"E, along and with the east right-of-way line of Avenue A, a distance of 100.00 feet to the POINT OF BEGINNING, and containing 0.2304 acres in the City of San Antonio, Bexar County, Texas. Said 0.2304 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..
DATE: 18 July 2002, July 30, 2002.
JOB No.: 9385-02
FILE: N:\SURVEY\02\2-9400\9385-02\notes\9385-02TR13.doc

VOL 9498 PG 0397

TRACT F



FIELD NOTES
FOR
TRACT 8

A 0.5657 acre, 24,641 square foot more or less, tract of land being the remainder of Lots 11, 12, 13, 14, and 15, Block 2, New City Block (N.C.B.) 968, recorded and conveyed to S&P Company, in deed recorded in Volume 4300, Pages 535-539 of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follows;

COMMENCING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right-of-way per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a 40-foot right-of-way at this point, per City Engineers Map Number 19, the northwest corner of Lot 23, recorded in Volume 4300, Pages 535-539 of the Official Public Records of Real Property of Bexar County, Texas, from which the northeast corner of Lot 1, Block 1, Pearl Brewing Company Property Subdivision recorded in Volume 5870, Pages 115-116 of the Deed and Plat; Records of Bexar County, bears N 82°06'21" W, a distance of 40.13 feet;

THENCE: S 12°27'35" W, departing the south right-of-way line of said South Grayson Street, coincident with the east right-of-way line of Avenue A, a distance of 343.98 feet to the southwest corner of the remainder of Lot 10, recorded in Volume 9267, Pages 2192-2193 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner Lot 11, the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE: S 82°06'21" E, departing the east right-of-way line of Avenue A, coincident with the south line of said Lot 10, a distance of 100.81 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the west right-of-way line of U.S. Highway 281 (Interstate Highway 37), a variable width right-of-way, the southeast corner of said Lot 10, the northeast corner of said Lot 11, the northeast corner of the herein described tract;

THENCE: S 12°19'03" W, departing the south line of said Lot 10, coincident with the west right-of-way line of said U.S. Highway 281 (Interstate Highway 37), a distance of 244.42 feet to a found 60D nail and cap, on the north right-of-way line of Pearl Parkway, a variable width right-of-way, the southeast corner of said Lot 15, the southeast corner of the herein described tract;

VOL 9498 PG 0391

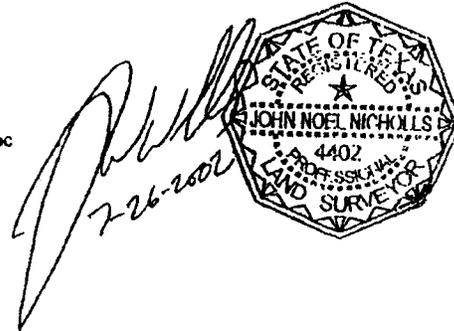
PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

THENCE: N 82°06'21" W, departing the west right-of-way line of said U.S. Highway 281 (Interstate Highway 281), coincident with the north right-of-way line of said Pearl Parkway, a distance of 101.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of said Avenue A, the southwest corner of the herein described tract;

THENCE: N 12°27'35" E, departing the north right-of-way line of said Pearl Parkway, coincident with the east right-of-way line of said Avenue A, a distance of 244.47 to the POINT OF BEGINNING, and containing 0.5657 acres in the City of San Antonio, Bexar County, Texas. Said 0.5657 acres being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..
DATE: July 18, 2002, July 26, 2002.
JOB No.: 9385-02
FILE: N:\Survey02\2-9400\9385-02\notes\9385-02TR8.doc



VOL 9498 PG 0392



FIELD NOTES

FOR

TRACT 7

A 0.0306 acre, 1,333 square feet more or less, tract of land being the remainder of Lot 16, Block 2, New City Block (N.C.B.) 968, as recorded and conveyed to S&P Company, in deed recorded in Volume 4300, Pages 535-539 of the Deed and Plat Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follows;

COMMENCING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a 40-foot right-of-way at this point, per City Engineers Map Number 19, being the northwest corner of Lot 23, Block 12, N.C.B. 970, recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S12°27'35"W, a distance of 623.08 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the POINT OF BEGINNING; being a point on the east right-of-way line of said Avenue A, a point 34.63 feet from the north right-of-way line of Pearl Parkway, along the projection of the east right-of-way line of said Avenue A, and the northwest corner of this tract;

THENCE: S82°06'21"E, departing the east right-of-way line of said Avenue A, along and with the 34.63-foot offset line of the north right-of-way line of said Pearl Parkway, a distance of 101.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", being a point on the west right-of-way line of U.S. Highway 281, a variable width right-of-way, and the northeast corner of this tract;

THENCE: S12°19'03"W, along and with the west right-of-way line of said U.S. Highway 281, a distance of 13.17 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the southeast corner of this tract and a point on a 31.26 foot offset line north of the south right-of-way line of Pearl Parkway;

THENCE: N82°06'21"W, departing the west right-of-way line of said U.S. Highway 281, along and with the said 31.26-foot offset line of the said south right-of-way line of Pearl Parkway, a distance of 101.54 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", being a point on the east right-of-way line of Avenue A and the southwest corner of this tract;

