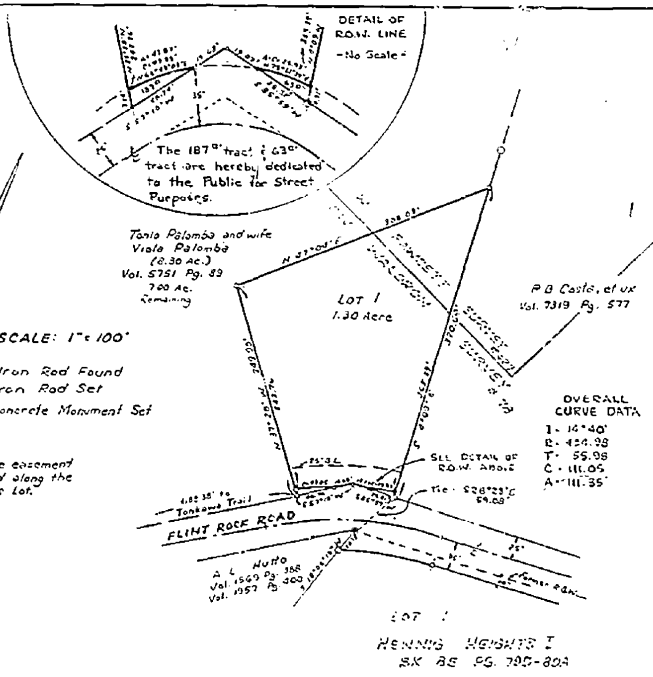
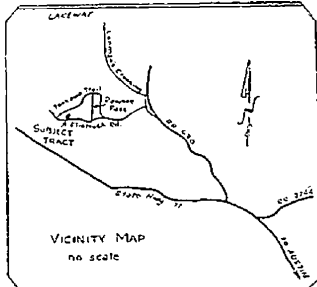


A 353054

PALOMBA ADDITION No. 1



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

That we, Tonio Palomba and wife Viola Palomba owners of 5.30 acres of land out of the C.W. Waldron Survey No. 78 and the W. Fawcett Survey No. 427 in Travis County, Texas, as conveyed to us by deed recorded in Volume 5751, Page 89 of the Deed Records of Travis County, Texas do hereby subdivide 1.30 acres out of said 5.30 acre tract of land, said 1.30 acres consisting of 1.11 acres out of the C.W. Waldron Survey No. 78 and 0.19 acres out of the W. Fawcett Survey No. 427, to be known as Palomba Addition No. 1 and do hereby dedicate to the public the use of the streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS OUR HANDS this the 27 day of June, A.D. 1986.

Tonio Palomba
Tonio Palomba
16608 Flintrock Road
Austin, TX 78734

Viola Palomba
Viola Palomba
16608 Flintrock Road
Austin, TX 78734

STATE OF TEXAS *
COUNTY OF TRAVIS *
Before me, the undersigned authority, on this day personally appeared Tonio and Viola Palomba, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, THIS the 27 day of June, 1986.

J. Leroy Bush
J. LEROY BUSH
Notary Public, State of Texas
My Commission Expires Feb. 6, 1993

J. Leroy Bush
Notary Public, Travis Co., Tx.
Printed Name J. Leroy Bush
Commission Expires: 2-6-93

FLOOD PLAIN NOTE: No portion of this subdivision lies within the 100 year flood plain according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Action Numbers 4810-0330 B effective date April 1, 1992.

Checked by J. Leroy Bush
J. Leroy Bush, R.P.S. #1829

FILED FOR RECORD AT 4:15 O'CLOCK P.M. the 28 day of December A.D. 1986

Doris Shropshire, Clerk, County Court, Travis County, Texas.
S. Hall
DEPUTY

THE STATE OF TEXAS *
COUNTY OF TRAVIS *
I, Doris Shropshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing Instrument of Writing, within its Certificate of Authentication was filed for record in my office on the 27 day of December, A.D. 1986 at 4:15 o'clock P.M., and duly recorded on the 28 day of December, A.D. 1986 at 4:15 o'clock P.M., in the Plat Records of said County, in Book No. 87, Pages 45-46

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN.

Doris Shropshire, Clerk, County Court, Travis County, Texas.
S. Hall
DEPUTY

- LAKE TRAVIS WATERSHED NOTES:
- (1) All building foundations on slopes of 15' and over and on fill placed upon such slopes shall utilize design and construction practices certified by a registered professional engineer qualified to practice in this field and such designs shall be placed on file with the City of Austin.
 - (2) For a minimum travel distance of 25 feet from the roadway edge driveway grades may exceed 14' only with specific approval of surface and geometric design proposals by the City of Austin.
 - (3) No fill on any lot shall exceed a maximum of four feet in depth. Except for structural excavation, no cut on any lot shall be greater than four feet.
 - (4) This plat shall comply with the terms and requirements of Division 6, Chapter 1545 of the Austin City Code of 1981 as amended. Land in this subdivision is restricted to the impervious cover limitations of Division 5.
 - (5) Erosion Controls are required to be installed during single family or duplex construction.

Note: This subdivision is restricted to single-family residence only.

THE STATE OF TEXAS *
COUNTY OF TRAVIS *
I, J. Leroy Bush, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981 as amended, is true and correct to the best of my ability and was prepared from an actual survey of the property made under my supervision on the ground.

Date: June 11, 1986

J. Leroy Bush
J. Leroy Bush
Real Estate Surveyor No. 1828
4425 Manchaca Road
Austin, Texas 78704

STATE OF TEXAS *
COUNTY OF TRAVIS *
I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 27 day of December, A.D. 1986, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 87 Page 45.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY THIS the 28 day of December, A.D. 1986.

Doris Shropshire, Clerk, County Court, Travis County, Texas.



DEPUTY S. Schell

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES OR OTHER PUBLIC THOROUGHFARES IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO PUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING AND BRIDGES OR CULVERTS IN CONNECTION THEREWITH, BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SURVIVISIONS, AS THIS IS CONSIDERED COUNTY TO INSTALL STREET MARKING SIGNS, CONSTRUCTION; BUT THAT ERRECTING TO BE A PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERRECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

HEALTH DEPARTMENT RESTRICTIONS:
No structure in this subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department. No structure in this subdivision shall be occupied until connected to a potable water supply with adequate quantity for family use and operation of an approved on-site wastewater system. This subdivision is approved for individual water wells. No well may be installed within 150' of a on-site wastewater system nor may a on-site wastewater system be installed within 150' of a well. No construction may begin on any lot until plans for a sewage disposal system are submitted to and approved by the Austin-Travis County Health Department. This subdivision is restricted to single family residences only until a public sewer system is available. These restriction are enforceable by the Austin-Travis County Health Department and/or the lot owners or developer. This subdivision has been accepted for development for individual sewage disposal systems, as specified, and for individual water wells by the Austin-Travis County Health Department.

