

**NOTICE OF ADDITION OF LAND TO  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
PRESIDENTIAL MEADOWS**

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

THAT WHEREAS, pursuant to that certain Declaration of Covenants, Conditions, and Restrictions dated executed by SVWW Manor Limited Partnership, a Texas limited partnership, recorded as Document No. 2004137950, Official Public Records of Travis County, Texas and amended by instruments recorded as Document Nos. 2005089809, 2006044696, 2006103401 and 2006103402 (collectively, the "Declaration") upon PRESIDENTIAL MEADOWS, a subdivision of record in Travis County, Texas, according to the map or plat thereof recorded under Document Nos. 200400207, 200400208, 200600066 and 200600067, of the Plat Records of Travis, Texas (the "Subdivision");

WHEREAS, Declarant desires to add an additional parcel of land to the Property which is not presently encumbered by the Declaration, which additional parcel of land is described on Exhibit A attached hereto and hereby made a part hereof for all purposes (the "Additional Land").

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.

WHEREAS, Declarant desires to add the Additional Land to the Declaration such 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 except as provided below.

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 stated in the Declaration except that if 100% masonry is constructed on the front exterior of each single and two-story dwelling constructed on the Additional Land with a minimum of two foot return on the exterior sides of each dwelling, excluding over roofs, dormers and gables or areas where masonry loads are not supported by the foundation of the dwelling (collectively, the "Restrictions"), the masonry requirements specified in Section 4.06 of the Declaration shall be deemed satisfied 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.

*[Signature Page Follows]*

IN WITNESS WHEREOF, Declarant has executed this instrument to be effective on the 20th day of April, 2015.

**SVWW MANOR LIMITED PARTNERSHIP,**  
a Texas limited partnership

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

By: E W Development Company,  
a Texas corporation  
Manager

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

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2015, by Ed Wendler, Jr., President of E W 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.



Jess Villarreal  
Notary Public in and for the State of Texas

IN WITNESS WHEREOF, Presidential Meadows Limited Partnership, an owner of a portion of the Additional Land, has executed this instrument to be effective on the 20th day of April, 2015.

PRESIDENTIAL MEADOWS LIMITED  
PARTNERSHIP, a Texas limited partnership

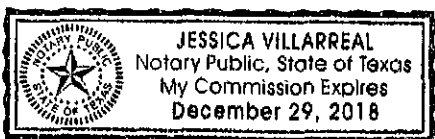
By: Manor Presidential GP, LLC,  
a Texas limited liability company  
General Partner

By: E W Development Company,  
a Texas corporation  
Manager

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

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2015, by Ed Wendler, Jr., President of E W Development Company, a Texas corporation, Manager of Manor Presidential GP, LLC, a Texas limited liability company, General Partner of Presidential Meadows Limited Partnership, on behalf of said corporation, limited liability company and limited partnership.



Jessica Villarreal  
Notary Public in and for the State of Texas

After Recording Return To:

Gracy Title  
1313 RR 620 South, Suite 101  
Austin, Texas 78734  
01247-32747/jc

*Signature Page to  
Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions  
Presidential Meadows*

**EXHIBIT A**  
**ADDITIONAL PROPERTY**

LEGAL DESCRIPTION

DESCRIPTION OF A 20.303 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 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 20.303 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of Lot 12, Block Q, Presidential Meadows Section Three, a subdivision of record in Document Number 200600066 of the Official Public Records of Travis County, Texas, and being an ell corner in the south line of said 229.342 acre tract;

**THENCE** departing said Presidential Meadows Section Three, and over and across said 229.342 acre tract, the following sixteen (16) courses and distances:

- 1) **S 72°19'48" E**, for a distance of **242.02 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 2) **N 42°52'12" E**, for a distance of **454.31 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 3) **N 37°46'03" E**, for a distance of **58.69 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 4) **N 29°33'36" E**, for a distance of **112.64 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 5) **S 62°35'42" E**, for a distance of **12.87 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 6) **N 27°24'18" E**, for a distance of **120.00 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 7) **S 62°35'42" E**, for a distance of **100.45 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 8) **N 28°26'42" E**, for a distance of **164.57 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the left,