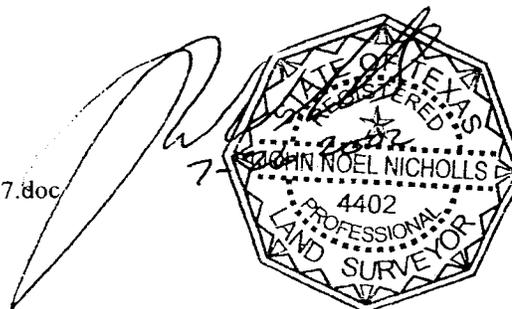
THENCE: N12°27'35"E, along and with the east right-of-way line of said Avenue A, a distance of 13.17 feet to the POINT OF BEGINNING, and containing 0.0306 acres in the City of San Antonio, Bexar County, Texas. Said 0.0306 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..

DATE: 18 July 2002, July 26, 2002.

JOB No.: 9385-02

FILE: N:\SURVEY02\2-9400\9385-02\notes\9385-02TR7.doc



PAPE-DAWSON ENGINEERS, INC.

TRACT H



FIELD NOTES
FOR
TRACT 2

A 0.1170 acre, 5,095 square foot more or less, tract of land being the remainder of Lot 40, New City Block (N.C.B.) 962, recorded and conveyed to Pearl Brewing Company, in Administrator's Deed recorded in Volume 5034, Pages 963-965 of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follows;

COMMENCING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right-of-way per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a 40-foot right-of-way at this point, per City Engineers Map Number 19, the northwest corner of Lot 23, recorded in Volume 4300, Pages 535-539 of the Official Public Records of Real Property of Bexar County, Texas, from which the northeast corner of Lot 1, Block 1, Pear Brewing Company Property Subdivision recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, bears N 82°06'21" W, a distance of 40.13 feet;

THENCE: S 12°27'35" W, a distance of 636.25 feet to a set ½" iron rod marked "Pape-Dawson";

THENCE: S 82°06'21" E, a distance of 20.09 feet to a set ½" iron rod marked "Pape-Dawson";

THENCE: S 12°27'35" W, a distance of 31.26 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE: S 82°06'21" E, departing the east right-of-way line of said Avenue A, coincident with the south right-of-way line of Pearl Parkway, a variable width right-of-way, a distance of 92.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the west right-of-way line of U.S. Highway 281 (Interstate Highway 37), the northwest corner of the herein described tract;

THENCE: S 12°27'35" W, departing the south right-of-way line of said Pearl Parkway, coincident with the west right-of-way line of said U.S. Highway 281 (Interstate Highway 37) a distance of 55.09 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of the remainder of Lot 41, recorded in Volume 7320, Pages 277-280 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of the herein described tract;

VOL 94 98 PG 0380

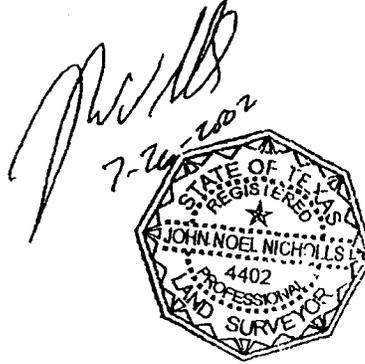
PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

THENCE: N 82°06'21" W, departing the west right-of-way line of said U.S. Highway 281 (Interstate Highway 37), coincident with the north line of said Lot 41, a distance of 92.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of said Avenue A, the northwest corner of said Lot 41, the southwest corner of the herein described tract;

THENCE: N 12°27'35" E, departing the north line of said Lot 41, coincident with the east right-of-way line of Avenue A, a distance of 55.09 feet to the POINT OF BEGINNING; and containing 0.1170 acres in the City of San Antonio, Bexar County, Texas. Said 0.1170 acres being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..
DATE: July 17, 2002
JOB No.: 9385-02
FILE: N:\Survey\02\2-9400\9385-02\notes\9385-02TR2.doc



183098950381

TRACT I

W. 1/2 of Lot 41
Corner A-1

METES AND BOUNDS DESCRIPTION

November 19, 2003

BEING a 0.144 acre tract of land consisting of the northwest 92.74 feet of Lots 41 and 42, New City Block 962, in the city of San Antonio, Bexar County, Texas being out of the tract conveyed in Volume 4088, Page 1765, Real Property Records, Bexar County, Texas, said 0.144 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the westerly Right-of-Way (R.O.W.) of IH 37 at the intersection of the south line of said Lot 42 and the westerly R.O.W. line of said IH 37 for the most southerly corner of the herein described tract, said 1/2" iron rod set being North 17°33'31"East, 448.99 feet along the west R.O.W. line of said IH 37 from the intersection of the west R.O.W. line of said IH 37 and the north R.O.W. line of Newell Street;

THENCE, North 77°03'31" West, 92.63 feet along the south line of said Lot 42 to a 1/2" iron rod set in the east R.O.W. line of Avenue A for the most westerly corner of the herein described tract;