Stephen Ellison
Stephen Ellison - Health Officer
Date 9-29-86

APPROVED FOR ACCEPTANCE:
Mary A. Gaines
MARY A. GAINES
JAMES B. DUNCAN, DIRECTOR
OFFICE OF LAND DEVELOPMENT SERVICES

DATE: NOVEMBER 25, 1986

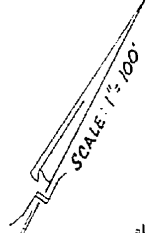
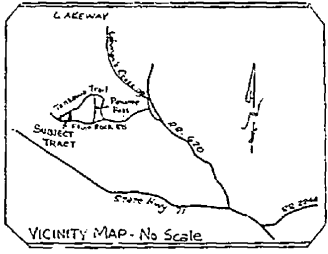
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 25 DAY OF Nov, A.D. 1986.

Mary M. Arnold
MARY M. ARNOLD
CHAIRPERSON

J. H. Goodman
J. H. GOODMAN
SECRETARY

Vol. 87 Page 45D
PLAT RECORD, TRAVIS COUNTY, TEXAS
86 32516

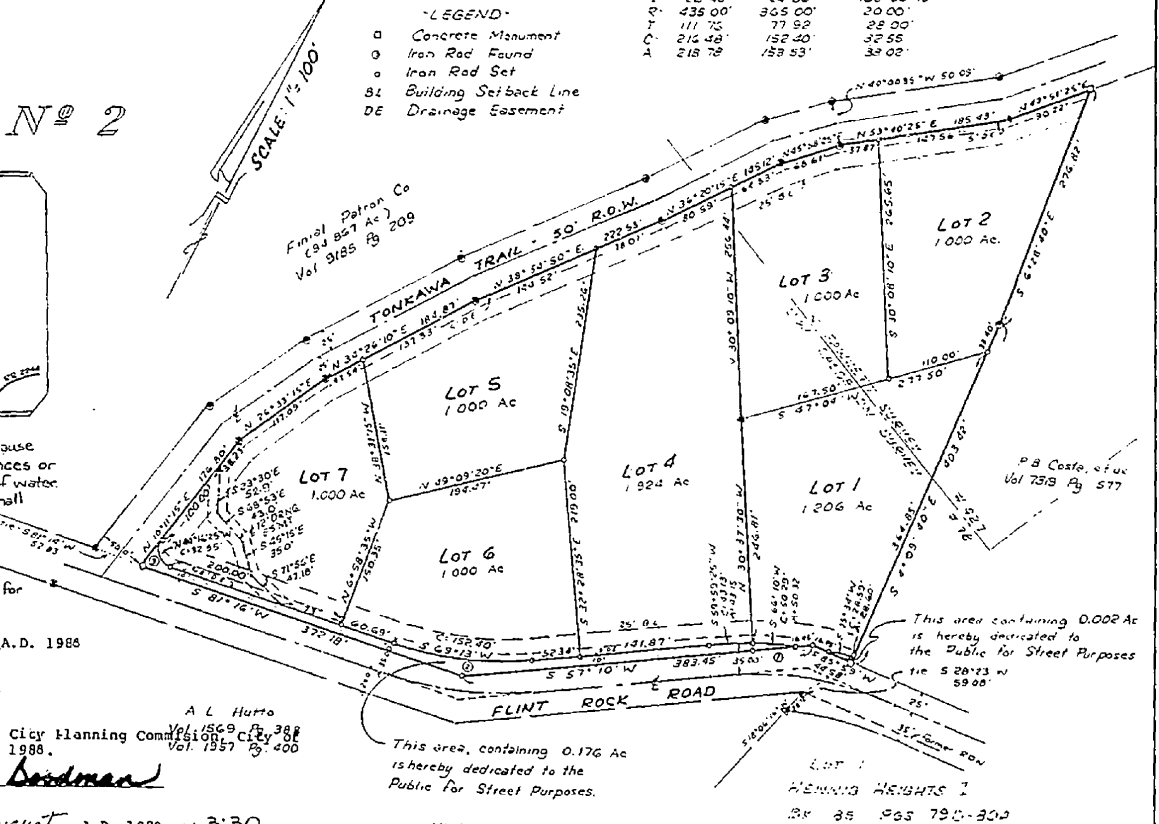
PALOMBA ADDITION NO. 2



- LEGEND**
- Concrete Manument
 - Iron Rod Found
 - Iron Rod Set
 - Building Setback Line
 - DE Drainage Easement

CURVE DATA

Station	Chord	Angle
1+00.00	28.49	108°55'15"
2+00.00	438.00	20.00
3+00.00	111.72	77.92
4+00.00	214.48	152.40
5+00.00	218.78	123.53
6+00.00	218.78	123.53
7+00.00	218.78	123.53



Notes: (1) Property owner shall not place or cause to be placed in any drainage easement, any fences or other obstructions which may impede the flow of water. (2) All drainage easements on private property shall be maintained by the property owner or his assigns. (3) Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities. (4) Driveway access for all lots shall be determined by Travis County Engineer's office.

APPROVED FOR ACCEPTANCE July 12 A.D. 1988

Ray W. Ryan Director, Office of Land Development Services

ACCEPTED AND AUTHORIZED FOR RECORD by the City Planning Commission Austin on the 17 day of July A.D. 1988.

Wm. M. Conrad Chairman
M. S. Sordman Secretary

FILED FOR RECORD this the 19 day of August, A.D. 1988, at 3:30 o'clock P.M.

Dana DeBeauvoir, Clerk, County Court, Travis County, Texas.

S. Hall
DEPUTY

I, Dana DeBeauvoir, County Clerk of Travis County, Texas, within and for the County and State aforesaid, do hereby certify that the within and foregoing Instrument of Writing, with its Certificate of Authentication was filed for record in my office on the 17 day of August, A.D. 1988 at 3:30 o'clock P.M. and duly recorded on the 19 day of August, A.D. 1988 at 3:35 o'clock P.M. in the Plat Records of said County and State in Book No. 87, Page 175C.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

Dana DeBeauvoir, Clerk, County Court, Travis County, Texas.