- 9) along said curve to the left, an arc distance of **39.72 feet**, said curve having a radius of **25.00 feet**, a central angle of **91°02'24"**, and a chord bearing of **N 17°04'30" W**, for a chord distance of **35.67 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 10) **N 29°29'03" E**, for a distance of **50.03 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the left,
- 11) along said curve to the left, an arc distance of **38.82 feet**, said curve having a radius of **25.00 feet**, a central angle of **88°57'36"**, and a chord bearing of **N 72°55'30" E**, for a chord distance of **35.03 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 12) **S 63°38'04" E**, for a distance of **50.03 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set at the beginning of a curve to the left,
- 13) along said curve to the left, an arc distance of **39.72 feet**, said curve having a radius of **25.00 feet**, a central angle of **91°02'24"**, and a chord bearing of **S 17°04'30" E**, for a chord distance of **35.67 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 14) **S 62°35'42" E**, for a distance of **98.92 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 15) **N 27°24'18" E**, for a distance of **120.00 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set, and
- 16) **S 62°35'42" E**, for a distance of **288.11 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set, in the west line of Bois D' Arc Lane, a 60 foot right-of-way, and being the east line of said 229.342 acre tract,

**THENCE S 28°26'17" W**, along the west line of said Bois D' Arc Lane right-of-way, for a distance of **1085.78 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,

**THENCE** departing the west line of said Bois D' Arc Lane right-of-way, and over and across said 229.342 acre tract, the following six (6) courses and distances:

- 1) **N 61°33'43" W**, for a distance of **284.05 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 2) **N 46°09'17" W**, for a distance of **125.56 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 3) **S 42°52'12" W**, for a distance of **111.70 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 4) **S 37°07'48" E**, for a distance of **17.35 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set,
- 5) **S 52°52'12" W**, for a distance of **151.91 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" set, and

- 6) **S 47°24'30" W**, for a distance of **62.77 feet** to a 1/2 inch iron rod with cap stamped "ZWA" set in concrete at an angle point in the south line of said 229.342 acre tract, and being the northwest corner of Lot 10, Presidential Meadows Commercial Section 2, a subdivision of record in Document Number 200700028 of the Official Public Records of Travis County, Texas;

**THENCE** with the west line of said Lot 10, Presidential Meadows Commercial Section 2, common with the east line of said 229.342 acre tract, the following two (2) courses and distances:

- 1) **S 28°27'40" W**, for a distance of **563.28 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" found, and
- 2) **S 28°04'12" W**, for a distance of **60.64 feet** to a 1/2 inch iron rod with plastic cap stamped "G&R SURVEYING" found for the northeast corner of Lot 16, Block P, Presidential Meadows Section Two, a subdivision of record in Document Number 200400208 of the Official Public Records of Travis County, Texas, and being the west line of said Lot 10, Presidential Meadows Commercial Section 2;

**THENCE N 62°22'29" W**, departing said common line, with the north line of said Lot 16, Block P, Presidential Meadows Section Two, common with the south line of said 229.342 acre tract, for a distance of **121.14 feet** to a 1/2 inch iron rod found for a corner of said 142.9619 acre tract, being also the northwest corner of said Lot 16, Block P, Presidential Meadows Section Two, and being the east line of Abraham Lincoln Street, a 50 foot right-of-way;

**THENCE N 07°44'28" W**, with the easterly line of said 142.9619 acre tract and the south line of said 229.342 acre tract, for a distance of **86.85 feet** to a 1/2 inch iron rod with plastic cap stamped "G&R SURVEYING" found, in the south line of said 229.342 acre tract, being also a corner of said 142.9619 acre tract, and being the northeast corner of Lot 31, Block O of said Presidential Meadows Section Two;

**THENCE N 72°19'11" W**, with the north line of said Presidential Meadows Section Two, common with the south line of said 229.342 acre tract, for a distance of **121.52 feet** to a 1/2 inch iron rod with plastic cap stamped "G&R SURVEYING" found for the most southerly corner of Lot 60, Block O of said Presidential Meadows Section Three;

**THENCE** departing the north line of said Presidential Meadows Section Two, with the east line of said Presidential Meadows Section Three, common with the south line of said Presidential Meadows Limited Partnership, the following five (5) courses and distances:

- 1) **N 27°40'12" E**, for a distance of **548.38 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" found,
- 2) **N 72°19'48" W**, for a distance of **76.48 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" found,
- 3) **N 17°40'12" E**, for a distance of **110.00 feet** to a 5/8 inch iron rod with plastic cap stamped "ZWA" found,



- 4) N 07°03'11" E, for a distance of 50.87 feet to a 5/8 inch iron rod with plastic cap stamped "ZWA" found, and
- 5) N 17°40'12" E, for a distance of 110.00 feet to the POINT OF BEGINNING and containing 20.303 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.