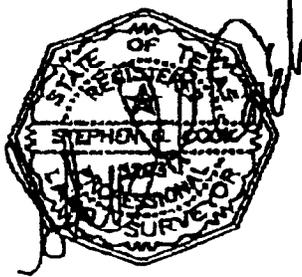
THENCE, North 17°27'57"East, 67.82 feet along the east R.O.W. line of said Avenue A to a 1/2" iron rod found at the intersection of the north line of said Lot 41 and the east R.O.W. line of said Avenue A for the most northerly corner of the herein described tract;

THENCE, South 77°03'31"East, 92.74 feet along the north line of said Lot 41 to a 1/2" iron rod set at the intersection of the north line of Lot 41 and the west R.O.W. line of said IH 37 for the most easterly corner of the herein described tract;

THENCE, South 17°33'31"West, 67.82 feet along the west R.O.W. line of said IH 37 to the POINT OF BEGINNING.

Stephen G. Cook Engineering, Inc.
Registered Professional Land Surveyor
No. 5293

SGCE No. 999-999-530



11-19-03 09:03 AM

VOL 10631 PG 1897

TRACT J



FIELD NOTES
FOR
TRACT 6

A 0.1080 acre, or 4,703 square feet more or less, tract of land, being the remainder of Lot 44 and the remaining north 16.95 feet of Lot 45, New City Block (N.C.B.) 962, as recorded and conveyed to Pearl Brewing Company, in deed recorded in Volume 3558, Pages 1868-1869 of the Deed and Plat Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follow;

COMMENCING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a variable width right-of-way, per City Engineers Map Number 19, being the northwest corner of Lot 23, Block 12, N.C.B. 970, recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S12°27'35"W, a distance of 636.25 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" ;

THENCE: S82°06'21"E, a distance of 20.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S12°27'35"W, to a set ½" iron rod with yellow cap with yellow cap marked "Pape-Dawson", a distance of 188.15 feet, the POINT OF BEGINNING, being the northwest corner of this tract, the southwest corner of Lot 43, N.C.B. 962, recorded in Volume 7320, Pages 277-280 of the Official Public Records of Bexar County, Texas and a point on the east right-of-way line of said Avenue A;

THENCE: S82°06'21"E, departing the east right-of-way line of said Avenue A, along and with the south line of said Lot 43, a distance of 92.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", being the northeast corner of this tract and a point on the west right-of-way line of U.S. Highway 281, a variable width right-of-way;

THENCE: S12°27'35"W, along and with the west right of way line of said U.S. Highway 281, a distance of 50.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the southeast corner of this tract, the northeast corner of the south 16.95 feet of said Lot 45, recorded in Volume 3887, Pages 391-392 of the Deed Records of Bexar County, Texas and a point on the west right-of-way line of said U.S. Highway 281;

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THENCE: N82°06'21"W, departing the west right-of-way line of said U.S. Highway 281, along and with the north line of the said south 16.95 feet of Lot 45, a distance of 92.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", being the northwest corner of said south 16.95 feet of Lot 45, the southwest corner of this tract, and a point on the east right-of-way line of said Avenue A;

THENCE: N12°27'35"E, along and with the east right-of-way line of said Avenue A, a distance of 50.85 feet to the POINT OF BEGINNING, and containing 0.1080 acres in the City of San Antonio, Bexar County, Texas. Said 0.1080 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..

DATE: 18 July 2002

JOB No.: 9385-02

FILE: N:\SURVEY02\2-9400\9385-02\fnote\9385-02TR6.doc



TRACT K \$L



EXHIBIT A

FIELD NOTES FOR

A 0.2159 acre, or 9,405 square feet more or less, tract of land being the remaining portion of that certain parcel of land known as Lot 46 and the south 16.95 feet of Lot 45 and the remaining portion of that certain parcel known as Lot 47 and the north one-half of Lot 48, all in New City Block (N.C.B.) 962 of the City of San Antonio of Bexar County, Texas. Said 0.2159 of an acre tract being more fully described as follows:

BEGINNING: At a found 1/2" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of Avenue A, a 60-foot right-of-way, at the southwest corner of a 0.1080 acre tract (Tract 6), recorded in Volume 9498 Pages 374-398 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of this tract;

THENCE: S 82°06'21"E, departing said right-of-way line, along and with the south line of said 0.1080 acre tract (Tract 6), a distance of 92.77 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the west right-of-way line of U.S. Highway 281 (I.H. 37), at the southeast corner of said 0.1080 acre tract (Tract 6), the northeast corner of this tract;

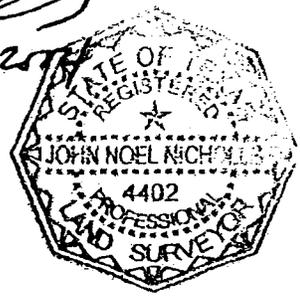
THENCE: S 12°27'35"W, along and with the west right-of-way line of said U.S. 281, a distance of 101.70 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of a 0.1080 acre tract (Tract 3), recorded in Volume 9498 Pages 374-398 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of this tract;

THENCE: N 82°06'21"W, along and with the north line of said 0.1080 acre tract (Tract 3), a distance of 92.77 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of said Avenue A, at the northwest corner of said 0.1080 acre tract (Tract 3), the southwest corner of this tract;

THENCE: N 12°27'35"E, along and with the east right-of-way line said Avenue A, a distance of 101.70 feet to the POINT OF BEGINNING and containing 0.2159 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE DAWSON ENGINEERS INC.
DATE: March 3, 2004
JOB No.: 5576-01-03
FILE: N:\Survey04\CIVIL\5576-01\03\0.2159AC.doc

[Handwritten Signature]
3-4-2004



VOL 10680 PG 1276

PAPE-DAWSON ENGINEERS, INC.