S. Hall
DEPUTY

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 17 day of August, A.D. 1988, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3 Page 487.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY THIS the 19 day of August, A.D. 1988.

Dana DeBeauvoir, Clerk, County Court, Travis County, Texas.

R. Canth
DEPUTY

I, J. Leroy Bush, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981 as amended is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

J. Leroy Bush
Reg. Public Surveyor No. 1828
4023 Manchaca Rd.
Austin, Texas 78704

Date: 5-18-87



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

ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, THAT THE IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION, BUT THAT ERRECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL BE THE RESPONSIBILITY OF THE COUNTY.

HEALTH DEPARTMENT NOTES:

- No structure in this subdivision shall be occupied until connected to a public sewer system or an on-site wastewater disposal system which has been approved by the Austin-Travis County Health Department.
- No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water supply or individual water well with adequate quantity for family use and operation of an approved on-site wastewater system.
- No water well may be installed within 150 feet of an on-site wastewater system nor may an on-site wastewater system be installed within 150 feet of a water well.
- Each lot in this subdivision is approved for one single family dwelling only served by an approved on-site wastewater disposal system and a private water well.
- These restrictions are enforceable by the Austin-Travis County Health Department.

Stephen Ellison Health Officer
Date 7-23-87

The 100 year flood plain is contained within the drainage easement as shown hereon. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRIM panel # 481026 0320, dated April 1, 1982 for Travis County, Texas.

Jorge M. Honoso
R.P.E. #57372



THE STATE OF TEXAS :
COUNTY OF TRAVIS :
KNOW ALL MEN BY THESE PRESENTS:
That we, Tonio Palomba and wife Viola Palomba, owners of 1.30 acres of land known as Lot 1, PALOMBA ADDITION NO. 1, a subdivision of record in Book 87 Page 45D of the Plat Records of Travis County, Texas, and being that same property vacated by instrument recorded in Volume 10757 Page 1083 of the Travis County Deed Records, and owners of 7.088 acres consisting of 1.534 acres out of the W. Fawcett Survey No. 427 and 5.474 acres out of the C.W. Calderon Survey No. 78 in Travis County, Texas, do hereby subdivide a total of 8.308 acres of land to be known as PALOMBA ADDITION NO. 2 subject to any easements or restrictions heretofore granted and not released, and do hereby dedicate to the public the use of the streets and easements shown hereon.

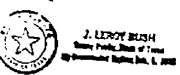
WITNESS MY HAND THIS THE 4 day of May, A.D. 1987

Tonio Palomba
Tonio Palomba
16608 Flintrock Road
Austin, Texas 78734

Viola Palomba
Viola Palomba
16608 Flintrock Road
Austin, Texas 78734

THE STATE OF TEXAS :
COUNTY OF TRAVIS :
This instrument was acknowledged before me on May 4, 1987, by Tonio Palomba and Viola Palomba.

J. Leroy Bush
Notary Public - Travis Co., Tx.
Printed Name: J. Leroy Bush
Commission Expires: 12-31-88



- LAKE TRAVIS WATERSHED NOTES:**
- All building foundations on slopes of 15% and over and on fill placed upon such slopes shall utilize design and construction practices certified by a registered professional engineer qualified to practice in this field and such designs shall be placed on file with the City of Austin.
 - For a minimum travel distance of 25 feet from the roadway edge driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.
 - No fill on any lot shall exceed a maximum of four feet of depth. Except for structural excavation, no cut on any lot shall be greater than four feet.
 - This plat shall comply with the terms and requirements of Division 5, Article VII, Chapter 13-3 of the Austin City Code of 1981 as amended. Land in this subdivision is restricted to the impervious cover limitations of Division 5.
 - Erosion controls are required to be installed during single family or duplex construction.

5-24-07

\$66,52

REPLAT OF LOTS 2, 3, 4, 5, 6, AND 7 PALOMBA ADDITION NO. 2

200700168

OWNER'S ACKNOWLEDGEMENT:
 STATE OF TEXAS
 COUNTY OF TRAVIS
 I, JAMES V. GRANT, do hereby certify that the above described property is my own and I have not been granted any other interest therein.
 WITNESS MY HAND AND SEAL OF OFFICE THIS 5th DAY OF March 2007.

JAMES BEZDEK, GENERAL PARTNER OF
 3 JASPERWOOD COURT, AUSTIN, TEXAS 78738
 PHONE NUMBER 512-751-2756
 FAX NUMBER 512-489-0208
 STATE OF TEXAS
 COUNTY OF TRAVIS

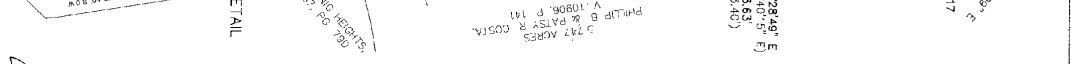
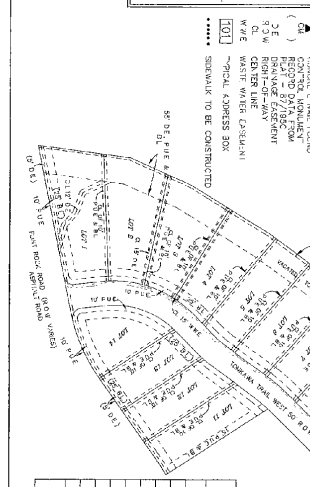
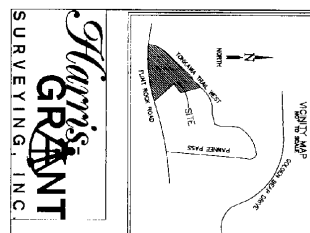
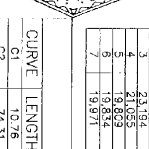
ENGINEER'S CERTIFICATION:
 I, the undersigned professional engineer, on this day personally appeared JAMES BEZDEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF March 2007.