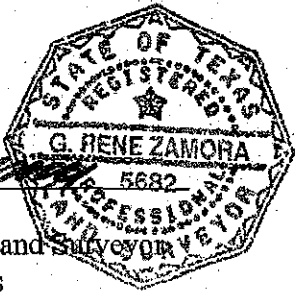
THE STATE OF TEXAS   §  
                                   §       **KNOW ALL MEN BY THESE PRESENTS:**  
 COUNTY OF HAYS       §

That I, G. Rene Zamora, 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, 2015 under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 6th day of April 2015, A.D.

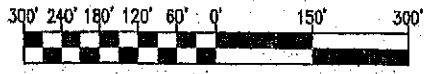
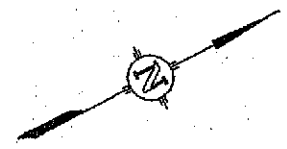
Zamora, L.L.C. dba "ZWA"  
 Texas Firm No. 10062700  
 1435 South Loop 4  
 Buda, Texas 78610  
 512-295-6201

*G. Rene Zamora*  
 \_\_\_\_\_  
 G. Rene Zamora  
 Registered Professional Land Surveyor  
 No. 5682 – State of Texas

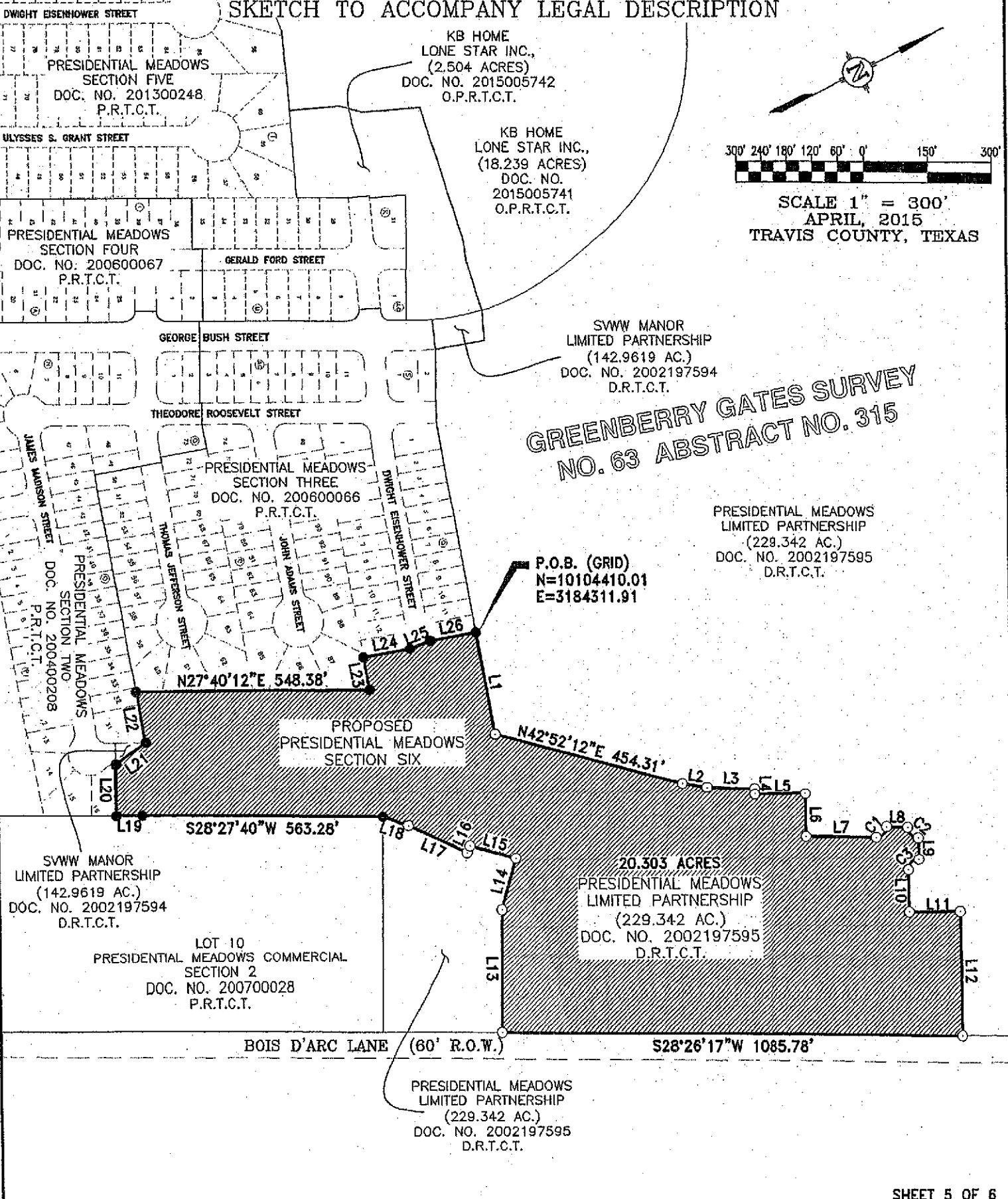


ZWA Field Note No. 13-1009-14 PM6-Pres Mdws Tract

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1" = 300'  
APRIL, 2015  
TRAVIS COUNTY, TEXAS



**GREENBERRY GATES SURVEY  
NO. 63 ABSTRACT NO. 315**

PRESIDENTIAL MEADOWS  
LIMITED PARTNERSHIP  
(229.342 AC.)  
DOC. NO. 2002197595  
D.R.T.C.T.

P.O.B. (GRID)  
N=10104410.01  
E=3184311.91

SVWW MANOR  
LIMITED PARTNERSHIP  
(142.9619 AC.)  
DOC. NO. 2002197594  
D.R.T.C.T.

LOT 10  
PRESIDENTIAL MEADOWS COMMERCIAL  
SECTION 2  
DOC. NO. 200700028  
P.R.T.C.T.

PRESIDENTIAL MEADOWS  
LIMITED PARTNERSHIP  
(229.342 AC.)  
DOC. NO. 2002197595  
D.R.T.C.T.

**LOCATIONS**

**ZWA**  
Zamora, LLC.  
Professional Land Surveyors  