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FIELD NOTES
FOR
TRACT 3

A 0.1080 acre, or 4,703 square feet more or less, tract of land, being all of Lot 49 and the south 16.95 feet of Lot 48, New City Block (N.C.B.) 962, as recorded and conveyed to Pearl Brewing Company, in deed recorded in Volume 3559, Pages 702-1703 of the Deed and Plat Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follow;

- COMMENCING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a variable width right-of-way, per City Engineers Map Number 19, being the northwest corner of Lot 23, Block 12, N.C.B. 970, recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S12°27'35"W, a distance of 636.25 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- THENCE: S82°06'21"E, a distance of 20.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- THENCE: S12°27'35"W, to a set ½" iron rod with yellow cap with yellow cap marked "Pape-Dawson", a distance of 340.70 feet, the POINT OF BEGINNING, being the northwest corner of this tract, the southwest corner of the north 16.95 feet of Lot 48, N.C.B. 962, recorded in Volume 7569, Pages 589-590 of the Deed Records of Bexar County, Texas and a point on the east right-of-way line of said Avenue A;
- THENCE: S82°06'21"E, departing the east right-of-way line of said Avenue A, along and with the south line of said Lot 48, a distance of 92.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", being the northeast corner of this tract, the southeast corner of said Lot 48, and a point on the west right-of-way line of U.S. Highway 281, a variable width right-of-way;
- THENCE: S12°27'35"W, along and with the west right of way line of said U.S. Highway 281, a distance of 50.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the southeast corner of this tract, the northeast corner of Lot 50, recorded in Volume 4300, Pages 535-595 of the Deed Records of Bexar County, Texas and a point on the west right-of-way line of said U.S. Highway 281;

PAPE-DAWSON ENGINEERS, INC.

THENCE: N82°06'21"W, departing the west right-of-way line of said U.S. Highway 281, along and with the north line of the said Lot 50, a distance of 92.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", being the northwest corner of said Lot 50, the southwest corner of this tract, and a point on the east right-of-way line of said Avenue A;

THENCE: N12°27'35"E, along and with the east right-of-way line of said Avenue A, a distance of 50.85 feet to the POINT OF BEGINNING, and containing 0.1080 acres in the City of San Antonio, Bexar County, Texas. Said 0.1080 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..
DATE: 18 July 2002, July 26, 2002.
JOB No.: 9385-02
FILE: N:\SURVEY02\2-9400\9385-02\fnotes\9385-02TR3.doc



TRACT N 10

FIELD NOTES
FOR
TRACTS 4 AND 12

A 0.2879 acre, 12,540 square foot more or less, tract of land being the remainder of Lots 50, 51, 52, 53, New City Block (N.C.B.) 962 recorded and conveyed to S&P Company in deed recorded in Volume 4300, Pages 535-539 of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follows;

COMMENCING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right-of-way per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a 40-foot right-of-way at this point, per City Engineers Map Number 19, the northwest corner of Lot 23, recorded in Volume 4300, Pages 535-539 of the Official Public Records of Real Property of Bexar County, Texas, from which the northeast corner of Lot 1, Block 1, Pearl Brewing Company Property Subdivision recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, bears N 82°06'21" W, a distance of 40.13 feet;

THENCE: S 12°27'35" W, a distance of 636.25 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 82°06'21" E, a distance of 20.09 feet to a point;

THENCE: S 12°27'35" W, a distance of 391.55 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the southwest corner of said Lot 49, recorded in Volume 3559, Pages 1702-1703 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE: S 82°06'21" E, departing the east right-of-way line of Avenue A, coincident with the south line of said Lot 49, a distance of 92.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the west right-of-way line of U.S. Highway 281 (Interstate Highway 37), the southeast corner of said Lot 49, the northeast corner of the herein described tract;

THENCE: S 12°27'35" W, departing the south line of said Lot 49, coincident with the west right-of-way line of said U.S. Highway 281 (Interstate Highway 37), a distance of 135.60 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of the remainder of Lot 54, recorded in Volume 7701, Pages 904-907 of the Deed Records of Bexar County, Texas, the southeast corner of the herein described tract;

VOL 9498 PG 0384

0.2879 Acres
Job No. 9385-02
Page 2 of 2

THENCE: N 82°06'21" W, departing the west right-of-way line of said U.S. Highway 281 (Interstate Highway 37), the north line of said Lot 54, a distance of 92.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of said Avenue A, a 60-foot right-of-way at this point, the northwest corner of said Lot 54, and the southwest corner of the herein described tract;