ALAN ABBE, PROFESSIONAL ENGINEER
 REGISTRATION NO. 28997
 COMPANY NAME: ABBE ENGINEERING CO., LTD.
 ADDRESS: 1911 NORTH AUSTIN AVENUE
 DORSETT, TEXAS 78726
 PHONE NO. (512)984-0242

I, JAMES V. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE AND SIGN THIS INSTRUMENT WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP AND PROVISIONS CONTAINED ON THIS PLAT COMPANY WITH THE INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPANY WITH THE FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

JAMES V. GRANT, REGISTERED PROFESSIONAL SURVEYOR NO. 91191
 HARRIS-GRANT SURVEYING, INC.
 1700 S. LAMAR BLVD. STE. 332, AUSTIN, TX 78704 (512)444-1781

DATE: 03-02-2007



EASEMENT DETAIL

LINE	LENGTH	BEARING
L1	59.01	S08°50'38"E
L2	27.06	N46°25'52"E
L3	23.94	N46°25'52"E
L4	23.90	S35°52'22"W
L5	3.74	S45°52'22"W
L6	27.22	N44°36'22"E
L7	80.12	N44°36'22"E
L8	16.10	N44°36'22"E
L9	36.87	N44°36'22"E
L10	80.05	N44°36'19"E

LINE	LENGTH	BEARING
L1	59.01	S08°50'38"E
L2	27.06	N46°25'52"E
L3	23.94	N46°25'52"E
L4	23.90	S35°52'22"W
L5	3.74	S45°52'22"W
L6	27.22	N44°36'22"E
L7	80.12	N44°36'22"E
L8	16.10	N44°36'22"E
L9	36.87	N44°36'22"E
L10	80.05	N44°36'19"E

WATERSHED NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE FIRST CREEK WATERSHED CONSTRUCTION ON LOTS 2 AND 3 AND 4 AND 5 AND 6 AND 7. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
2. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
3. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
4. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
5. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
6. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
7. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
8. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
9. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...
10. THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE...

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARINGS
C1	10.78	225.00	3.58	10.78	N23°37'35"W
C2	74.51	225.00	73.97	1855.82	N67°31'39"E
C3	64.28	225.00	24.86	64.28	N24°13'45"E
C4	64.28	225.00	24.86	64.28	N24°13'45"E
C5	33.28	225.00	16.88	33.28	S82°18'54"E
C6	43.87	225.00	21.97	43.87	N40°42'22"E
C7	51.72	225.00	28.14	48.82	S65°10'47"E
C8	58.01	65.00	31.10	58.01	N51°06'02"E
C9	58.01	65.00	31.10	58.01	N51°06'02"E
C10	34.44	25.00	20.59	34.44	S41°36'44"W
C11	43.18	435.00	21.81	43.18	N57°26'21"E
C12	131.82	385.00	66.63	131.82	N20°41'30"E
C13	32.45	28.00	18.96	30.22	N85°03'14"W
C14	193.58	175.00	82.13	148.70	S07°17'04"E
C15	24.03	225.00	12.02	24.03	N43°56'59"W
C16	17.61	225.00	8.81	17.61	S40°05'14"E
C17	37.12	225.00	18.59	37.12	N44°00'07"E
C18	28.45	25.00	15.99	28.94	S41°36'44"W
C19	6.54	175.00	3.32	6.54	N107°02'27"W
C20	2.75	385.00	1.37	2.75	S45°53'54"E

STREET TABLE

STREET NAME	STREET CLASS	ROW	PAVEMENT	SHOULDER WIDTH	DESIGN SPEED
TOKAWA TRAIL WEST	LOCAL RESIDENTIAL	80'	27'	0	20

LOT TABLE

LOT	SQUARE FEET	LOT SQUARE FEET	TOTAL ACRES
1	28,879	8	22.487
2	28,027	8	22.487
3	28,184	10	20.926
4	19,652	12	16.675
5	18,814	13	15.519
6	19,971	14	16.492

REPLAT OF LOTS 2, 3, 4, 5, 6,
AND 7,
PALOMBA ADDITION NO.2

MARCH 9, 2007

200700168

CERTIFICATION BY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17.
THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT (WCIID) DISTRICT NO. 17 AND HAS WATER SERVICE AVAILABLE.

DATE: 3-19-07

Richard L. Givens, Jr.
PRESIDENT OF THE BOARD
WCIID NO. 17

CERTIFICATION
THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY, TEXAS.
ON THIS 19th DAY OF MARCH 2007
Richard L. Givens, Jr. DATE
CODE OFFICIAL
CITY OF LAKEWAY, TEXAS



RECOMMENDED FOR APPROVAL BY THE ZONING AND PLANNING COMMISSION:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF LAKEWAY, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATE: 3/21/07

Robert J. Anderson
CHAIRPERSON
ZONING AND PLANNING COMMISSION

APPROVAL BY THE CITY COUNCIL:

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TEXAS.

DATE: 3-21-2007

Steve Burns
MAYOR, CITY OF LAKEWAY, TEXAS

ATTEST:
Janice Steiner CITY SECRETARY



STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEEBAYVOR, CLERK OF THE COUNTY SEEM OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS CERTIFICATION OF AUTHENTICATION WAS FILED IN MY OFFICE ON THE 20th DAY OF MARCH 2007 AT 11:35 A.M. ON THE 20th DAY OF MARCH 2007 IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN DOCUMENT NUMBER 200700168 OFFICIAL PUBLIC RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY OF SAID COUNTY, THIS 20th DAY OF MARCH, A.D. 2007.

Dana Deebayvor CLERK
DANA DEEBAYVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
D. Bartholomew DEPUTY



Utility notes

1. Organize water and wastewater systems serving this subdivision shall be designed in accordance with W.C.O.2, No. 17 criteria. Plans and specifications for improvements shall be approved by W.C.I.D. No. 17 prior to construction.
2. No structure in this subdivision shall be occupied until connected to a (public) (approved private) water system and a (public) (approved private) wastewater system.
3. This subdivision shall be served by underground utilities.
4. Landscaping and other improvements constructed in public utility easements that are damaged due to utility line maintenance or installation shall be replaced at the owner's expense.
5. The electric utility has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep easements clear of obstructions.
6. Additional drainage, public utility or electrical easements may be required to be made available by the owner to the City of Lakeway and utility companies as reasonably required for the development of this subdivision. Reasonable access for all easements shall be provided.

