

\$65.00

August 29, 2008

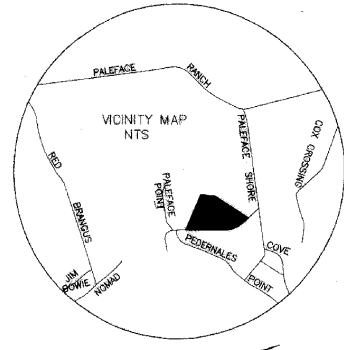
200800253

DEER HAVEN SUBDIVISION

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SCALE 1" = 100'

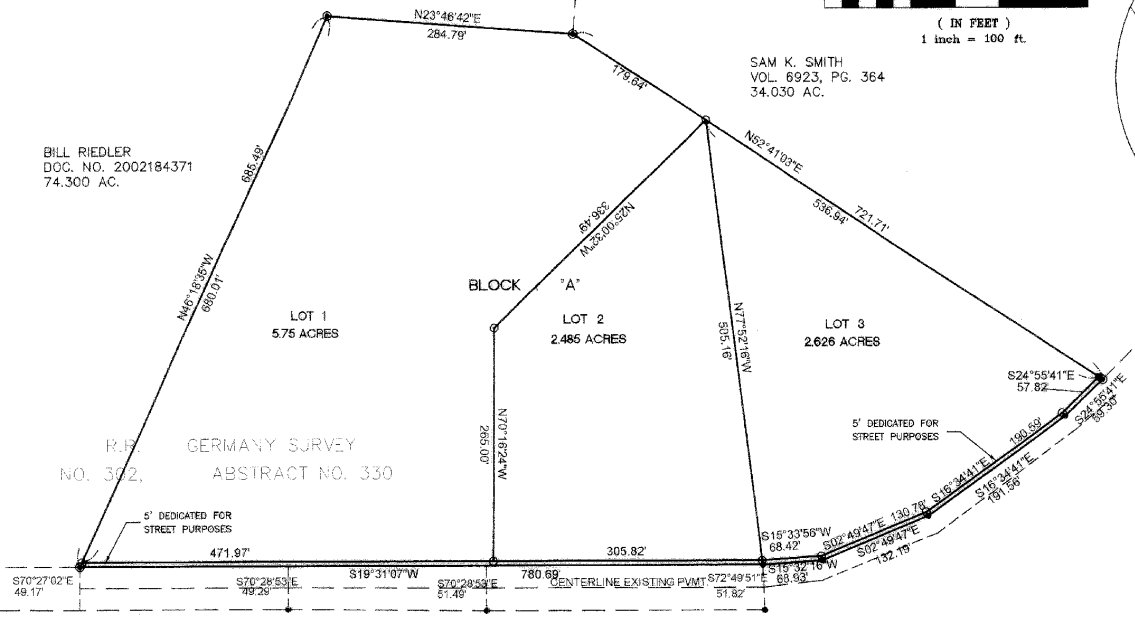
LEGEND

- 1/2" IRON PIN FOUND
- 1/2" CAPPED IRON PIN SET
- CONCRETE MONUMENT SET

LAND USE SUMMARY
 NUMBER OF LOTS 3 RESIDENTIAL
 TOTAL ACRES 10.661
 LOT 1 5.75 ACRES
 LOT 2 2.486 ACRES
 LOT 3 2.626 ACRES

SAM K. SMITH
 VOL. 6923, PG. 364
 34.030 AC.

BILL RIEDLER
 DCC. NO. 2002184371
 74.300 AC.



PALEFACE POINT DRIVE
PUBLIC R.O.W. (R.O.W. VARIES)

STATE OF TEXAS
COUNTY OF TRAVIS:

STATE OF TEXAS)
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)

THAT WE, MARY WEIGLY AND DAVID TRAUB, OWNERS OF 11.00 ACRES OF LAND OUT OF THE R.R. GERMANY SURVEY NO. 302 ABSTRACT NO. 330 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004059222 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 11.00 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS DEER HAVEN SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 26 DAY OF August, 2008 A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 29 DAY OF August, 2008 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

G. Porter
DEPUTY
G. Porter

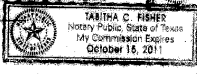


WITNESS THE HAND OF MARY WEIGLY THIS THE 13th DAY OF August, 2008 A.D.

Mary Weigly
Mary Weigly
312 Paleface Point Drive
Austin, Texas 78669

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF August, 2008 A.D. BY MARY WEIGLY.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Jamika C. Fisher
 My commission expires: October 15, 2011

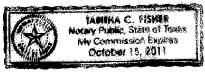


WITNESS THE HAND OF DAVID TRAUB THIS THE 14th DAY OF August, 2008 A.D.