THENCE: N 12°27'35" E, departing the north line of said Lot 54, coincident with the east line of said Avenue A, a distance of 135.60 feet to the POINT OF BEGINNING, and containing 0.2879 acres in the City of San Antonio, Bexar County, Texas. Said 0.2879 acres being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..
DATE: July 17, 2002, July 26, 2002, July 30, 2002
JOB No.: 9385-02
FILE: N:\Survey\02\2-9400\9385-02\notes\9385-02TR4-12.doc

9385 03 98 94 19

TRACT P



FIELD NOTES
FOR
TRACT 5

A 0.0720 acre, 3,135 square feet more or less, tract of land being the remainder of Lot 54, New City Block (N.C.B.) 962, as recorded and conveyed to Pearl Brewing Company, in deed recorded in Volume 7701, Pages 904-907 of the Deed Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas, said tract being more particularly described as follow;

COMMENCING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of East Grayson Street a 60-foot right per City Engineers Map Number 19, and the east right-of-way line of Avenue A, a 40-foot right-of-way at this point, per City Engineers Map Number 19, being the northwest corner of Lot 23, Block 12, N.C.B. 970, recorded in Volume 5870, Pages 115-116 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S12°27'35"W, a distance of 636.25 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: 82°06'21"E, a distance of 20.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S12°27'35"W, a distance of 527.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the POINT OF BEGINNING, being the northwest corner of this tract, a point on the east right-of-way line of said Avenue A, a 60-foot right-of-way at this point, and the southwest corner of Lot 53, N.C.B. 962, recorded in Volume 4300, Pages 535-538 of the Deed Records of Bexar County, Texas;

THENCE: S82°06'21"E, departing the east right-of-way line of said Avenue A, along and with the south line of said Lot 53, a distance of 92.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the northeast corner of this tract, the southeast corner of said Lot 53, and a point on the west right-of-way line of U.S. Highway 281, a variable width right-of-way;

THENCE: S12°27'35"W, along and with the west right-of-way line of said U.S. Highway 281, a distance of 33.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the southeast corner of this tract, the northeast corner of Lot 55, N.C.B. 962, recorded in Volume 7251, Page 674 of the Deed Records of Bexar County, Texas, and a point on the west right-of-way line of said U.S. Highway 281;

PAPE-DAWSON ENGINEERS, INC.

THENCE: N82°06'21"W, departing the west right of way line of said U.S. Highway 281, along and with the north line of said Lot 55, a distance of 92.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the southwest corner of this tract, the northwest corner of said Lot 55, and a point on the east right-of-way line of said Avenue A;

THENCE: N12°27'35"E, along and with the east right-of-way line of said Avenue A, a distance of 33.90 feet to the POINT OF BEGINNING, and containing 0.0720 acres in the City of San Antonio, Bexar County, Texas. Said 0.0720 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..
DATE: 18 July 2002, July 26, 2002.
JOB No.: 9385-02
FILE: N:\SURVEY02\2-9400\9385-02\9385-02TR5.doc

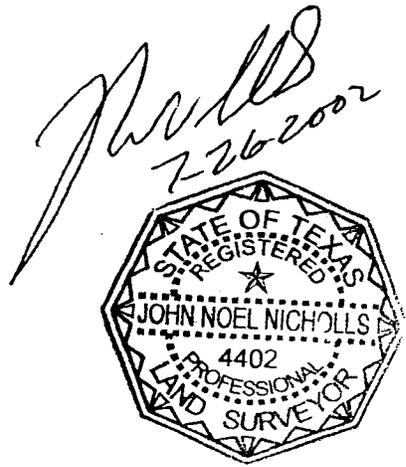


EXHIBIT "A"

FIELD NOTES
FOR

A 0.0720 acre, or 3,135 square feet more or less, tract of land, the remainder of Lot 55 of the New City Block Number 962 of the City of San Antonio, Bexar County, Texas, said remainder conveyed to Walter Harry Karger and Signa Marie Karger by deed recorded in Volume 7251, Pages 674-675 of the Deed Records of Bexar County, Texas, said 0.0720 acre tract being more fully described as follows:

BEGINNING At a found ½" iron rod with yellow cap marked "Pape-Dawson" in the existing east Right-of-Way of Avenue A, at the northwest corner of said Lot 55, said point also being the southwest corner of Lot 54 of said New City Block for the northwest corner of this tract;

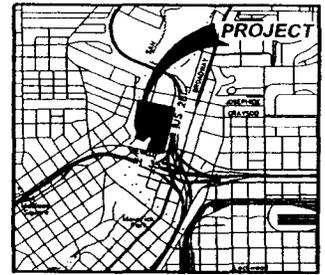
THENCE: S 82°06'21" E, along and with the north line of said Lot 55 and the south line of said Lot 54 a distance of 92.77 feet to a found ½" iron rod on the west Right-of-Way line of U.S. Highway 281 (I.H. 37) a variable width Right-of-Way, for the northeast corner of this tract;

THENCE: S 12°27'35" W, along and with said Right-of-Way of U.S. 281, a distance of 33.90 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" in the existing west Right-of-Way of said U.S. 281, for the southeast corner of this tract;