1435 South Loop 4 • Buckle, Texas 78600  
Tel: (512) 295-6201 • Fax: (512) 295-6091

PROJECT: 20.303 ACRES PRESIDENTIAL MEADOWS-PM 6
JOB NUMBER: 13-1009-14
DATE: APRIL, 2015
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: SEGURA
DRAWING: 13-1009-14 PM8-Prop. Meas. Tract.DWG
FIELD NOTES:
CAD FILE:

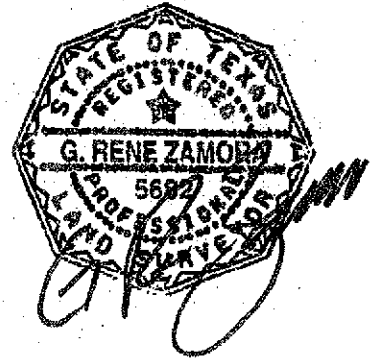
20.303 ACRES SITUATED  
IN THE GREENBERRY GATES  
SURVEY NO. 63 ABSTRACT NO. 315  
TRAVIS COUNTY, TEXAS.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND:

- 1/2 INCH IRON ROD SET WITH CAP STAMPED "ZWA"
- 1/2 INCH IRON ROD WITH CAP FOUND
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°19'48"E	242.02
L2	N37°46'03"E	58.69
L3	N29°33'36"E	112.64
L4	S62°35'42"E	12.87
L5	N27°24'18"E	120.00
L6	S62°35'42"E	100.45
L7	N28°26'42"E	164.57
L8	N29°29'03"E	50.03
L9	S63°38'04"E	50.03
L10	S62°35'42"E	98.92
L11	N27°24'18"E	120.00
L12	S62°35'42"E	288.11
L13	N61°33'43"W	284.05
L14	N46°09'17"W	125.56
L15	S42°52'12"W	111.70
L16	S37°07'48"E	17.35
L17	S52°52'12"W	151.91
L18	S47°24'30"W	62.77
L19	S28°04'12"W	60.64
L20	N62°22'29"W	121.14
L21	N07°44'28"W	86.85
L22	N72°19'11"W	121.52
L23	N72°19'48"W	76.48
L24	N17°40'12"E	110.00
L25	N07°03'11"E	50.87
L26	N17°40'12"E	110.00



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.72	25.00	91°02'24"	N17°04'30"W	35.67
C2	38.82	25.00	88°57'36"	N72°55'30"E	35.03
C3	39.72	25.00	91°02'24"	S17°04'30"E	35.67

