

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.

[Signature Page Follows]

15 IN WITNESS WHEREOF, Declarant has executed this instrument to be effective on the day of October, 2013.

SVWW MANOR LIMITED PARTNERSHIP

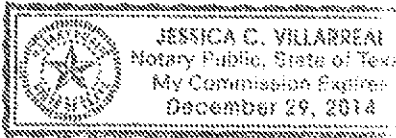
By: Manor Presidential GP, LLC,
a Texas limited liability company
General Partner

By: EW Development Company,
a Texas corporation
Manager

By: [Signature]
Name: Ed Wendler, Jr.
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 14th day of October, 2013, by Ed Wendler, Jr., President of EW Development Company, a Texas corporation, Manager of Manor Presidential GP, LLC, a Texas limited liability company, General Partner of SVWW Manor Limited Partnership, on behalf of said corporation, limited liability company and limited partnership.



[Signature]
Notary Public in and for the State of Texas

DESCRIPTION OF A 17.880 ACRE TRACT OF LAND SITUATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 142.9619 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO SVWW MANOR LIMITED PARTNERSHIP, DATED OCTOBER 17, 2002 OF RECORD IN DOCUMENT NO. 2002197594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PART OF THAT CERTAIN 229.342 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2002197595 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 17.880 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with plastic cap stamped "G&R SURVEYING" found for the northeast corner of Lot 2, Block M, Presidential Meadows, Section Four, a subdivision of record in Document Number 200600067 of the Official Public Records of Travis County, Texas, and being in the west line of George Bush Street, a 70' right-of-way, dedicated by Presidential Meadows, Section Three, a subdivision of record in Document Number 200600066 of the Official Public Records of Travis County, Texas;

THENCE departing the west line of said George Bush Street, and with the north line of said Presidential Meadows, Section Four, common with the south and west lines of the herein described tract, the following twenty (20) courses and distances:

- 1) **N 62°13'11" W**, for a distance of **170.00 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 2) **S 27°46'49" W**, for a distance of **23.35 feet** to a 1/2" iron rod with plastic cap stamped "G&R SURVEYING" found,
- 3) **N 62°13'11" W**, for a distance of **120.00 feet** to a 4" x 4" wood fence post found,
- 4) **S 27°46'49" W**, for a distance of **482.15 feet** to a 4" x 4" wood fence post found,
- 5) **N 62°13'11" W**, for a distance of **170.00 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 6) **S 27°46'49" W**, for a distance of **9.56 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the left,
- 7) **17.17 feet** along the arc of said curve to the left, having a radius of **225.00 feet**, a central angle of **04°22'22"**, and a chord bearing and distance of **S 25°35'38" W**, **17.17 feet** to a

- 1/2" iron rod with plastic cap stamped "G&R SURVEYING" found at the end of said curve,
- 8) N 66°35'33" W, for a distance of **121.70 feet** to a 1/2" iron rod with plastic cap stamped "LANDMARK SURVEYING" found,
 - 9) S 27°47'56" W, for a distance of **20.46 feet** to a 1/2" iron rod found,
 - 10) N 62°12'04" W, for a distance of **170.50 feet** to a 1/2" iron rod with plastic cap stamped "G&R SURVEYING" found,
 - 11) S 27°47'56" W, for a distance of **5.00 feet** to a 1/2" iron rod found at the beginning of a curve to the left,
 - 12) **17.24 feet** along the arc of said curve to the left, having a radius of **225.00 feet**, a central angle of **04°23'29"**, and a chord bearing and distance of **S 25°36'11" W, 17.24 feet** to a 1/2" iron rod with cap stamped "ZWA" found at the end of said curve,
 - 13) N 66°35'33" W, for a distance of **129.38 feet** to a 1/2" iron rod with plastic cap stamped "G&R SURVEYING" found,
 - 14) S 31°20'55" W, for a distance of **15.54 feet** to a 1/2" iron rod with plastic cap stamped "G&R SURVEYING" found,
 - 15) N 62°12'04" W, for a distance of **180.32 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the left,
 - 16) **33.98 feet** along the arc of said curve to the left, having a radius of **225.00 feet**, a central angle of **08°39'14"**, and a chord bearing and distance of **S 26°46'22" W, 33.95 feet** to a 1/2" iron rod with plastic cap stamped "LANDMARK SURVEYING" found at the end of said curve,
 - 17) N 62°12'04" W, for a distance of **110.32 feet** to a 1/2" iron rod with plastic cap stamped "G&R SURVEYING" found,
 - 18) N 26°30'33" E, for a distance of **29.25 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
 - 19) N 31°36'40" E, for a distance of **150.33 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set, and
 - 20) N 27°47'56" E, for a distance of **459.59 feet** to a 1/2" iron rod with plastic cap stamped "ZWA" found for the northeast corner of Lot 56, Block H of said Presidential Meadows, Section Four;