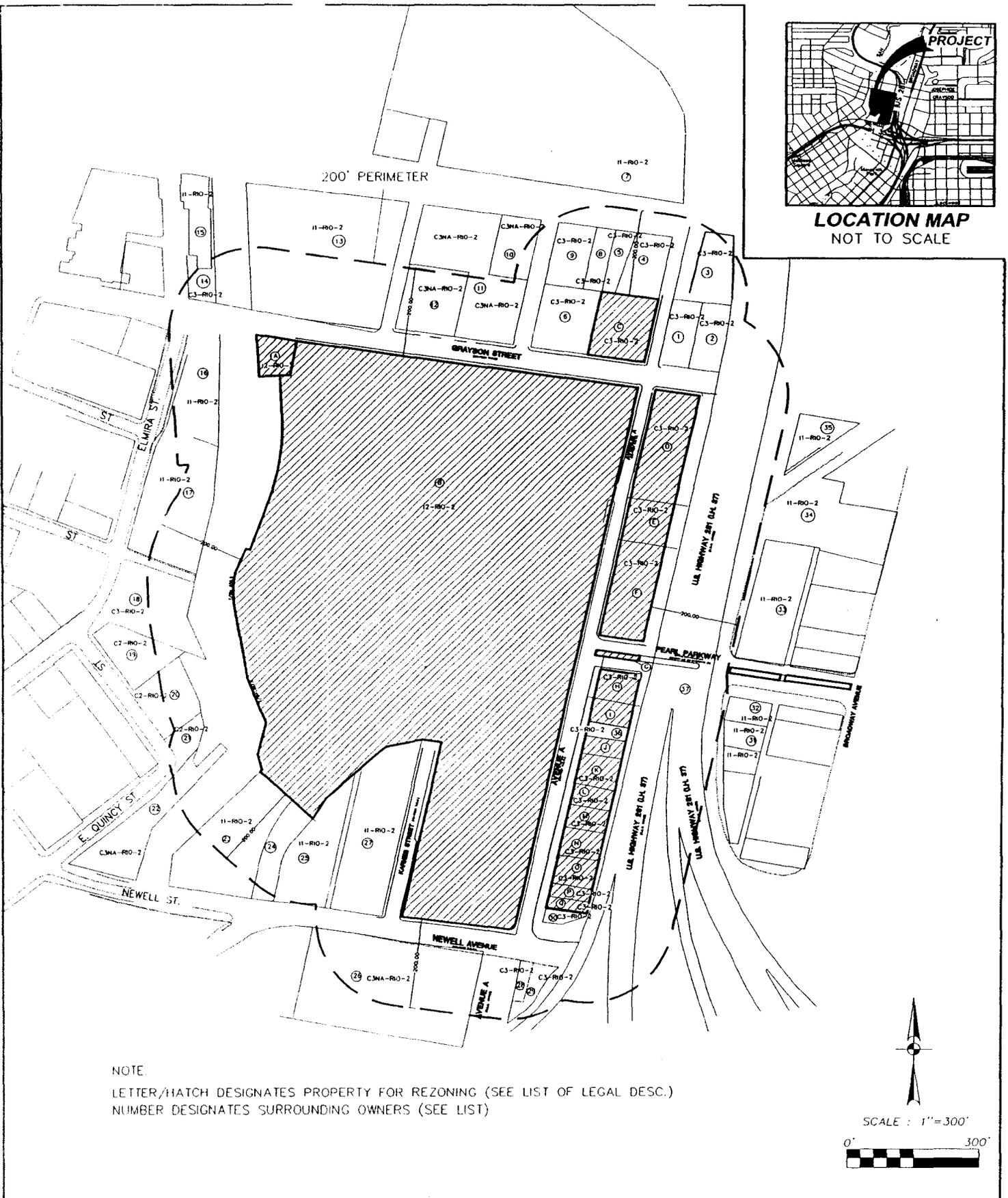
THENCE: N 82°06'21" W, along and with the south line of said Lot 55 and the north line of said Lot 56 a distance of 92.77 feet to a set PK nail in the exiting east Right-of-Way of said Avenue A (a variable width Right-of Way), at the southwest corner of said Lot 55 and the northwest corner of said Lot 56 for the southwest corner of this tract;

THENCE: N 12°27'35" E, along and with the said east Right-of-Way of Avenue A a distance of 33.90 feet to the POINT OF BEGINNING and containing 0.0720 acres of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc..

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 13, 2003
JOB No.: 9234-03
DOC.ID.: N:\Survey 03\9300-03\9234-03\9234-03FN.doc



LOCATION MAP
NOT TO SCALE



NOTE
 LETTER/HATCH DESIGNATES PROPERTY FOR REZONING (SEE LIST OF LEGAL DESC.)
 NUMBER DESIGNATES SURROUNDING OWNERS (SEE LIST)



SCALE : 1" = 300'



**RIO PERLA DEVELOPMENT
 ZONING EXHIBIT**

JULY 26, 2004



555 EAST RAMSEY | SMO ADTODIO TEXAS 78216 | PHONE: 210 375 9000
 FAX: 210 375 9010

CASE NO: Z2004219

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004
Zoning Commission Meeting Date: October 05, 2004
Council District: 1
Ferguson Map: 617 A2
Appeal: No

Applicant:

Ken Halliday, Rio Perla Properties, L. P.