**LOCATIONS**



# ZWA

**Zamora, L.L.C.**  
 Professional Land Surveyors  
 1435 South Loop 4 • Buckle, Texas 78610  
 Tel: (512) 295-8201 • Fax: (512) 295-8091

PROJECT: 20.303 ACRES
PRESIDENTIAL MEADOWS-PM 6
JOB NUMBER: 13-1008-14
DATE: APRIL 2018
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: SEGURA
DRAWING: 13-1008-14 PM6-Free Miles Tract/DWR
FIELD NOTES:
PARTY CHIEF:

20.303 ACRES SITUATED  
 IN THE GREENBERRY GATES  
 SURVEY NO. 63 ABSTRACT NO. 315  
 TRAVIS COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF TRAVIS

EXHIBIT "A.2,"

0.041 ACRE TRACT SITUATED IN  
THE GREENBERRY GATES SURVEY  
NO. 63, ABSTRACT NO. 315,  
IN TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION

BEING A 0.041 ACRE TRACT OF SITUATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 142.9619 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SVWW MANOR LIMITED PARTNERTSHIP, OF RECORD IN DOCUMENT NO. 2002197594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.041 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of Lot 16, Block P, Presidential Meadows Section Two, a subdivision of record in Document Number 200400208 of the Official Public Records of Travis County, Texas, being also the east line of Abraham Lincoln Street, a 50 foot right-of-way, being also the south line of that certain 229.342 acre tract of land as described in a deed to Presidential Meadows Limited Partnership, of record in Document No. 2002197595 of the Official Public Records of Travis County, Texas and being also the most easterly corner of said 142.9619 acre tract;

**THENCE N 62°22'29" W** departing said common line, with the north line of said Presidential Meadows Section Two, for a distance of **50.00 feet** to a point in the west line of said Abraham Lincoln Street right-of-way, being also the east line of Lot 31, Block O of said Presidential Meadows Section Two, and being a corner of said 142.9619 acre tract;

**THENCE N 27°24'23" E**, along the east line Lot 31, Block O of said Presidential Meadows Section Two, and the west line of said Abraham Lincoln Street right-of-way for a distance of **70.83 feet** to a 1/2 inch iron rod with plastic cap stamped "G&R SURVEYING" found being the northeast corner of Lot 31, Block O of said Presidential Meadows Section Two, being also the south line of said 229.342 acre tract, and being the east line of said 142.9619 acre tract;

**THENCE S 07°44'28" E** along the easterly line of said 142.9619 acre tract and the south line of said 229.342 acre tract, for a distance of **86.85 feet** to **POINT OF BEGINNING** and containing **0.041 acres of land.**

**BEARING BASIS**

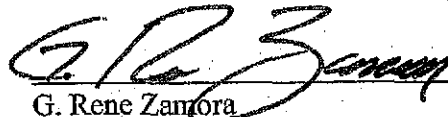
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (TEXAS CENTRAL ZONE 4203, NAD 83) ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

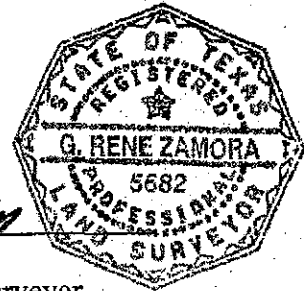
THE STATE OF TEXAS    §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HAYS       §

That I, G. Rene Zamora, 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 November, 2014 under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 6th day of April 2015, A.D.

Zamora, L.L.C. "ZWA"  
Texas Firm No. 10062700  
1435 South Loop 4  
Buda, Texas 78610

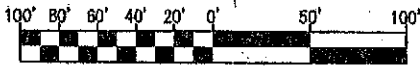
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING REFERENCE: 13-1009-14 PM6- SVWW Tract.DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

