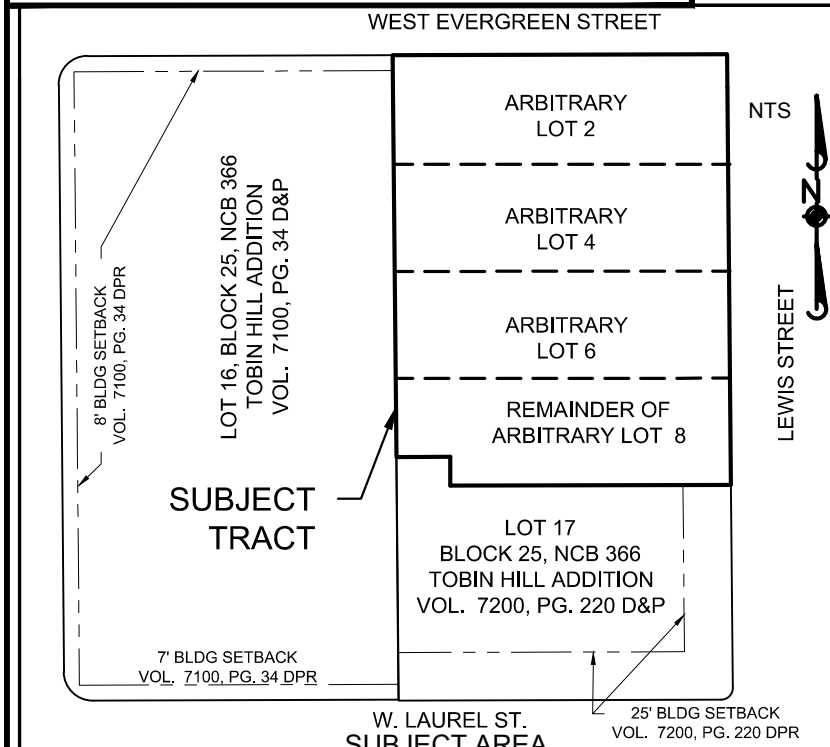




LOCATION MAP NOT TO SCALE



THE AREA BEING PLATTED CONSISTS OF A 0.8861 ACRE TRACT OF LAND BEING ARBITRARY LOTS 2, 4, 6 & 8, SAVE AND EXCEPT THE WEST 28 FEET OF THE SOUTH 15 FEET OF ARBITRARY LOT 8, ACCORDING TO THE DEEDS RECORDED IN VOL. 16161, PG. 2015, OPR, VOL. 16155, PG. 2495, OPR, VOL. 15855, PG. 2353, OPR, AND VOL. 15317, PG. 822 OPR, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EASEMENT LINE TABLE				EASEMENT CURVE TABLE					
LINE #	BEARING	LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
L1	S89° 29' 05"W	85.40'	C1	28.27'	18.00'	90°00'00"	N45° 30' 55"W	25.46'	
L2	S89° 29' 05"W	85.40'	C2	39.27'	25.00'	90°00'00"	N45° 30' 55"W	35.36'	
L3	S89° 29' 05"W	85.40'	C3	14.94'	43.00'	19°54'34"	N80° 33' 38"W	14.87'	
L4	S89° 29' 05"W	85.40'	C4	25.07'	43.00'	33°24'39"	S53° 54' 02"E	24.72'	
L5	N0° 30' 55"W	134.07'	C5	27.53'	43.00'	36°40'47"	N18° 51' 19"W	27.06'	
L6	N0° 30' 55"W	134.03'	C6	78.54'	50.00'	90°00'00"	N45° 30' 55"W	70.71'	
L7	N0° 30' 55"W	133.92'	C7	3.54'	50.00'	4°03'22"	N71° 27' 29"W	3.54'	
L8	N0° 30' 55"W	133.88'							
L9	S0° 30' 55"E	7.38'							
L10	S89° 29' 05"W	22.16'							
L11	N0° 30' 55"W	16.75'							
L12	N52° 48' 18"E	7.06'							

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.

