

EXHIBIT "A"

PRESIDENTIAL MEADOWS DEVELOPMENT LAND

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

208538-8 05/17/2005

DHI Title TR ADI10119 TR 2005089809.016

RELEASE TRACT

METES AND BOUNDS DESCRIPTION

Being all that certain 142.9619 acre tract or parcel of land situated in the GREENBERRY GATES SURVEY NO. 63, A-315, Travis County, Texas, and being out of and part of that certain 417.7255 acre tract comprised of that certain 296.6627 acre tract (call 296.644 acres) as described in Deed to International Bank of Commerce, recorded in Volume 12692, Page 1736, Travis County Real Property Records (TCRPR), and also being comprised of that certain 121.0628 acre tract (call 121.031 acres) as conveyed by Deed to International Bank of Commerce, recorded in Volume 12692, Page 1736, TCRPR; said 142.9619 acre tract being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at an SDRPT concrete highway monument found marking the intersection of the Westerly right-of-way line of Bois D'Arc Lane, with the Northerly right-of-way line of said U.S. Highway No. 290, as established by said Right-of-Way Deed, same being the Southeast corner of said 296.6627 acre tract;

THENCE, with the said Northerly right-of-way line of U.S. Highway No. 290 the following three (3) courses and distances:

- (1) South 85°57'55" West-1998.07 feet to an Iron rod set for point of curvature;
- (2) In a Southwesterly direction along the arc of curve to the left, said curve having a radius of 11,300.16 feet, a chord bearing and distance of South 86°37'05" West-257.71 feet to an Iron rod set for point of tangency; and
- (3) South 87°16'15" West-185.66 feet to an Iron rod found marking the Southeast corner of the herein described tract, and the POINT OF BEGINNING hereof;

THENCE, with the following sixty (60) courses and distances:

- (1) North 02°43'44" West- 99.99 feet;
- (2) North 04°21'20" East-164.02 feet to a point of curvature;
- (3) In a Northeasterly direction along the arc of a curve to the right, having a radius of 685.00 feet, a chord bearing and distance of North 14°38'23" East-244.58 feet;
- (4) South 87°34'40" West-709.80 feet to an iron rod set in a Southwest line of said 417.7255 acre tract;
- (5) North 32°02'00" East-978.64 feet to an Iron rod found for Internal "L" corner hereof;
- (6) North 61°41'45" West-973.81 feet to an Iron rod found marking the most Westerly corner hereof, same being the Southeast corner of that certain 4.987 acre tract conveyed to Martinez recorded in Volume 5489, Page 1310, TCDR;
- (7) North 28°12'00" East, with the said West line of the 417.7255 acre tract, a distance of 343.72 feet to an iron rod found;
- (8) North 28°08'05" East, with the said West line of the 417.7255 acre tract, a distance of 43.78 feet to an iron rod found;
- (9) North 28°38'45" East, with the said West line of the 417.7255 acre tract, a distance of 344.18 feet to an iron rod found;
- (10) North 27°43'55" East, with the said West line of the 417.7255 acre tract, a distance of 280.83 feet to a point for corner hereof;
- (11) South 62°11'26" East-193.24 feet;
- (12) South 74°48'39" East- 51.24 feet;
- (13) South 62°11'26" East-120.00 feet;
- (14) North 27°48'34" East- 56.52 feet;
- (15) South 71°41'12" East-302.31 feet;
- (16) South 66°56'19" East- 87.74 feet;
- (17) South 62°11'26" East-102.29 feet;
- (18) South 53°34'11" East- 38.97 feet;
- (19) South 44°56'57" East- 56.09 feet;
- (20) North 27°48'34" East- 14.19 feet;
- (21) North 46°58'47" East- 6.99 feet;
- (22) South 56°48'15" East-120.00 feet;
- (23) South 59°49'52" East- 50.06 feet;

Exhibit "A"