GENERAL NOTES:

1. Prior to construction of subdivision improvements (paving and drainage), plans, details, and specifications shall be submitted to the City of Lakeway for review and approval.
2. The building of streets, roads, and other public thoroughfares shown on this plat (plan) and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or developer.
3. The City of Lakeway, Texas, does not assume any responsibility to build any of the streets, roads, or other public thoroughfares shown on this plat (plan) or any bridge or culverts in speed limits, "STOP" and "YIELD" signs, etc. shall remain the responsibility of the developer. All curbs, entrances and exits onto public street or highways shall first be approved by the City of Lakeway, Texas.
3. All governmental authorities, emergency services, utility company personnel, garbage collection contractors, etc. shall have full access to the subdivision.
4. Traffic control signs (stop signs, etc.) to be installed by the developer and shall be indicated on the approved street construction plans for the subdivision.
5. Driveway grades shall be within the limits established by the City of Lakeway's Development Ordinance.
6. Building setback lines shall be in conformance with current City of Lakeway regulations.
7. All signs shall comply with the City of Lakeway Sign Ordinances in effect at the time of construction.
8. All development in this subdivision is subject to all covenants, conditions, and restrictions, as amended from time to time, and recorded by separate instrument in Document No. _____ of the Travis County Plat and Public Records.
9. When the City of Lakeway, Texas, is notified of all development with impervious cover in excess of 25% of the net site areas of each lot.
10. There shall be a five foot (5') minimum building line setback on all side yard lot lines.
11. No Waterways, Critical Water Quality Zones, Water Quality Buffer Zones or Critical Environment Features exist on this site.
12. The minimum lot width in the subdivision is 100'.

AMENDED PLAT OF
REPLAT OF LOTS 2, 3,
4, 5, 6, AND 7,
PALOMBA ADDITION NO.2

20070039/

THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY ON THIS THE 21ST DAY OF SEPTEMBER, 2007

TODD OTTEGAL
CITY OF LAKEWAY, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CODE OFFICIAL FOR THE CITY OF LAKEWAY, TEXAS, AND IS HEREBY APPROVED AND AUTHORIZED FOR RECORD.
DATED: 12/21/07

CODE OFFICIAL
CITY OF LAKEWAY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBAVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION AND THE PLAT THEREON, WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20070039 ON THE 21ST DAY OF SEPTEMBER, 2007 AT 11:14 O'CLOCK A.M., IN THE 204TH OFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 21ST DAY OF SEPTEMBER, 2007, A.D.
DANA DEBAVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

MICHAEL T. GONZALES
DEPUTY
Michael T. Gonzales



- Utility notes
1. Organize water and wastewater systems serving this subdivision shall be designed in accordance with W.C.I.D. No. 17 criteria. Plans and specifications for improvements shall be approved by W.C.I.D. No. 17 prior to construction.
 2. No structure in this subdivision shall be occupied until connected to a (public) (approved private) water system and a (public) (approved private) wastewater system.
 3. This subdivision shall be served by underground utilities.
 4. Landscaping and other improvements constructed in public utility easements that are damaged due to utility line maintenance or installation shall be replaced at the owner's expense.
 5. The electric utility has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep easements clear of obstructions.
 6. Additional drainage, public utility or electrical easements may be required to be made available by the owner to the City of Lakeway and utility companies as reasonably required for the development of this subdivision. Reasonable access for all easements shall be provided.
- GENERAL NOTES:
1. Prior to construction of subdivision improvements (grading and drainage), plans, details, and specifications shall be submitted to the City of Lakeway for review and approval.
 2. Subdivisions shall be designed and other public thoroughfares shown on this plat (plan) and any bridges or culverts necessary to be constructed or connection therewith, and the responsibility of the owner and/or developer of the tract of land covered by this plat (plan) in accordance with the provisions of the City of Lakeway, Texas. The City of Lakeway does not assume any responsibility to build any of the streets, roads, or other public thoroughfares shown on this plat (plan) or any bridges or culverts in connection therewith. The location of traffic-control signs, such as speed limit signs, shall be determined by the City of Lakeway, Texas.
 3. All governmental authorities, emergency services, utility company personnel, garbage collection contractors, etc. shall have full access to the subdivision.
 4. The subdivision and the private streets shown hereon shall be located and determined as approved by the City of Lakeway's Engineer and shall be indicated on the approved street construction plans for the subdivision.
 5. All driveway, gates shall be within the limits established by the City of Lakeway's Engineer.
 6. Building setback lines shall be in conformance with current City of Lakeway regulations.
 7. All signs shall comply with the City of Lakeway Sign Ordinances in effect at the time of sign permit approval.
 8. All easements shown hereon shall be subject to all covenants, conditions, and restrictions as generated from time to time, and recorded by separate instrument in Document No. _____ of the Travis County Plat Books.
 9. Water Quality Features are required for all development with impervious areas.
 10. There shall be a five foot (5') minimum building line setback on all side yard lot lines.
 11. No Waterways, Critical Water Quality Zones, Water Quality Buffer Zones or Critical Environmental Features Exist on this site.
 12. The minimum lot width in the subdivision is 100'.



PLATS 200700168
2 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: REPLAT OF LOTS 2, 3, 4, 5, 6, AND 7
PALOMBA ADDITION NO. 2

OWNERS NAME: LGB DEVELOPMENT, LTD., JAMES BEZDEK

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

RETURN:

CITY OF LAKEWAY
ALAN ABBE
894-0242

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2007 May 24 11:45 AM 200700168

BARTHOD \$65.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

REPLAT OF LOTS 2, 3, 4, 5, 6,
AND 7,
PALOMBA ADDITION NO. 2

MARCH 8, 2007

200700168

CERTIFICATION BY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17:

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT (WCID) DISTRICT NO. 17 AND HAS WATER SERVICE AVAILABLE.

DATE: 3-19-07

Richard James Oates
PRESIDENT OF THE BOARD
WCID NO. 17

CERTIFICATION

THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY, TEXAS. ON THIS 3/21/07 DATE, 2007, I, Shirley A. Moore, CLERK OF THE CITY OF LAKEWAY, TEXAS, HAVE REVIEWED THE PLAT AND THE RECORDS OF THE CITY OF LAKEWAY, TEXAS, AND I HEREBY CERTIFY THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF LAKEWAY, TEXAS, ZONING AND PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL BY THE CITY COUNCIL.



RECOMMENDED FOR APPROVAL BY THE ZONING AND PLANNING COMMISSION:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF LAKEWAY, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATE: 3/27/07

Robert J. Curran
CHAIRPERSON
ZONING AND PLANNING COMMISSION

APPROVED BY THE CITY COUNCIL:

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TEXAS.