DAVID W. DYE III: LICENSED PROFESSIONAL ENGINEER NO. 84257
DYE DEVELOPMENT, INC., 17174 IRONGATE RAIL, SAN ANTONIO, TX 78247

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

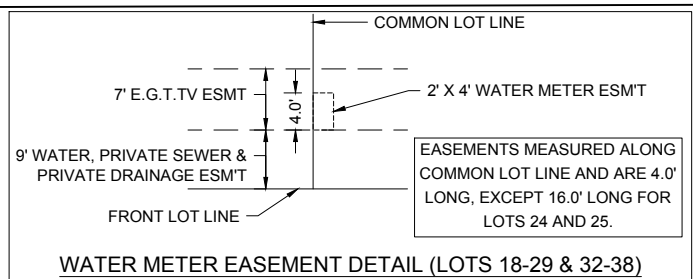
DAVID W. DYE III: REGISTERED PROFESSIONAL LAND SURVEYOR #4734
DYE DEVELOPMENT, INC., 17174 IRONGATE RAIL, SAN ANTONIO, TX 78247

- NOTES:**
- SURVEYOR'S NOTE: THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE. THE CONTOURS SHOWN HEREON ARE BASED UPON THE NAVD'88 DATUM. DIMENSIONS SHOWN ARE SURFACE.
 - IRON PINS SET WITH DYE DVPT CAPS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0405G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
 - RESIDENTIAL FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
 - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
 - 3 FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.
 - THE IRREVOCABLE PRIVATE 18' ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) FOR THE SOLE USE OF LOTS 18-39, BLOCK 25, THE IRREVOCABLE PRIVATE VARIABLE WIDTH ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) FOR THE SOLE USE OF LOTS 25 AND 26, BLOCK 25.
 - SHARED CROSS ACCESS: LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

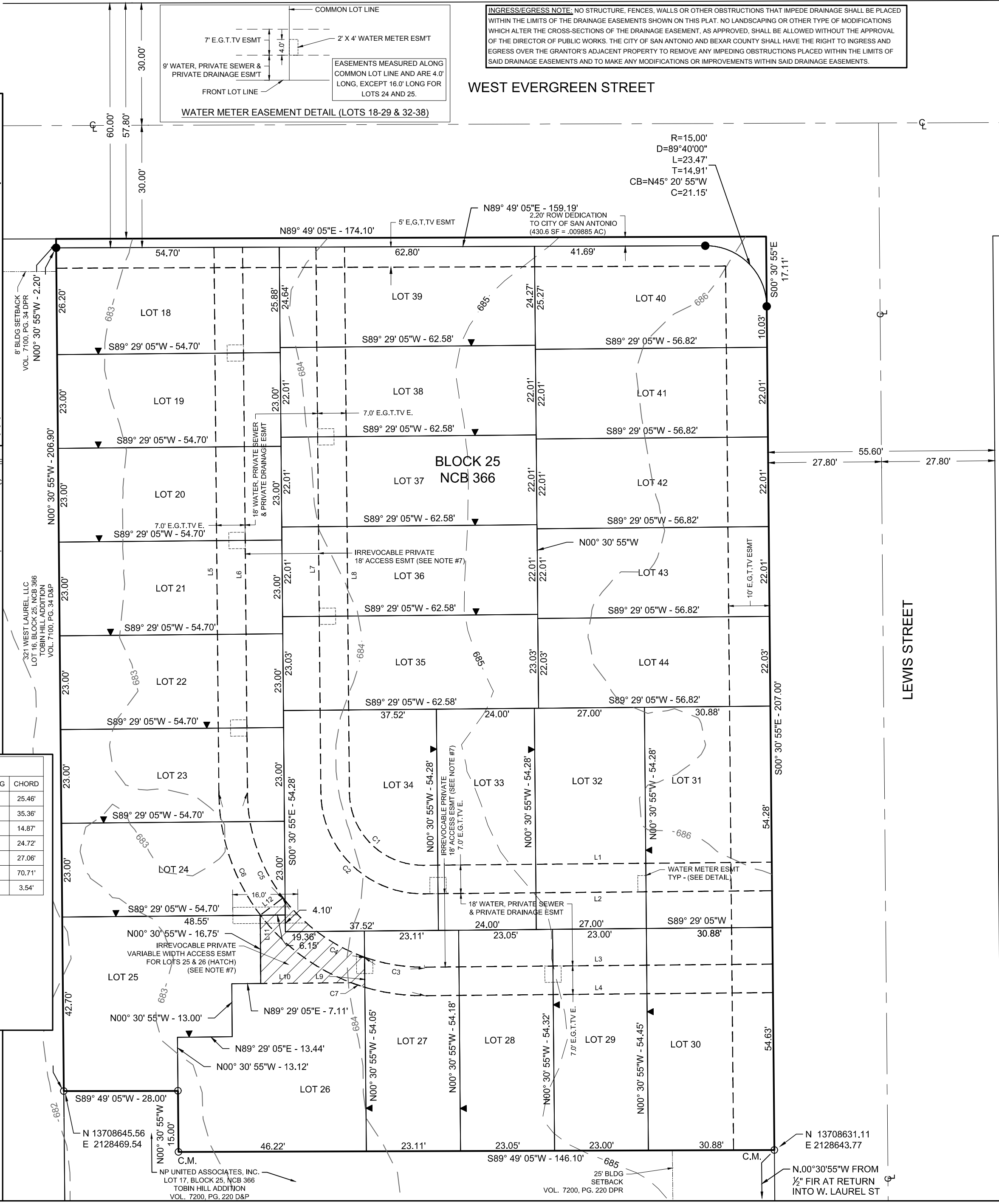
- NOTES:**
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