- (24) South 56°21'54" East-122.10 feet;
- (25) North 36°01'06" East- 41.29 feet;
- (26) North 54°21'38" East- 79.38 feet;
- (27) North 74°56'01" East- 81.33 feet;
- (28) South 84°01'44" East- 87.76 feet;
- (29) South 67°00'21" East-192.10 feet;
- (30) North 22°59'39" East-120.00 feet;
- (31) North 42°58'18" East- 53.20 feet;
- (32) North 23°34'43" East-136.30 feet;
- (33) South 79°59'15" East-326.43 feet;
- (34) South 70°29'10" East- 50.63 feet;
- (35) South 79°00'03" East-120.08 feet;
- (36) South 66°00'11" East- 71.66 feet to a point in a curve;
- (37) In a Southwesterly direction along the arc of a curve to the right, having a radius of 635.00 feet, a chord bearing and distance of South 17°39'52" West-117.73 feet;
- (38) South 62°19'10" East-121.51 feet;
- (39) South 63°13'34" East- 50.01 feet;
- (40) South 72°19'10" East-499.71 feet;
- (41) South 17°40'50" West-110.00 feet;
- (42) South 07°03'49" West- 50.87 feet;
- (43) South 17°40'50" West-110.00 feet;
- (44) South 72°19'10" East- 76.48 feet;
- (45) South 27°40'50" West-548.33 feet;
- (46) South 72°19'10" East-121.85 feet;
- (47) South 07°33'33" East- 86.66 feet;
- (48) South 62°19'10" East-121.28 feet;
- (49) South 28°04'41" West-173.39 feet to a point in the North line of said LCRA Easement;
- (50) South 28°04'41" West-101.67 feet to a point in the South line of said LCRA Easement;
- (51) South 28°04'41" West-470.26 feet;
- (52) South 00°26'07" East-201.46 feet;
- (53) South 86°04'32" West-980.94 feet;
- (54) North 04°02'06" West-199.17 feet;
- (55) South 85°57'54" West-986.00 feet to a point in a curve;
- (56) In a Southwesterly direction along the arc of a curve to the left, having a radius of 615.00 feet, a chord bearing and distance of South 20°09'01" West-178.12 feet to a point of compound curve;
- (57) In a Southwesterly direction along the arc of a curve to the left, having a radius of 489.00 feet, a chord bearing and distance of South 00°19'46" West-194.89 feet to a point of tangency;
- (58) South 11°09'53" East- 38.63 feet;
- (59) South 02°43'44" East- 99.99 feet to an iron rod found in the said Northerly right-of-way line of U.S. Highway 290; and
- (60) South 87°16'15" West, with the said Northerly right-of-way line of U.S. Highway 290, a distance of 100.00 feet to the POINT OF BEGINNING and containing 142.9619 acres of land.

Bearing Basis: Volume 11163, Page 516, TCRPR.

Compiled By:

Robert M. Sherrod, R.P.L.S.
 GEO, A Geographical Land Services Co.
 4412 Spicewood Springs Road, #1002
 Austin, Texas 78759
 RMS:ks
 May 14, 2002
 Revised: October 4, 2002
 GEO Job No. 977162-PL
 Fidelity National Title Insurance Company
 GE No. 0181495



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 May 23 11:34 AM 2005089809

KNOWLESR \$50.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

**TERMINATION AND RELEASE OF DECLARATIONS
OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

PRESIDENTIAL MEADOWS

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF TRAVIS §

THIS TERMINATION AND RELEASE OF DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS (this "*Termination*") is executed by **SVWW Manor Limited Partnership**, a Texas limited partnership ("*Declarant*").

RECITALS:

A. Declarant is the developer of certain real property located in Travis County, Texas, known as PRESIDENTIAL MEADOWS subdivision, located in Travis County, Texas (the "*Subdivision*").

B. **Continental Homes of Texas, L.P.**, a Texas limited partnership ("*Continental*") has purchased certain lots in the Subdivision from Declarant, including without limitation those lots in Sections Three and Four of the Subdivision described on Exhibit "A" attached hereto (the "*Continental Property*").

C. In connection with the development of the Subdivision, Declarant executed and recorded that certain Declaration of Covenants, Conditions, and Restrictions for Presidential Meadows, recorded under Document No. 2004137950 (the "*Original Declaration*"), and all property within the Subdivision, including, without limitation, the Property, is and was intended to be held, developed and conveyed subject to the terms and provisions set forth in such Original Declaration.

