

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 13th day of January, 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 13th day of January, 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.



[Signature]
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 13th day of January, 2015.

PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP, a Texas limited partnership

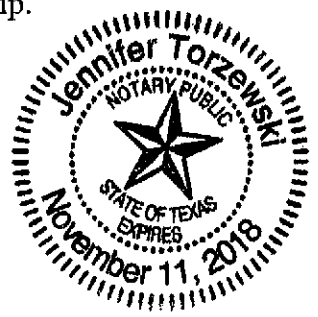
By: Manor Presidential GP, LLC, a Texas limited liability company General Partner

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 13th day of January, 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.



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

After recording, return to:
Gracy Title
1313 RR 620 South, Suite 101
Austin, Texas 78734
01247-31568/jc

EXHIBIT A

ADDITIONAL PROPERTY

20.743 acres of land, more or less, in the Greenberry Gates Survey No. 63, Abstract No. 315, in Travis County, Texas, being a 2.504-acre portion of that certain 142.9619-acre tract conveyed to SVWW Manor Limited Partnership in Document Number 2002197594, of the Official Public Records of Travis County, Texas, TOGETHER WITH an 18.239-acre portion of that certain 229.342-acre tract conveyed to Presidential Meadows Limited Partnership in Document Number 2002197595, of the Official Public Records of Travis County, Texas, and being more fully described by metes and bounds in the attached Exhibit A-1. Said 2.504-acre portion of the 142.9619-acre tract is more fully described by metes and bounds in the attached Exhibit A-2 and said 18.239-acre portion of the 229.342-acre tract is more fully described by metes and bounds in the attached Exhibit A-3.

EXHIBIT A-1

20.743 ACRES
GREENBERRY GATES SURVEY NO. 63 ABSTRACT 315
TRAVIS COUNTY, TEXAS
TITLE 20.743 ACRES

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 142.9619 ACRE TRACT OF LAND CONVEYED TO SVWW MANOR LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2002197594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF THE CERTAIN 229.342 ACRE TRACT OF LAND CONVEYED TO PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2002197595, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 20.743 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped iron rod found in the most northwestern corner of Presidential Meadows Section Five, a subdivision recorded in Document Number 201300248, of the Official Public Records of Travis county, Texas, and being in the northeastern right-of-way line of Franklin D. Roosevelt Street (50' r.o.w.) and being in the southern line of said 229.342 acre tract, and being the southwestern corner for, and being the POINT OF BEGINNING for the herein described tract,

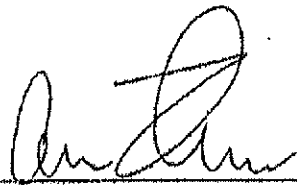
THENCE, crossing said 229.342 acre tract, and said 142.9619 acre tract, the following thirteen (13) courses and distances, numbered 1 through 13,

1. N46°55'58"E, a distance of 162.69 feet to a calculated point,
2. N22°50'46"W, a distance of 134.99 feet to a calculated point,
3. N27°47'56"E, a distance of 583.55 feet to a calculated point,
4. S62°12'04"E, a distance of 121.25 feet to a calculated point,
5. N27°47'56"E, a distance of 50.00 feet to a calculated point, at a point of curvature to the left,
6. with said curve to the left, having a radius of 25.00 feet, an arc length of 39.27 feet, and whose chord bears N72°47'56"E, a distance of 35.36 feet to a calculated point,
7. S62°12'04"E, a distance of 50.00 feet to a calculated point,
8. N27°47'56"E, a distance of 69.97 feet to a calculated point at a point of curvature to the right,
9. with said curve to the right, having a radius of 25.00 feet, an arc length of 39.27 feet, and whose chord bears N72°47'56"E, a distance of 35.36 feet to a calculated point,
10. S62°12'04"E, a distance of 281.88 feet to a calculated point at a point of curvature to the right,
11. with said curve to the right, having a radius of 598.50 feet, an arc length of 524.33 feet, and whose chord bears S37°06'13"E, a distance of 507.72 feet to a calculated point,
12. S12°00'22"E, a distance of 104.71 feet to a calculated point at a point of curvature to the right, and
13. with said curve to the right, having a radius of 565.00 feet, an arc length of 344.84 feet, and whose chord bears S05°28'41"W, a distance of 339.52 feet to a calculated point at a point of curvature to the right, and being the northwestern corner of Presidential Meadows Section Three, a subdivision recorded in Document number 200600066, of the Official Public Records of Travis County, Texas