THENCE departing the north line of said Presidential Meadows Section Four, and over and across said 229.342 acre tract, continuing with the west and north lines of the herein described tract, the following six (6) courses and distances:

- 1) **N 27°47'56" E**, for a distance of **14.18 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 2) **N 46°55'58" E**, for a distance of **154.31 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 3) **S 43°04'02" E**, for a distance of **83.24 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the left,
- 4) **36.29 feet** along the arc of said curve to the left, having a radius of **25.00 feet**, a central angle of **83°09'46"**, and a chord bearing and distance of **S 84°38'55" E, 33.18 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at a point of reverse curvature to the right,
- 5) **3.80 feet** along the arc of said curve to the right, having a radius of **395.00 feet**, a central angle of **00°33'05"**, and a chord bearing and distance of **N 54°02'44" E, 3.80 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the end of said curve, and
- 6) **S 35°40'44" E**, for a distance of **174.41 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the intersection of the south line of said 229.342 acre tract, common with the north line of said 142.9619 acre tract and the north line of the herein described tract;

THENCE, with said common line, and continuing with the north line of the herein described tract, the following four (4) courses and distances:

- 1) **N 54°22'02" E**, for a distance of **42.26 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 2) **N 76°24'18" E**, for a distance of **84.41 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 3) **S 83°25'35" E**, for a distance of **84.64 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set, and
- 4) **S 67°00'59" E**, for a distance of **188.87 feet** to an angle point in said common line,

THENCE, departing said common line, and continuing with the north line of the herein described tract, the following eight (8) courses and distances:

- 1) **S 67°00'59" E**, for a distance of **204.71 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,

- 2) **N 27°46'49" E**, for a distance of **120.41 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 3) **N 22°59'01" E**, for a distance of **50.00 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 4) **S 67°00'59" E**, for a distance of **4.92 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 5) **N 22°59'01" E**, for a distance of **84.02 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 6) **S 62°13'11" E**, for a distance of **176.30 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 7) **S 27°46'49" W**, for a distance of **1.66 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set, and
- 8) **S 62°13'11" E**, for a distance of **120.00 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set in concrete at the intersection of the aforementioned west line of George Bush Street, common with the west line of said Presidential Meadows Section Three;

THENCE with the west line of said George Bush Street, common with the east line of the herein described tract, the following six (6) courses and distances:

- 1) **S 27°46'49" W**, for a distance of **34.80 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the right,
- 2) **37.18 feet** along the arc of said curve to the right, having a radius of **25.00 feet**, a central angle of **85°12'12"**, and a chord bearing and distance of **S 70°22'55" W**, **33.84 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the end of said curve,
- 3) **N 67°00'59" W**, for a distance of **8.39 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set,
- 4) **S 22°59'01" W**, for a distance of **50.00 feet** to a 5/8" iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the right,
- 5) **41.36 feet** along the arc of said curve to the right, having a radius of **25.00 feet**, a central angle of **94°47'48"**, and a chord bearing and distance of **S 19°37'05" E**, **36.80 feet** to a 1/2" iron rod with cap set at the end of said curve, and

- 6) S 27°46'49" W, for a distance of 340.91 feet to the POINT OF BEGINNING and containing 17.880 acres of land.

BEARING BASIS:

The bearings described herein are Texas State Plane Grid Bearings, (Texas Central Zone (4203), NAD 83. Project reference control points were established from and referenced to AUS RRP and LDBT stations.

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

That I, Brian K. Terrell, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during March, 2013 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30th day of September 2013, A.D.

Zamora, L.L.C. dba "ZWA"
1435 South Loop 4
Buda, Texas 78610
512-295-6201



Brian K. Terrell
Brian K. Terrell
Registered Professional Land Surveyor
No. 5604 – State of Texas

ZWA Field Note No. 13-1009-07



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

October 16 2013 10:27 AM

FEE: \$ 58.00 2013189063