DATE: 3-21-2007

Steve Jones
MAYOR, CITY OF LAKEWAY, TEXAS

ATTEST: *Shirley A. Moore* CITY SECRETARY



STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVORE, CLERK OF THE COUNTY OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED IN MY OFFICE AT 11:15 O'CLOCK A.M. THIS 24TH DAY OF MARCH, 2007, AND DULY RECORDED AT 11:55 O'CLOCK A.M. ON THE 24TH DAY OF MARCH, 2007, IN DOCUMENT NUMBER 2007-00168 BY THE PLAT-RECORDS OF TRAVIS COUNTY, TEXAS. IN DOCUMENT NUMBER 2007-00168, BY THE PLAT-RECORDS OF OFFICIAL PUBLIC RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY OF SAID COUNTY, THIS 24TH DAY OF MARCH, A.D., 2007.

DANA DEBEAUVORE, COUNTY CLERK
TRAVIS COUNTY, TEXAS
D. DebeaUVore
DEPUTY



Utility notes

1. Organize water and wastewater systems serving this subdivision shall be designed in accordance with W.C.U.D. No. 17 criteria. Plans and specifications for improvements shall be approved by W.C.U.D. No. 17 prior to construction.
2. No structure in this subdivision shall be occupied until connected to a (public) (approved private) water system and a (public) (approved private) wastewater system.
3. This subdivision shall be served by underground utilities.
4. Landscaping and other improvements constructed in public utility easements that are damaged due to utility line maintenance or installation shall be replaced at the owner's expense.
5. The electric utility has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep easements clear of obstructions.
6. Additional drainage, public utility or electrical easements may be required to be made available by the owner to the City of Lakeway and utility companies as reasonably required for the development of this subdivision. Reasonable access for all easements shall be provided.

GENERAL NOTES:

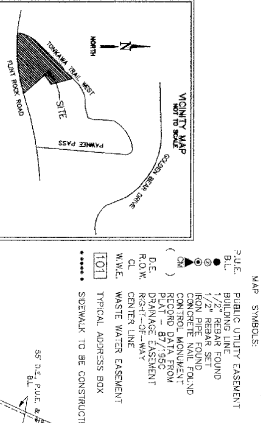
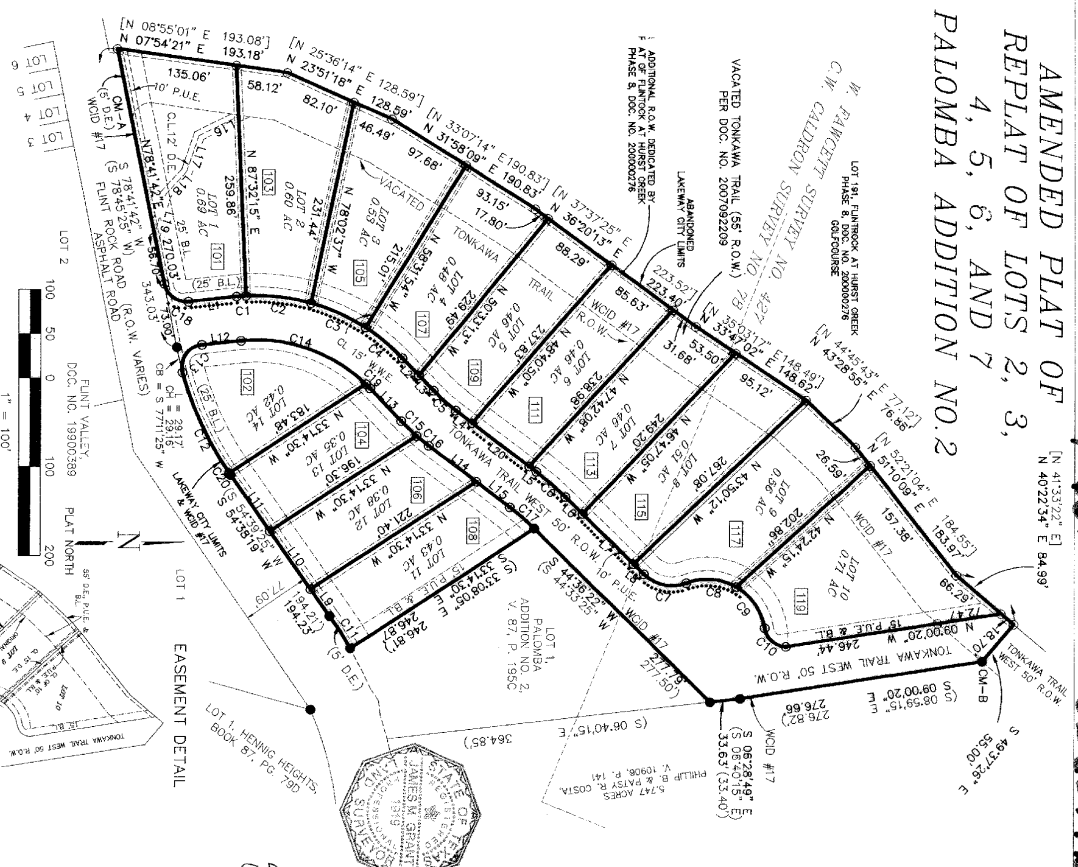
1. Prior to construction of subdivision improvements (paving and drainage), plans, details, and specifications shall be submitted to the City of Lakeway for review and approval.
2. The building of streets, roads, and other public thoroughfares shown or indicated on this plat shall be the responsibility of the owner and/or developer of the tract of land covered by this plat. (g) In accordance with the plans and specifications presented by the City Council of the City of Lakeway, Travis County, Texas, the City of Lakeway does not assume responsibility for the construction of any public thoroughfares shown on this plat. (g) or any bridges, overpasses, or connections therein. The erection of traffic-control signs, such as speed limits, "STOP" and "YIELD" signs, etc. shall remain the responsibility of the developer. All curbs, entrances and exits onto public street or highways shall first be approved by the City of Lakeway, Texas.
3. All governmental authorities, emergency services, utility company or other agencies (fire, police, etc.) shall have full access to the subdivision. The subdivision shall be constructed in accordance with the standards and specifications of the City of Lakeway's Engineer and shall be indicated on the approved street construction plans for the subdivision.
4. All governmental authorities, emergency services, utility company or other agencies (fire, police, etc.) shall have full access to the subdivision. The subdivision shall be constructed in accordance with the standards and specifications of the City of Lakeway's Engineer and shall be indicated on the approved street construction plans for the subdivision.
5. All governmental authorities, emergency services, utility company or other agencies (fire, police, etc.) shall have full access to the subdivision. The subdivision shall be constructed in accordance with the standards and specifications of the City of Lakeway's Engineer and shall be indicated on the approved street construction plans for the subdivision.
6. Building setback lines shall be in conformance with current City of Lakeway regulations.
7. All signs shall comply with the City of Lakeway Sign Ordinances in effect at the time of sign permit approval.
8. All development in this subdivision is subject to all covenants, conditions, separate instrument, and other restrictions, including but not limited to, the separate instrument, instrument No. _____ of the Travis County 201 Travis County Official Public Records.
9. Water Quality Facilities are required for all development with impervious cover in excess of 25% of the net site acres of each lot.
10. There shall be a five foot (5') minimum building line setback on all side yard lots.
11. No Wetlands, Critical Water Quality Zones, Water Quality Buffer Zones or Critical Environmental Features exist on this site.
12. The minimum lot width in the subdivision is 100'.