Owner:

Rio Perla Properties, L. P.

Zoning Request:

From I-2 RIO-2 Heavy Industrial District River Improvement Overlay 2 and C-3 RIO-2 Commercial District River Improvement Overlay 2 to IDZ RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in C-3 General Commercial District, MF-50 Multi-Family District, D Downtown District and the following additional uses:

1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling.
2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property

21.448 acres out of NCB 962, 968, 970, 973, 975, 14164

Property Location:

312 Pearl Parkway

An area generally bound by East Grayson Street to the north, US Highway 281 to the east, Newell Avenue to the south, and the San Antonio River to the west.

Proposal:

To allow for commercial, residential and retail use

Neighborhood Association:

Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Neighborhood Plan:

Tobin Hill Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required for IDZ

Staff Recommendation:

Approval. The request does not conform to the Tobin Hill Neighborhood Plan. The land use plan recommends industrial uses at this location. The Tobin Hill Neighborhood Plan, adopted in 1987, may be considered in evaluating this rezoning request, however the Zoning Commission did not need to make a finding of consistency in this case. Conditions in the area have changed since the plan was adopted in 1987 including a major public investment in improving the San Antonio River corridor and the redevelopment of properties along the Broadway corridor. Page 12 of the Tobin Hill Neighborhood Plan indicates, "Provide for major development activity along the San Antonio River Corridor Linear Park, with respect to river scale and project relationships to the setting." The uses outlined in the rezoning application, although quite varied in nature, represent a downzoning from the existing I-2 zoning and are complimentary to the public and private redevelopment initiatives in the vicinity. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, within existing developed areas. The subject property had been an operational brewery from August 8, 1884 until April 12, 2001 and now is vacant. The area surrounding the subject property is a mixture of residential, commercial, and industrial uses. Given the existing mixed-use development pattern in the area, and the subject property's unique location, the requested zoning and proposed infill development is appropriate for and suitable to the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

Z2004219

ZONING CASE NO. Z2004219 – October 5, 2004

Applicant: Ken Halliday, Rio Perla Properties, L. P.

Zoning Request: “I-2” RIO-2 Heavy Industrial District River Improvement Overlay 2 and “C-3” RIO-2 Commercial District River Improvement Overlay 2 to “IDZ” RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in “C-3” General Commercial District, “MF-50” Multi-Family District, “D” Downtown District and the following additional uses:

1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling.
2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property.

Bill Shown, representing Hixon Properties, stated they have been working with the owner of the property for approximately 2 years to help develop the property. He stated they intent is to keep and maintain the all the historic buildings. They are proposing to develop for commercial/retail and some residential use.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Tobin Hill Neighborhood Association and Tobin Hill Residents Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval.

1. Property is located on 21.448 acres out of NCB 962, 968, 970, 973, 975, and 14164 at 312 Pearl Parkway.
2. There were 48 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