D. By inadvertence and mistake, Declarant executed and recorded (i) that certain additional Declaration of Covenants, Conditions and Restrictions for Presidential Meadows, recorded under Document No. 2006040407 of the Official Public Records of Travis County, Texas (the "*Phase 3 Declaration*"), purporting to cover "Presidential Meadows Phase Three", and (ii) that certain additional Declaration of Covenants, Conditions and Restrictions for Presidential Meadows, recorded under 2006040409, of the Official Public Records of Travis County, Texas (the "*Phase 4 Declaration*"), purporting to cover "Presidential Meadows Phase Four".

E. Declarant, as developer of the subdivision, has platted (i) Presidential Meadows, Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Document No. 200600066, of the Official Public Records of Travis County, Texas ("*Presidential Meadows Section Three*"), and (ii) Presidential Meadows, Section Four, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Document No. 200600067, of the Official Public Records of Travis County, Texas ("*Presidential Meadows Section Four*").

F. Declarant, together with Continental as Owners entitled to cast at least ninety percent (90%) of the votes entitled to be cast pursuant to each of the Phase 3 Declaration and the Phase 4 Declaration (assuming that such declarations in fact effectively cover Presidential

Meadows Section Three and Presidential Meadows Section Four), desire to terminate the Phase 3 Declaration and the Phase 4 Declaration, and acknowledge and agree that Presidential Meadows Section Three and Presidential Meadows Section Four is to be subject only to the Original Declaration, as same may be amended, modified and supplemented from time to time;

G. Pursuant to Section 10.02 of the Phase 3 Declaration and the Phase 4 Declaration, same may be amended or extinguished by an instrument executed and acknowledged by the President and Secretary of the Association, certifying that such amendment or extinguishment has been approved by Owners entitled to cast at least ninety percent (90%) of the votes entitled to be cast pursuant to such Declarations;

NOW, THEREFORE, it is hereby declared, that the Phase 3 Declaration, recorded under Document No. 2006040407 of the Official Public Records of Travis County, Texas and the Phase 4 Declaration, recorded under Document No. 2006040409 of the Official Public Records of Travis County, Texas, are hereby released, extinguished, terminated and of no further force or effect.

Declarant further declares and establishes that Presidential Meadows Section Three and Presidential Meadows Section Four will be annexed to and made subject to the Original Declaration pursuant to the Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions (Presidential Meadows Sections Three and Four), executed concurrently herewith by Declarant and Continental, and which will be recorded in the Official Public Records of Travis County, Texas.

The Original Declaration, being the Declaration of Covenants, Conditions, and Restrictions for Presidential Meadows, recorded under Document No. 2004137950 in the Official Public Records of Travis County, Texas, as corrected by that certain Correction to Declaration of Covenants, Conditions, and Restrictions, recorded or to be recorded in the Official Public Records of Travis County, Texas, is and shall remain in full force and effect and is not in any manner amended, modified, terminated, extinguished, or released, in whole or in part.

All terms used in this Termination and not otherwise defined herein shall have the meaning given such terms in the Original Declaration.

EXECUTED TO BE EFFECTIVE as of May 23, 2006.

DECLARANT:

SVWW Manor Limited Partnership
(a Texas limited partnership)

By: E. W. Development Company
(a Texas corporation)
Its General Partner

By: Ed Wendler, Jr.
Ed Wendler, Jr., President

CONTINENTAL:

Continental Homes of Texas, L. P.
(a Texas limited partnership)

By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: *[Signature]*
Name: RICHARD APPEL
Title: V.P.

The President and Secretary of the Presidential Meadows Owners Association hereby certify that this termination and extinguishment of the Phase 3 Declaration and Phase 4 Declaration has been approved by Owners entitled to cast at least ninety percent (90%) of the votes entitled to be cast pursuant to such Phase 3 Declaration and Phase 4 Declaration.