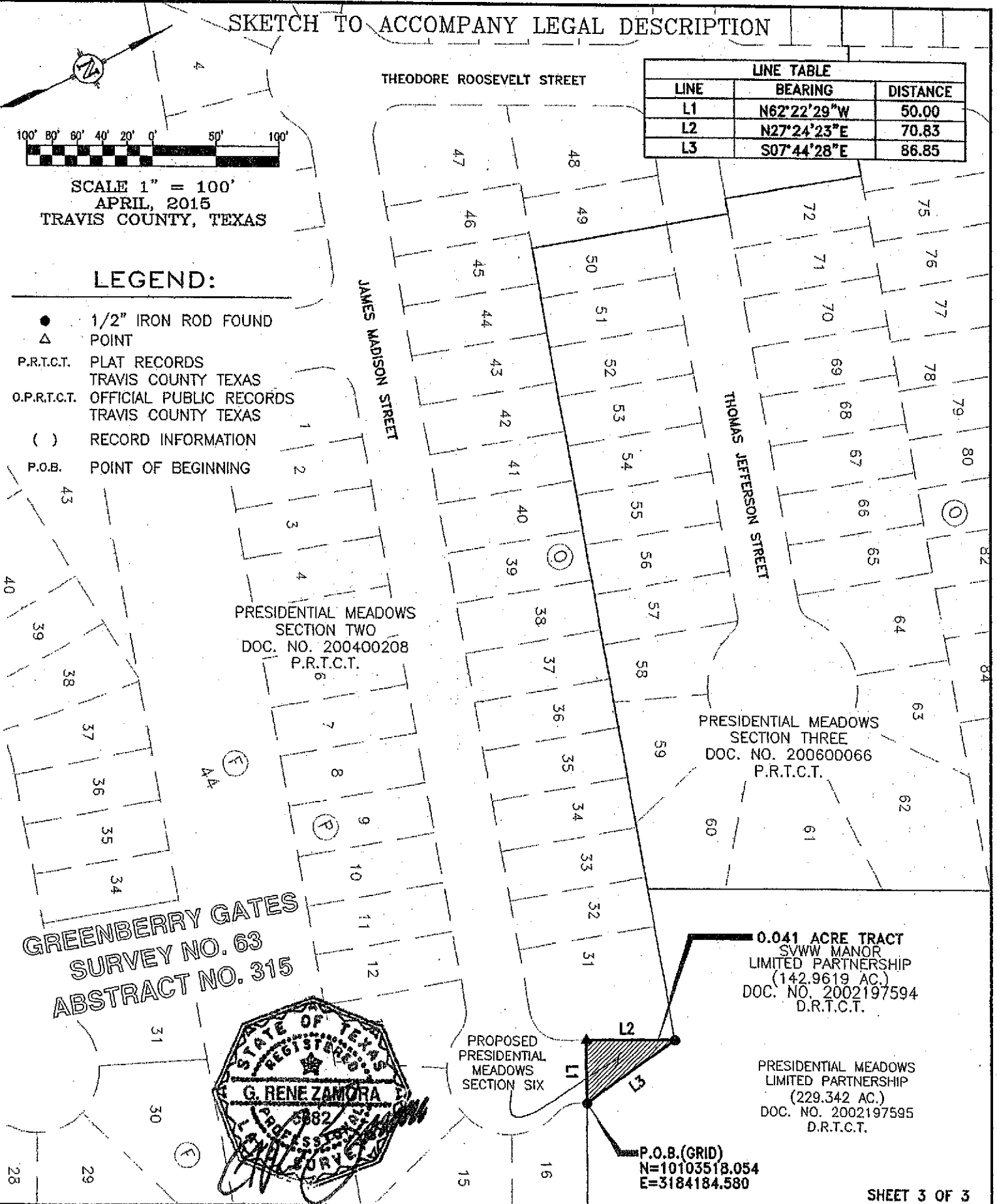


SCALE 1" = 100'  
 APRIL, 2015  
 TRAVIS COUNTY, TEXAS

LEGEND:

- 1/2" IRON ROD FOUND POINT
- △ PLAT RECORDS TRAVIS COUNTY TEXAS
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°22'29"W	50.00
L2	N27°24'23"E	70.83
L3	S07°44'28"E	86.85



LOCATIONS



**ZWA**  
 Zamora, L.L.C.  
 Professional Land Surveyors  
 1435 South Loop 4 • Burles, Texas 78610  
 Tel (512) 295-6201 • Fax (512) 295-6091

PROJECT:	0.041 AC. SVWW TRACT PRESIDENTIAL MEADOWS 6
JOB NUMBER:	13-1009-14
DATE:	APRIL, 2015
SCALE:	1" = 100'
SURVEYOR:	ZAMORA
TECHNICIAN:	SEGURA
DRAWING:	13-1009-14 PWS-SVWW Tract.DWG
FIELD NOTES:	
PARTY CHIEF:	

0.041 ACRE TRACT SITUATED IN THE GREENBERRY GATES SURVEY NO. 63 ABSTRACT NO. 315 TRAVIS COUNTY, TEXAS



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

April 21 2015 02:47 PM

FEE: \$ 82.00 2015060332