David Traub
David Traub
312 Paleface Point Drive
Austin, Texas 78669

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF August, 2008 A.D. BY DAVID TRAUB.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Jamika C. Fisher
 My commission expires: October 15, 2011



STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF August, 2008 A.D. AT 3:22 O'CLOCK P.M., DULY RECORDED ON THE 29 DAY OF August, 2008 A.D. AT 3:22 O'CLOCK P.M., OF SAID COUNTY AND STATE IN DOCUMENT # 200800253 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 29 DAY OF August, 2008 A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

Michael P. Gonzalez
DEPUTY
Michael P. Gonzalez



COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE CITY OF AUSTIN'S EXTRATERRITORIAL JURISDICTION.
Victoria Li
 FOR VICTORIA LI, P.E. DIRECTOR
 WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPTMENT
 DATE 8-1-08

DEER HAVEN SUBDIVISION

NOTES:

1. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
4. PROPERTY OWNERS AND/OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AT THE POINTS WHERE IT CROSSES THE PROPERTY LINE AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY.
5. DRIVEWAYS SHALL BE LOCATED NO CLOSER THAN 50 FEET TO THE CORNER OF A RIGHT OF WAY INTERSECTION. MULTIPLE DRIVEWAYS FOR INDIVIDUAL LOTS SHOULD BE SPACED NO CLOSER THAN 100 FEET CENTERLINE-TO-CENTERLINE ON SHOULDER SECTION ROADWAYS UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY.
6. ALL LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WATER WELLS AND WASTEWATER DISPOSAL SYSTEMS.
7. ANY LOT PROPOSED TO BE DEVELOPED WITH IMPERVIOUS COVER EXCEEDING 10%. DRAINAGE PLANS SHALL BE PREPARED, REVIEWED, AND APPROVED BY TRAVIS COUNTY DEMONSTRATING RAINFALL RUN-OFF FROM THE LOT WILL BE HELD TO THE AMOUNT EXISTING AT PRE-DEVELOPMENT STATUS BY PONDING OR OTHER MEANS. REFERENCE TRAVIS COUNTY STANDARDS FOR CONSTRUCTION AND DRAINAGE IN SUBDIVISION 82.207(c)(2)
8. PRIOR TO CONSTRUCTION ON ANY LOT HABITAT MITIGATION WILL BE REQUIRED. CONTACT THE TRAVIS COUNTY ENVIRONMENTAL SPECIALIST AT 512-854-7215, OR U.S. FISH AND WILDLIFE AT 512-490-0057

LCRA OSSF NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM, WHICH HAS BEEN APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY.
3. NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND THE TRAVIS COUNTY CODE CHAPTER 48.
6. FOR THE PURPOSE OF SEPTIC SYSTEM REVIEW, LOTS IN THIS SUBDIVISION ARE LIMITED TO SINGLE-FAMILY RESIDENCE USES. LOTS MIGHT BE ABLE TO BE USED FOR OTHER PURPOSES IF APPROVED BY THE TNR ON-SITE WASTEWATER PROGRAM.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS WITHIN THE SUBDIVISION.
8. THESE LOTS FALL WITHIN THE LAKE TRAVIS WATER QUALITY ZONE.
9. THIS SUBDIVISION WILL COMPLY WITH THE CURRENT RULES AND STANDARDS OF THE LCRA'S OSSF PROGRAM, AND CHAPTER 285 SUBDIVISION REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
10. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTRACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
11. EACH AND EVERY ON-SITE SEWAGE FACILITY IN STALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHIC, GEOLOGICAL AND WELL CONSIDERATIONS.

James H. Need
 LCRA OSSF REPRESENTATIVE 050007192 09-01-08
 DATE

SURVEYOR'S CERTIFICATION

I, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

Roy D. Smith 3-26-08
 ROY D. SMITH
 REGISTERED PROFESSIONAL SURVEYOR NO. 4094
 1214 WEST 5th STREET - SUITE A
 AUSTIN, TEXAS 78703
 PHONE (512) 478 - 9821



ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT TO THE BEST OF MY KNOWLEDGE, SAID PLAT COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48453C00390E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993, COMMUNITY #481026.

WITNESS MY HAND THIS 1st DAY OF Aug. A.D. 2008

Robert C. Thompson
 ROBERT C. (RC) THOMPSON, P.E., NO 69524
 P.O. BOX 160062
 AUSTIN, TEXAS 78716
 512-585-4448