AMENDED PLAT OF
REPLAT OF LOTS 2, 3,
4, 5, 6, AND 7,
PALOMBA ADDITION NO. 2

\$ 65.00

DECEMBER 26, 2007

200700391



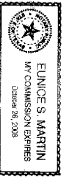
HARRIS GRANT SURVEYING, INC.

OWNER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF TRAVIS

THAT L&B DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF ALL OF THE PROPERTY CONTAINED WITHIN "REPLAT OF LOTS 2, 3, 4, 5, 6, AND 7, PALOMBA ADDITION NO. 2," A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN DOCUMENT NO. 200700688 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS, HAS CONVEYED TO IT BY DEEDS RECORDED IN PUBLIC RECORDS 20071788 AND DOCUMENT NO. 200709209 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS, 20071788 AND DOCUMENT NO. 200709209 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS, ALL OF THE PROPERTY CONTAINED WITHIN "REPLAT OF LOTS 2, 3, 4, 5, 6, AND 7, PALOMBA ADDITION NO. 2," SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEEDCATE TO THE USE OF THE PUBLIC AND ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC UTILITIES HEREBY SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. WITNESS MY HAND THIS 26th DAY OF December, 2007.

JAMES BEZDEK, GENERAL PARTNER OF L&B DEVELOPMENT, LTD.
JAMES BEZDEK, GENERAL PARTNER OF L&B DEVELOPMENT, LTD.
3 JASPERWOOD COURT, AUSTIN, TEXAS 78738
PH. (512) 751-2185
FAX (512) 499-0208

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES BEZDEK, 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 CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF December, 2007.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Elinore S. Martin
Notary Seal
DA TED: NOVEMBER 30, 2007
JAMES M. GRANT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1819
HARRIS-GRANT SURVEYING, INC.
1700 S. LA MAR BLVD. STE. 332, AUSTIN, TX. 78704 (512) 444-1781

SURVEYOR'S CERTIFICATE:
I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES ADOPTED BY THE CITY OF LAKEWAY, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.
JAMES M. GRANT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1819
HARRIS-GRANT SURVEYING, INC.
1700 S. LA MAR BLVD. STE. 332, AUSTIN, TX. 78704 (512) 444-1781

ACCORDING TO THE PREVIOUS SUBDIVISION PLAT RECORDED IN DOCUMENT NO. 200700688, OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS:
"THE 100-YEAR FLOOD PLAIN IS FULLY CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP 48485030350 E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993."
THIS SUBDIVISION IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISION, "REPLAT OF LOTS 2, 3, 4, 5, 6, AND 7, PALOMBA ADDITION NO. 2," AS RECORDED IN DOCUMENT NO. 200700688 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS.

LOT	SQUARE FEET	LOT	SQUARE FEET	TOTAL ACRES
1	28,979	8	22,267	8.445 AC
2	26,097	9	24,495	
3	21,955	10	30,956	
4	21,085	11	18,750	
5	19,834	12	15,719	
6	19,834	13	15,719	
7	19,971	14	18,492	

LINE TABLE

LINE	LENGTH	BEARING
L1	54.45	S05°59'35"E
L2	27.06	N46°25'52"E
L3	23.94	N46°25'52"E
L4	23.43	N58°51'43"E
L5	91.74	S56°52'22"W
L6	27.22	N44°36'22"E
L7	16.10	N44°36'22"E
L8	35.87	N54°38'19"E
L9	80.05	N54°38'19"E

LINE TABLE

LINE	LENGTH	BEARING
L11	77.31	N64°38'19"E
L12	44.44	N05°59'35"E
L13	50.80	N46°25'52"E
L14	67.18	N38°51'46"E
L15	47.46	N48°52'22"E
L16	42.00	N57°29'35"W
L17	45.00	N44°36'22"E
L18	46.70	N44°36'22"E
L19	46.70	N44°36'22"E
L20	81.47	S36°52'22"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	CHORD BEARING
C1	10.76	225.00	5.38	10.76	244.26°	N67°37'58"E
C2	74.31	225.00	37.50	73.92	182°17'19"E	N67°37'58"E
C3	67.25	225.00	33.88	67.00	182°17'19"E	N67°37'58"E
C4	53.55	225.00	26.90	53.42	133°18'11"E	N39°36'34"E
C5	33.29	225.00	16.88	33.26	87°28'41"	S42°11'29"W
C6	43.59	325.03	21.53	43.56	74°17'04"	N46°42'54"E
C7	51.72	45.00	29.14	48.92	65°51'08"	S11°40'48"W
C8	58.01	65.00	31.10	56.10	51°08'02"	N02°11'14"E
C9	58.01	65.00	31.10	56.10	51°08'02"	N55°27'16"E
C10	34.44	25.00	20.59	31.78	78°58'22"	S41°36'44"W
C11	43.18	435.00	21.61	43.16	84°41'14"	N57°26'21"E
C12	125.62	365.00	63.44	125.01	184°41'14"	S85°02'27"W
C13	43.24	25.00	29.33	36.05	98°05'21"	N55°32'46"E
C14	153.58	175.00	82.13	146.70	85°17'04"	N19°09'42"E
C15	50.80	275.00	12.02	24.02	59°07'21"	S43°55'39"W
C16	17.61	275.00	8.81	17.60	34°05'56"	N38°35'25"E
C17	36.84	275.00	18.45	36.82	7°40'31"	N40°42'38"E
C18	36.84	25.00	22.78	33.68	84°41'14"	S56°21'03"W
C19	6.64	175.00	3.32	6.64	41°12'27"	S45°22'27"W
C20	2.75	365.00	1.37	2.75	0°28'53"	S54°57'55"W

