

DEERHAVEN  
SECTION ONE

**CURVE DATA**

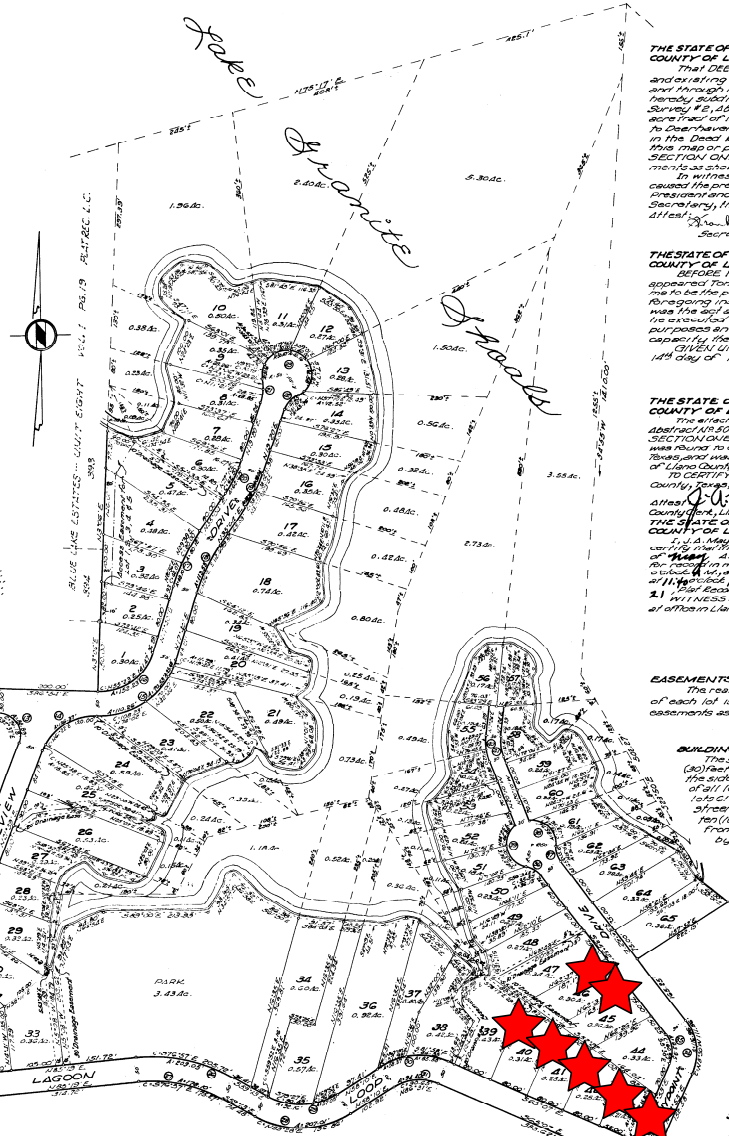
Station	Chord	Angle	Radius	Length	Area
1	1.22	90°	1.22	1.22	0.15
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88	1.22	90°	1.22	1.22	0.15
89	1.22	90°	1.22	1.22	0.15
90	1.22	90°	1.22	1.22	0.15

**AREA TABULATION**

Area in Streets	6.71 Ac.
Area in Lots above 815 Contour	25.63 Ac.
Area in Lots Inundated	17.79 Ac.
Total Area in Subdivision	50.13 Ac.