ASSOCIATION:

Presidential Meadows Owners Association, Inc.
(a Texas non-profit corporation)

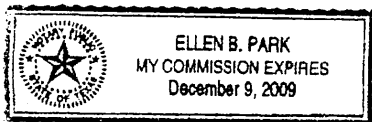
By: *[Signature]*
Name: ED WENDLER, JR.
President

By: *[Signature]*
Name: TERA WINETZOUR
Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

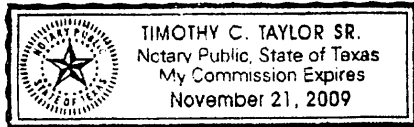
This instrument was acknowledged before me, the undersigned authority, this 1st day of June, 2006, by Ed Wendler, Jr., President of E.W. Development Company, a Texas corporation, as General Partner of SVWW Manor Limited Partnership, a Texas limited partnership, on behalf of said corporation and limited partnership.

[Signature]
Notary Public ★ State of Texas



STATE OF TEXAS §
COUNTY OF TRAVIS §

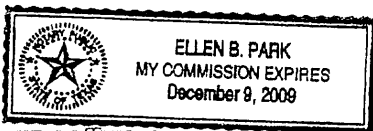
This instrument was acknowledged before me, the undersigned authority, this 12th day of JUNE, 2006, by RICHARD N. MALEX, VICE PRESIDENT of CHTEX of Texas, Inc., a Delaware corporation, general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and limited partnership.



Timothy C. Taylor, Sr.
Notary Public ★ State of Texas

STATE OF TEXAS §
COUNTY OF TRAVIS §

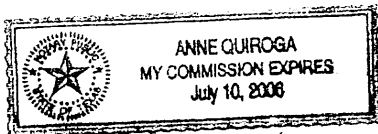
This instrument was acknowledged before me, the undersigned authority, this 15th day of June, 2006, by Ed Wendler, Jr., President of Presidential Meadows Owners Association, Inc., a Texas non profit corporation, on behalf of said corporation.



Ellen B. Park
Notary Public ★ State of Texas

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me, the undersigned authority, this 15th day of JUNE, 2006, by JERALD WINETROUB, Secretary of Presidential Meadows Owners Association, Inc., a Texas non profit corporation, on behalf of said corporation.



Anne Quiroga
Notary Public ★ State of Texas

After Recording, Please Return To:

Timothy C. Taylor, Esq.
JACKSON WALKER L.L.P.
100 Congress Avenue, Suite 1100
Austin, Texas 78701-4042

EXHIBIT "A"

THE CONTINENTAL PROPERTY

Lots in Presidential Meadows Sections Three and Four owned by Continental Homes of Texas, L.P.:

Lots 1 through 13, inclusive, Lots 50 through 72, inclusive, Lots 74 through 85, inclusive, and Lots 87 through 98, inclusive, in Block "O"; Lots 1 through 12, inclusive, in Block "Q"; Lots 3, 4, 5, 6, 7, 9, 10, and 11 in Block "AG"; and Lots 1 and 2, Block "S"; PRESIDENTIAL MEADOWS, SECTION THREE, a subdivision in Travis County according to the map or plat thereof recorded in Document Number 200600066, Official Public Records of Travis County, Texas; and

Lots 4 through 18, inclusive, in Block "G"; and Lots 1 through 14, inclusive, Lots 71 through 75, inclusive, and Lots 78 through 82, inclusive, and Lots 84 through 98, inclusive, in Block "H"; PRESIDENTIAL MEADOWS, SECTION FOUR, a subdivision in Travis County according to the map or plat thereof recorded in Document Number 200600067, Official Public Records of Travis County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
2006 Jun 02 03:06 PM 2006103403
BENAVIDESV \$32.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Exhibit "A"

NOTICE OF ADDITION OF LAND TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

**PRESIDENTIAL MEADOWS
SECTIONS THREE AND FOUR**

THE STATE OF TEXAS
COUNTY OF TRAVIS

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§

KNOW ALL BY THESE PRESENTS:

THAT WHEREAS, pursuant to that certain Declaration of Covenants, Conditions, and Restrictions executed by **SVWW Manor Limited Partnership**, a Texas limited partnership (“*Declarant*”), recorded under Document No. 2004137950, Official Public Records of Travis County, Texas (the “*Declaration*”), Declarant established the Declaration with respect to Section One and Section Two of PRESIDENTIAL MEADOWS, a subdivision of record in Travis County, Texas, according to the maps or plats thereof recorded under Document Nos. 200400207 and 200400208, of the Plat Records of Travis, Texas (collectively, the “*Subdivision*”);