Z2004219

**AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

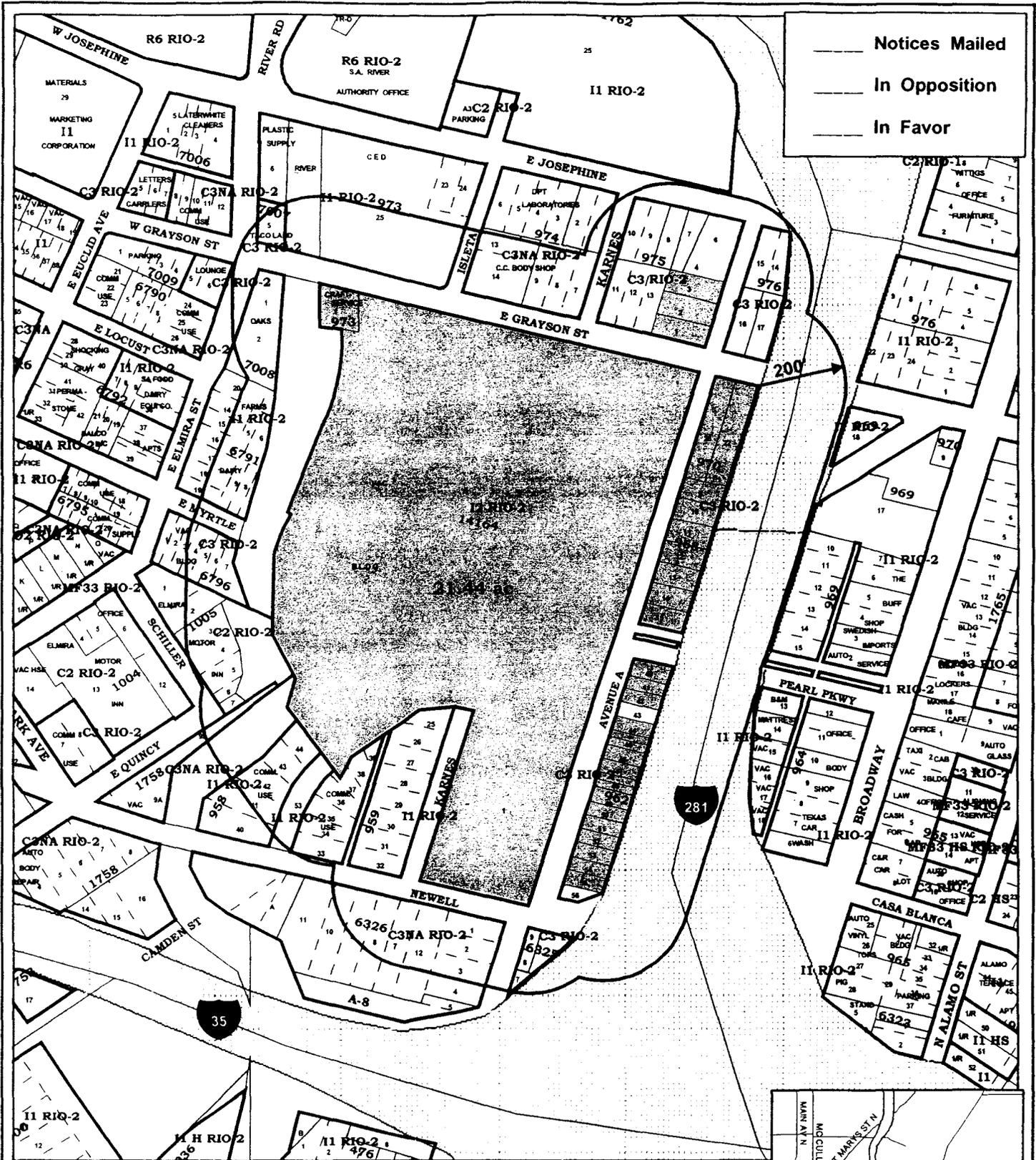
TO: Eric Dusza, Development Services Department
FROM: Ann Benson McGlone, Historic Preservation Officer
COPIES: Roderick Sanchez, Assistant Director; File
SUBJECT: Zoning Case Z2004219
DATE: September 20, 2004

The property located encompassing the former Pearl Brewery and the surrounding properties are currently zoned "I-2 RIO-2", General Industrial District, River Improvement Overlay District and "C-3 RIO-2" Commercial District, River Improvement Overlay District. The applicant's request is to rezone the property to "IDZ RIO-2" Infill Development Zone with the uses of MF-50, C-3, and other uses as indicated in the application to permit the redevelopment of the property.

The Historic Preservation staff recommends approval of this request. The purpose of the River Improvement Overlay District is to establish regulations to protect, preserve, and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The specific design objectives for the "RIO-2" are to encourage high-density, mixed-use developments as an extension of the downtown core, encourage neighborhood and cultural tourism oriented uses as well as those that provide additional housing for downtown workers, and enhance the pedestrian experience. The proposed zoning will enable the owners to develop this property and meet the objectives of the River Improvement Overlay Ordinance.



Ann Benson McGlone
Historic Preservation Officer

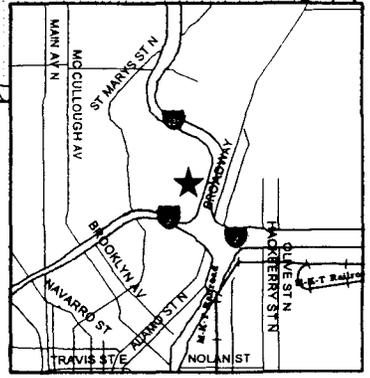


ZONING CASE: Z2004-219

City Council District NO. 1
 Requested Zoning Change
 From: I-2 RIO-2, C-3 RIO-2 TO: IDZ RIO-2
 Date: November 18, 2004
 Scale: 1" = 300'

-  Subject Property
-  200' Notification

A-2
 p.617



PUBLIC NOTICE

AN ORDINANCE 99981

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 21.9919 acres out of NCB 962, 968, 970, 973, 975, 14164, From I-2 RIO-2 Heavy Industrial District River Improvement Overlay 2 and C-3 RIO-2 Commercial District River Improvement Overlay 2 to IDZ RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in C-3 General Commercial District, MF-50 Multi-Family District, D Downtown District and the following additional uses:

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 2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
 3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property.
- "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
11/24

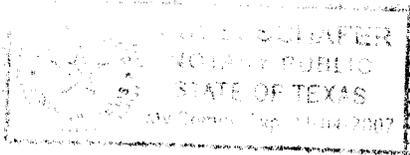
Affidavit of Publisher

STATE OF TEXAS,
COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared I. Lutz, who being by me duly sworn, says on oath that she is Publisher of Commercial Recorder, a newspaper of general circulation in the City of San Antonio in the State and County aforesaid, and that the City of San Antonio Ordinance 99981 hereto attached has been published in every newspaper on the following days, to-wit: November 24, 2004.

I. Lutz

Sworn to and subscribed before me this 24th day of November, 2004.



Ina S. Schaefer
_____ Notary Public in and for Bexar County, Texas