- SAWS UTILITY NOTES:**
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - IMPACT FEE PAYMENT NOTE: 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.
 - THE DEVELOPER DEDICATES THE WATER MAIN TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION OF THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
 - THE ONSITE SEWER WILL BE PRIVATE AND IS FOR THE BENEFIT OF LOTS 18-39 AND SHALL BE MAINTAINED BY THE EVERGREEN VIEWPOINTE HOMEOWNERS ASSOCIATION.

INGRESS/EGRESS NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



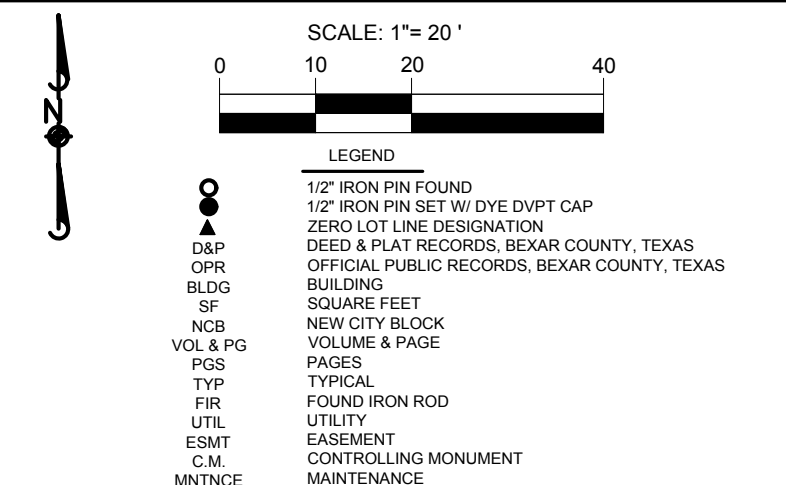
WEST EVERGREEN STREET



PLAT NO.: **170362**

PLAT ESTABLISHING EVERGREEN VIEWPOINTE SUBDIVISION (IDZ)

BEING ALL OF A 0.8861 ACRE TRACT OF LAND ESTABLISHING LOTS 18-44 (0.8762 ACRE), BLOCK 25, N.C.B. 366, AND A 2.20 FOOT WIDE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.009885 ACRE), BEING OUT OF ARBITRARY LOTS 2, 4, 6 & 8, SAVE AND EXCEPT THE WEST 28 FEET OF THE SOUTH 15 FEET OF ARBITRARY LOT 8, ACCORDING TO THE DEEDS RECORDED IN VOL. 16161, PG. 2015, OPR, VOL. 16155, PG. 2495, OPR, VOL. 15855, PG. 2353, OPR, AND VOL. 15317, PG. 822 OPR, SAN ANTONIO, BEXAR COUNTY, TEXAS.



PREPARED BY:
DYE DEVELOPMENT, INC.
TEXAS REGISTERED FIRM: 100922-00 (TXBPLS)
TEXAS REGISTERED FIRM: F-9539 (TXBPE)
dave3@dyeadvpt.com www.dyeadvpt.com
17174 IRONGATE RAIL, SAN ANTONIO, TEXAS 78247
PHONE (210) 685-9193 • FAX (210) 598-9758

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE 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.

DULY AUTHORIZED AGENT FOR OWNER

OWNER & DEVELOPER: EVP LLC
2450 WICKERSHAM LANE, SUITE 202
AUSTIN, TEXAS 78741

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D., 2017.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF EVERGREEN VIEWPOINTE SUBDIVISION (IDZ) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____ A.D., 2017.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. 2017 AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. 2017 AT ____ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY. IN BOOK VOLUME _____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT PREPARED: MAY, 2017 SHEET 1 OF 1