WATERSHED NOTES:
1. THIS SUBDIVISION IS LOCATED IN THE HURST CREEK WATERSHED. CONSTRUCTION ON SLOPES AND IMPERVIOUS COVER MAY BE LIMITED BY PROVISIONS OF THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCES LIMITED ON SLOPES. IN THIS SUBDIVISION THAT EXCEED 25% UNLESS A WAIVER OR VARIANCE IS GRANTED BY THE CITY OF LAKEWAY. 3. CUT AND FILL SHALL NOT EXCEED 6 FEET OF DEPTH EXCEPT WHERE A VARIANCE IS GRANTED. 4. LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF LAKEWAY'S SITE CLEARANCE PROGRAM. 5. THE CITY OF LAKEWAY'S SITE CLEARANCE PROGRAM SHALL COMMENCE UNLESS A PERMIT SHALL FIRST HAVE BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. 6. THE CITY OF LAKEWAY'S SITE CLEARANCE PROGRAM SHALL BE PERMITTED UNDER THE PROVISIONS OF APPLICABLE ORDINANCES. 7. NO FILL SHALL BE PLACED ON ANY LOT PRIOR TO ISSUANCE OF A SITE CLEARANCE PERMIT. 8. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE. 9. WATER QUALITY FACILITIES ARE REQUIRED FOR DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 25% OF THE NET SITE AREA OF EACH LOT.

DRAINAGE NOTES:
1. NO DEVELOPMENT OR CONSTRUCTION SHALL TAKE PLACE ON ANY LOT UNTIL CONSTRUCTION PLANS FOR SITE DRAINAGE AND WATER QUALITY ARE APPROVED BY THE CITY OF LAKEWAY IN ACCORDANCE WITH THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE. 2. STORMWATER DETENTION IS REQUIRED FOR ALL LOTS. 3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL WATER QUALITY FACILITIES. 4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL WATER QUALITY FACILITIES. 5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL WATER QUALITY FACILITIES. 6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL WATER QUALITY FACILITIES. 7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF LAKEWAY. 8. THE 100-YEAR FLOOD PLAIN IS FULLY CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. 9. THE CONSTRUCTION AND MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STORMWATER DETENTION POND, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. HIS SUCCESSORS, OR ASSIGNS, OR THE SUBDIVISION HOMEOWNERS' ASSOCIATION.

STREET	STREET CLASS	ROW CLASS	PAYMENT WIDTH	SHOULDER WIDTH	DESIGN SPEED
TOKAYKA TRAIL WEST	LOCAL RESIDENTIAL	50'	27'	0	20

AMENDED PLAT OF
REPLAT OF LOTS 2, 3,
4, 5, 6, AND 7
PALOMBA ADDITION NO.2

20070039/

THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY ON THIS THE 21ST
DAY OF SEPTEMBER 2007

CODE OFFICIAL
CITY OF LAKEWAY, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CODE OFFICIAL FOR THE
CITY OF LAKEWAY, TEXAS, IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCES OF THE
CITY, AND IS HEREBY APPROVED AND AUTHORIZED FOR RECORD.

DATED: 12/21/07

CODE OFFICIAL
CITY OF LAKEWAY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 21ST DAY OF
SEPTEMBER, 2007, AT 10:00 O'CLOCK A.M., AND THAT IN THE
OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER
200722039, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 21ST
DAY OF SEPTEMBER, 2007, A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Michelle P. Gogates
MICHELLE P. GOGATES
DEPUTY
Michael P. Gogates
MICHAEL P. GOGATES
COUNTY CLERK



Utility notes

1. Organize water and wastewater systems serving this subdivision shall be designed in accordance with W.C.I.D. No. 17 criteria. Plans and specifications for improvements shall be approved by W.C.I.D. No. 17 prior to construction.
2. No structure in this subdivision shall be occupied until connected to a (public) (approved private) water system and a (public) (approved private) wastewater system.
3. This subdivision shall be served by underground utilities.
4. Landscaping and other improvements constructed in public utility easements that are damaged due to utility line maintenance or installation shall be replaced at the owner's expense.
5. The electric utility has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep easements clear of obstructions.
6. Additional drainage, public utility or electrical easements may be required to be made available by the owner to the City of Lakeway and utility companies as reasonably required for the development of this subdivision. Reasonable access for all easements shall be provided.

GENERAL NOTES:

1. Prior to construction of subdivision improvements (paving and drainage), plans, details, and specifications shall be submitted to the City of Lakeway for review and approval.
2. The utility of streets, roads, and other public thoroughfares shown on this plat (and) shall be the responsibility of the owner and/or developer of the tract of land covered by this plat (plan) in accordance with the plans and specifications prescribed by the City Council of the City of Lakeway, Travis County, Texas. If the City of Lakeway does not assume the responsibility of the utility of the street, the developer shall assume the responsibility of the utility of the street.
3. All governmental authorities, emergency services, utility company, and other agencies shall be notified of the location of the subdivision via the private streets shown hereon.
4. Traffic control signs (stop signs, etc.) to be installed by the developer will be located and determined as approved by the City of Lakeway's Engineer and shall be indicated on the approved street construction plans for the subdivision.
5. Easement grades shall be within the limits established by the City of Lakeway's Development Ordinance.
6. Building setback lines shall be in conformance with current City of Lakeway regulations.
7. All signs shall comply with the City of Lakeway Sign Ordinances in effect at the time of sign permit approval.
8. All development in this subdivision is subject to all covenants, conditions, separate instrument, in Document No. _____ of the Travis County Plat of Palomba Addition No. 2.
9. Water Quality Facilities are required for all development with impervious cover in excess of 25% of the net site areas of each lot.
10. There shall be a five foot (5') minimum building line setback on all side and rear lots.
11. No Wetlands, Critical Water Quality Zones, Water Quality Buffer Zones or Critical Environmental Features Exist on this site.
12. The minimum lot width in the subdivision is 100'.