**LEGEND**  
 • Iron Stake Found  
 - Drainage Easements as shown  
 - Easement Boundary Lines  
 Scale 1" = 100 Feet



THE STATE OF TEXAS  
 COUNTY OF LLANO  
 KNOW ALL MEN BY THESE PRESENTS:  
 That DEERHAVEN, INCORPORATED, a corporation organized and existing under the laws of the State of Texas, acting through and through its duly authorized President, Tom Rowley, does hereby subdivide 60.13 acres of land out of the Law Mexican Survey # 2, District 111-52 in Llano County, Texas, the entire 60.13 acre tract of land conveyed in a deed from Tom Rowley et al. to Deerhaven Inc. as reported in Volume 131, Pages 47-50 in the Deed Records of Llano County, Texas, does hereby adopt this map or plat of said subdivision to be known as DEERHAVEN, SECTION ONE, and does hereby designate the streets and easements as shown hereon to the use of the public.  
 In witness whereof, the said DEERHAVEN, INC. aforesaid, has caused the presents to be signed by Tom Rowley, its said President and its common seal to be hereunto affixed by its Secretary, this 14th day of May, A.D. 1964.

Tom Rowley, President  
 Secretary  
 DEERHAVEN, INC.  
 Tom Rowley, Secretary

BEFORE ME, the undersigned authority, on this day personally appeared Tom Rowley, President of DEERHAVEN, INC. known to me to be the person and within whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act and deed of the said DEERHAVEN, INC. and that he executed the same as the act of said corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public and Seal of Office, this the 14th day of May, A.D. 1964.

THE STATE OF TEXAS  
 COUNTY OF LLANO  
 I, the undersigned, County Clerk of said County, do hereby certify that the foregoing map or plat of subdivision was filed in my office on the 20th day of May, A.D. 1964, at 11:30 o'clock A.M. and was duly recorded in Volume 131, Page 47-50 of the Deed Records of Llano County, Texas, on the 20th day of May, A.D. 1964.

Notary Public and Seal of Office, this the 20th day of May, A.D. 1964.

THE STATE OF TEXAS  
 COUNTY OF LLANO  
 I, the undersigned, County Clerk of said County, do hereby certify that the foregoing map or plat of subdivision was filed in my office on the 20th day of May, A.D. 1964, at 11:30 o'clock A.M. and was duly recorded in Volume 131, Page 47-50 of the Deed Records of Llano County, Texas, on the 20th day of May, A.D. 1964.

Notary Public and Seal of Office, this the 20th day of May, A.D. 1964.

**EASEMENTS**  
 The rear 5 feet of each lot and 5 feet along the dividing line of each lot is hereby reserved for public utilities and other easements as shown hereon.

**BUILDING SET-BACKS**  
 The set-back requirement for all buildings shall be thirty (30) feet from the front street lines and ten (10) feet from the side street lines and five (5) feet from the division line of all lots, save and except lots 50 thru 52 inclusive and lots 53 and 54 which shall be five (5) feet from the front street lines and lots 53 thru 60 inclusive which shall be ten (10) feet from the front street lines. Any variance from building set-backs must be approved in writing by DEERHAVEN, INCORPORATED.

**RESTRICTIONS**  
 Deerhaven, Inc. has executed and is filing with the County Clerk of Llano County, in the name of the State of Texas, an instrument as of the date of filing of this map, an instrument setting forth the restrictions, covenants and reservations in full pertaining to certain lots, Districts, and Parcels shown on this map are subject to the limitations there set forth.

**SEPTIC TANK NOTE**  
 Each house shall be connected to the septic tank of a design approved by the State Health Department.

THE STATE OF TEXAS  
 COUNTY OF LLANO  
 I, the undersigned, Reg. Public Surveyor & Reg. Professional Engineer, State of Texas, do hereby certify that on the 14th day of May, A.D. 1964, I made a full and complete survey upon the ground of 60.13 acres of land out of the Law Mexican Survey # 2, District 111-52 in Llano County, Texas, the same being designated as DEERHAVEN, SECTION ONE, and that the annexed map and plat contains and is a true and correct delineation and representation of such surveys as I located the said subdivisions and its component tracts upon the ground.  
 WITNESS MY HAND AND OFFICIAL SEAL, this 14th day of May, A.D. 1964. Subscribed February 1962.  
 M. C. O'Connell  
 Reg. Public Surveyor & Reg. Professional Engineer  
 Austin, Texas