WHEREAS, Declarant desires to add to and annex to the Declaration, and subject to the Declaration, Sections Three and Four of Presidential Meadows, which are described as follows:

PRESIDENTIAL MEADOWS, SECTION THREE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Document No. 200600066, of the Official Public Records of Travis County, Texas (“*Presidential Meadows Section Three*”), and

PRESIDENTIAL MEADOWS, SECTION FOUR, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Document No. 200600067, of the Official Public Records of Travis County, Texas (“*Presidential Meadows Section Four*”);

WHEREAS, pursuant to Section 2.02 of the Declaration, Declarant may, at any time, and from time to time, add land as described in said Section, and Declarant desires to add Presidential Meadows Section Three and Presidential Meadows Section Four (collectively, the “*Additional Land*”) to the Declaration and Declarant desires and intends that such Additional Land shall be fully bound and governed by, and subject to, the Declaration as if it had been originally bound by the Declaration;

WHEREAS, the Additional Land is part of the real property described in the deed of record under Document No. 2002197594 of the Official Public Records of Travis County, Texas.

NOW, THEREFORE, Declarant hereby (i) confirms that the Additional Land is a portion of the “*Presidential Meadows Development Land*”, as defined and described in Section 2.02 of the Declaration and (ii) declares that the Additional Land shall be held, sold, conveyed and occupied subject to the easements, restrictions, covenants, conditions, assessments, liens, charges and other terms (collectively, the “*Restrictions*”) stated in the Declaration and such Restrictions shall run with the Additional Land or any part thereof, and shall be binding upon all parties having any

right, title or interest in and to such land or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof and to the Association (as defined in the Declaration), and (iii) that any deed, contract or other document purporting to convey any right, title or interest in or to the Additional Land, or any portion thereof shall be conclusively held to have been executed, delivered and accepted subject to the Declaration and Restrictions regardless of whether the same are set out or referred to in said deed, contract or other document.

IN WITNESS WHEREOF, Declarant has executed this instrument to be effective on the 23rd day of May, 2006.

DECLARANT:

SVWW Manor Limited Partnership
(a Texas limited partnership)

By: E.W. Development Company
(a Texas corporation)
Its General Partner

By: Ed Wendler, Jr.
Ed Wendler, Jr., President

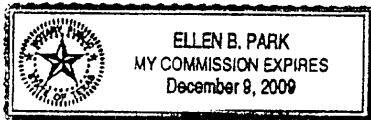
STATE OF TEXAS

COUNTY OF TRAVIS

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This instrument was acknowledged before me this 1st day of June, 2006, by Ed Wendler, Jr., the President of E.W. Development Company, a Texas corporation, General Partner of SVWW Manor Limited Partnership, a Texas limited partnership, on behalf of said corporation and said limited partnership.

Ellen B. Park
Notary Public ★ State of Texas



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Continental Homes of Texas, L.P., a Texas limited partnership, is the owner of certain lots in Presidential Meadows Section Three and Presidential Meadows Section Four, and Continental Homes of Texas, L.P. hereby consents to and joins in the execution of this Notice of Addition of Land, hereby confirming and agreeing that all of the land in Presidential Meadows Section Three and Presidential Meadows Section Four is and shall be subject to the Declaration.

CONTINENTAL:

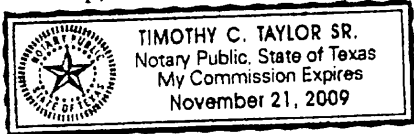
Continental Homes of Texas, L. P.
(a Texas limited partnership)

By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: *[Signature]*
Name: RICHARD MAIER
Title: V. P.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me, the undersigned authority, this 1st day of JUNE, 2006, by RICHARD MAIER, VICE PRESIDENT of CHTEX of Texas, Inc., a Delaware corporation, general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and limited partnership.



Timothy C. Taylor Sr.
Notary Public * State of Texas

After Recording, Please Return To:

Timothy C. Taylor, Esq.
JACKSON WALKER L.L.P.
100 Congress Avenue, Suite 1100
Austin, Texas 78701-4042

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Jun 02 03:06 PM 2006103402

BENAVIDESV \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS