

BUENA VIDA SUBDIVISION

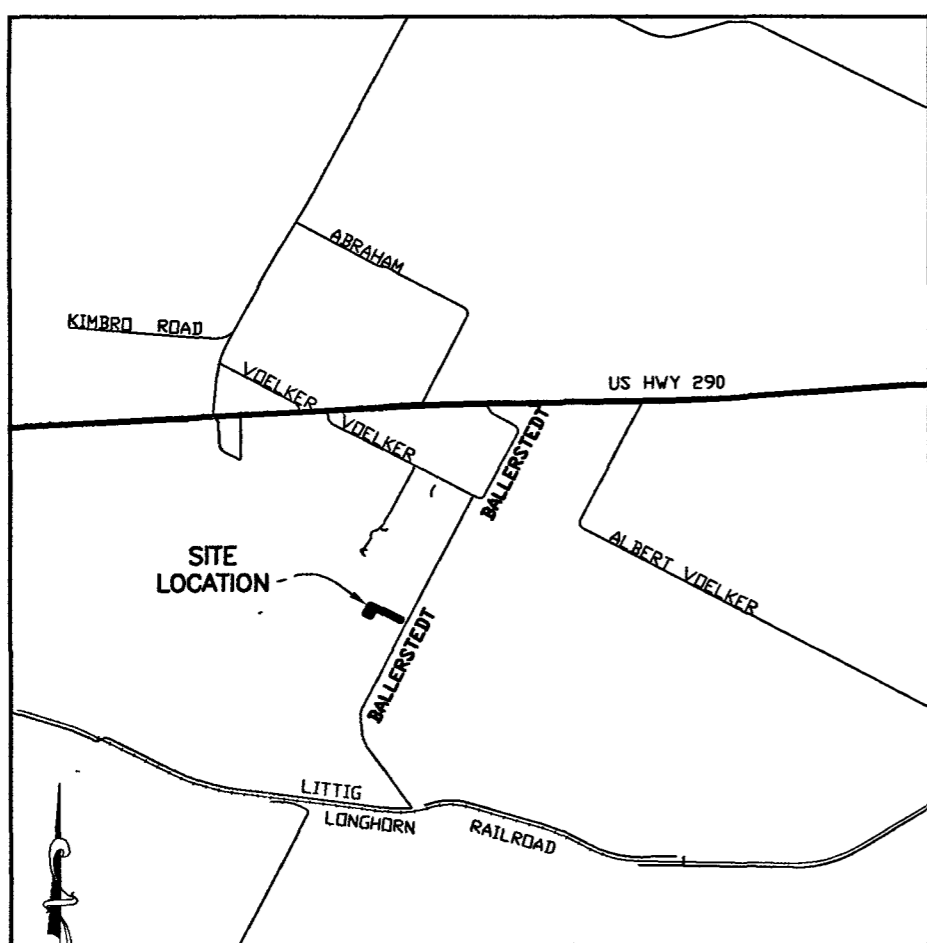
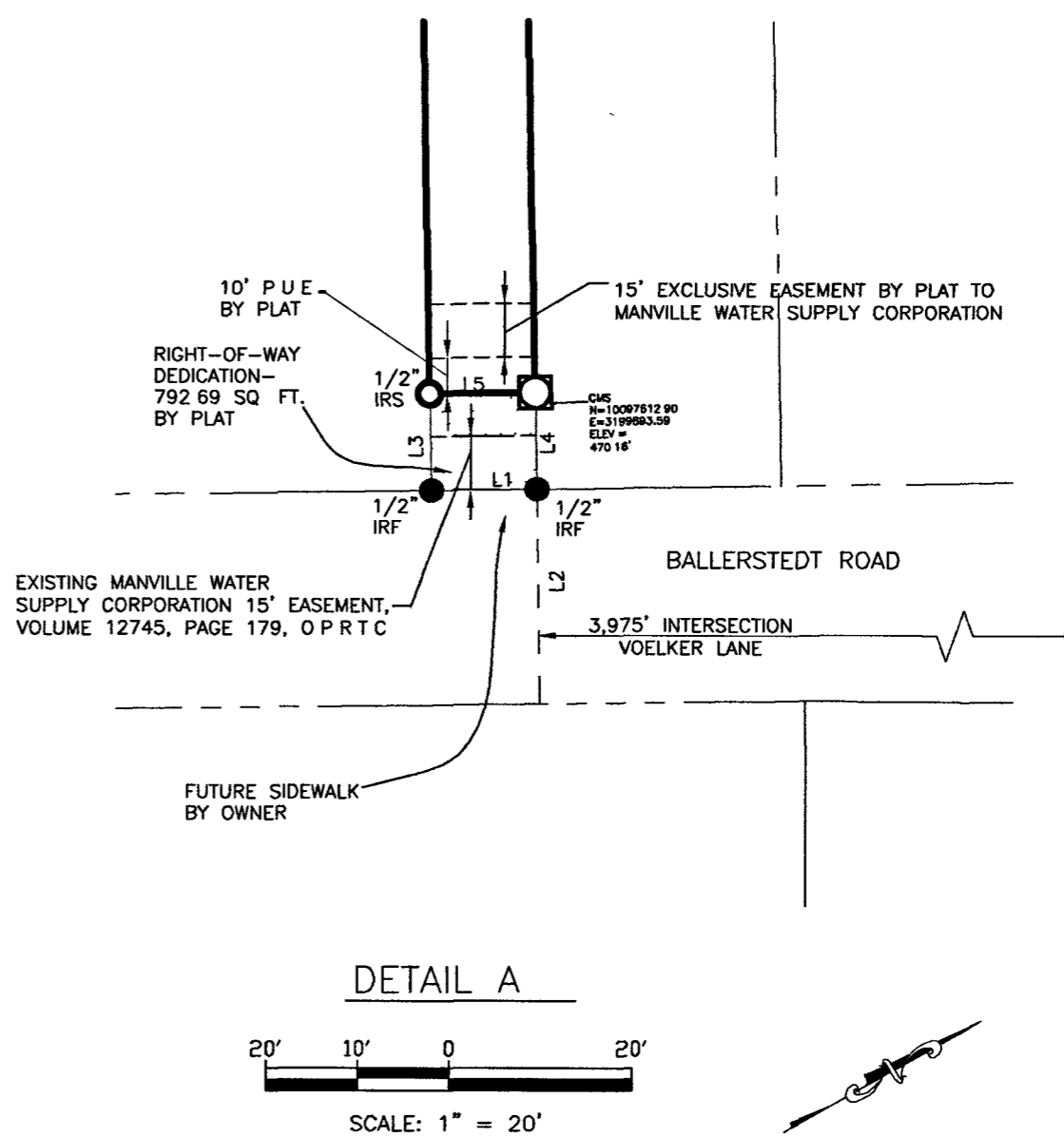
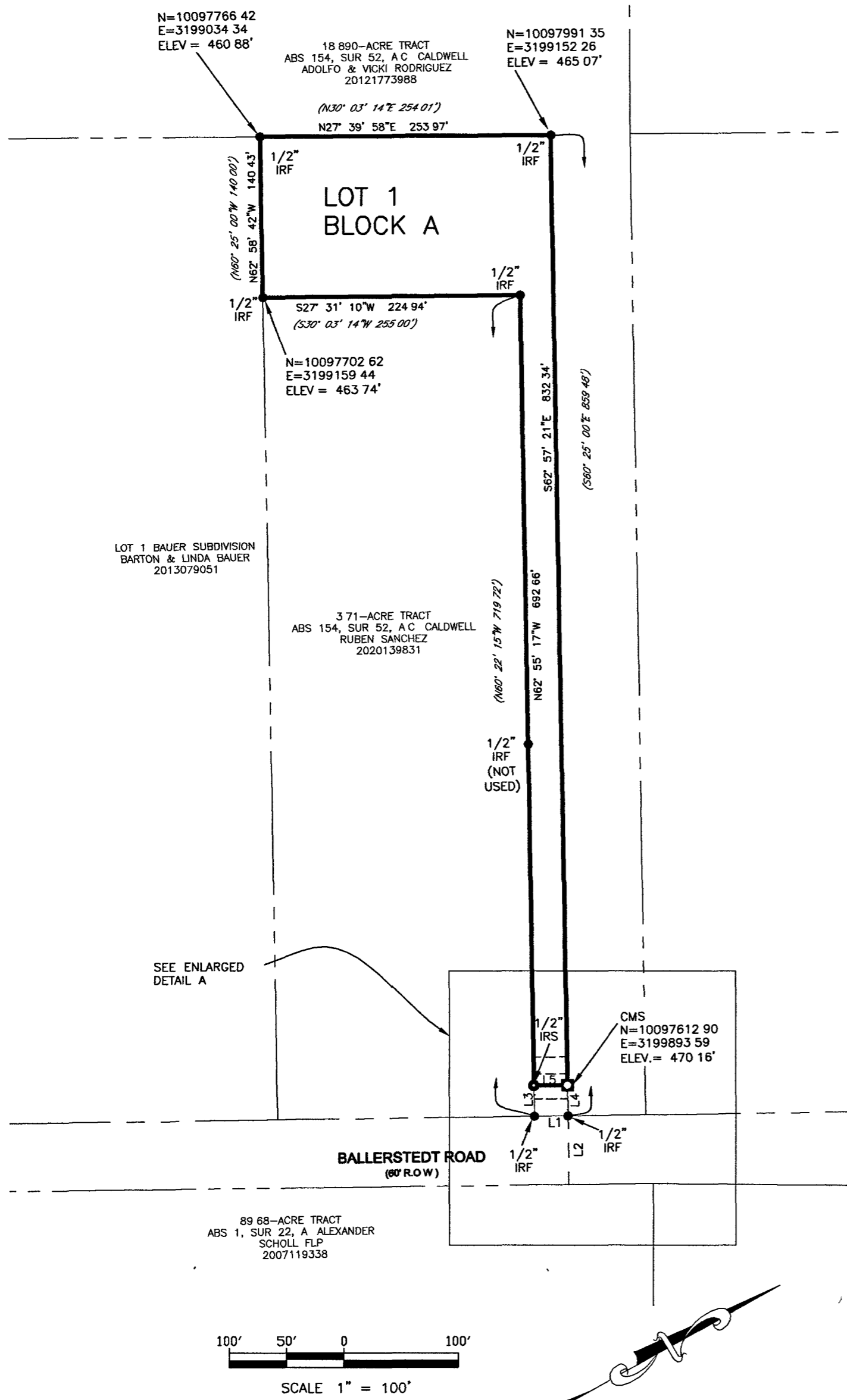
NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- (xxx) PER RECORD
- IRON ROD FOUND
- IRON ROD SET
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT
- FUTURE SIDEWALK BY OWNER
- - - - PROPOSED EASEMENT LINE
- ▭ RIGHT-OF-WAY DEDICATION BY PLAT
- ⊙ CONCRETE MONUMENT SET (CMS)
- P.U.E. PUBLIC UTILITY EASEMENT
- - - - PROPERTY CORNER ROW TIE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LOT No.	LOT SIZE		LAND USE
	SQ. FT.	ACRES	
LOT 1	55,759	1.28	SINGLE-FAMILY RESIDENTIAL
TOTAL	55,759	1.28	

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S27°18'50"W	29.39'
(L1)	(S29°35'00"W)	(29.59')
L2	S62°41'10"E	60.05'
L3	N62°55'17"W	26.98'
L4	S62°57'21"E	26.98'
L5	S27°18'50"W	29.38'



LOCATION MAP
1"=2000

Manville W.S.C. Easement by Plat

Grantor shall have the right to use the surface of the Easement Tract for those purposes which do not conflict with Grantee's subsurface use but shall keep the easement tract free and clear of buildings, landscaping, trees, fences or walls, commercial signage, and entry-way monument signs. In the event Grantor installs a driveway over and across the easement herein granted, all Manville lines beneath the said driveway shall be sleeved at Grantor's expense. Grantor shall not construct any obstruction on the easement property, and any improvement made by Grantor must comply with all applicable municipal or other governmental ordinances, codes, and engineering guidelines. Grantor shall obtain Grantee's permission and approval prior to the start of construction of improvements.

In the event that the surface condition of the Easement Tract is disturbed as a result of any maintenance, repair, or construction activities by Grantee or its agents, employees or contractors, within the easement, Grantee shall be responsible to restore the easement property arising from such disturbance. In the event Grantee is required to remove or alter unauthorized surface improvements within the easement, Grantee shall have no responsibility for repair or restoration of the easement property arising from such disturbance. Grantee shall be solely responsible for performing all maintenance and repair of the Facilities and agrees to maintain all the Facilities in a good condition and repair at all times. Grantee has full responsibility for the improvement and maintenance of the easement property. Grantee is authorized to remove and relocate vegetation fences or other improvements on the easement property or along its boundary lines when necessary, in the judgment of Grantee, to construct, maintain, repair, remove or replace the Facilities. Grantee shall not be required to repair or replace to their original condition any landscaping, vegetation, driveways, parking areas or other improvements on the Easement Property that are or may be damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal or operation of the permitted Facilities within the easement.