THENCE, with the common boundary line of said 229.342 acre tract, said 142.9619 acre tract, said Presidential Meadows Section Three, and said Presidential Meadows Section Five, the following seventeen (17) courses and distances, numbered 1 through 17,

1. with said curve to the right, having a radius of 565.00 feet, an arc length of 46.99 feet, and whose chord bears S25°23'51"W, a distance of 46.98 feet to a calculated point,
2. S27°46'49"W, a distance of 14.80 feet to a calculated point at the northeastern most corner of Lot 1, Block "AC" of said Presidential Meadows Five,
3. N62°13'11"W, a distance of 120.00 feet to a calculated point,
4. N27°46'49"E, a distance of 1.66 feet to a calculated point,
5. N62°13'11"W, a distance of 176.30 feet to a calculated point,
6. S22°59'01"W, a distance of 84.02 feet to a calculated point,
7. N67°00'59"W, a distance of 4.92 feet to a capped iron rod found in the northeastern right-of-way line of Dwight Eisenhower Street (50' r.o.w.),
8. S22°59'01"W, a distance of 50.00 feet to a calculated point in the southwestern right-of-way line of said Dwight Eisenhower Street,
9. S27°46'49"W, a distance of 120.41 feet to a calculated point for the northern corner of Lot 58, Block I, of said Presidential Meadows Section Five,
10. N67°00'59"W, a distance of 393.58 feet to a capped iron rod found,
11. N83°25'35"W, a distance of 84.64 feet to a capped iron rod found,
12. S76°24'18"W, a distance of 84.41 feet to a calculated point,
13. S54°22'02"W, a distance of 42.26 feet to a calculated point,
14. N35°40'44"W, a distance of 174.42 feet to a calculated point, at a point of curvature to the left in the western right-of-way line of Dwight Eisenhower Street,
15. with said curve to the left, having a radius of 395.00 feet, and arc length of 3.80 feet, and whose chord bears S54°02'44"W, a distance of 3.80 feet to a calculated point, at a point of curvature to the right,
16. with said curve to the right, having a radius of 25.00 feet, an arc length of 36.29 feet, and whose chord bears N84°38'55"W, a distance of 33.18 feet to a calculated point, and
17. N43°04'02"W, a distance of 82.81 feet to the POINT OF BEGINNING and containing 20.743 acres of land.

Surveyed by:

 30 Oct 2014

Aaron V. Thomason ~ R.P.L.S. No. 6214
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160



BEARING BASIS FROM TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203)

EXHIBIT A-2

2.504 ACRES
GREENBERRY GATES SURVEY NO. 63 ABSTRACT 315
TRAVIS COUNTY, TEXAS
SVWW MANOR LIMITED PARTNERSHIP

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 142.9619 ACRE TRACT OF LAND CONVEYED TO SVWW MANOR LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2002197594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 2.504 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped iron rod found in the southwestern right-of way line of Dwight Eisenhower Street (50' r.o.w.), and being the northernmost corner of Lot 29, Block "I", Presidential Meadows Section Five, a subdivision recorded in Document Number 201300248, of the Official Public Records of Travis county, Texas, and being in the southeastern for, and being the POINT OF BEGINNING for the herein described tract,

THENCE, with the common boundary line of said Presidential Meadows, Section Five, and said 142.9619 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S27°46'49"W, a distance of 120.41 feet to a calculated point for the northern corner of Lot 58; Block I, of said Presidential Meadows Section Five, and
2. N67°00'59"W, a distance of 204.87 feet to a calculated point in the northern line of Lot 60, Block "I", of said Presidential Meadows, Section Five, and being a common corner of said 142.9619 acre tract, and that certain 229.342 acre tract, conveyed to Presidential Meadows Limited Partnership, recorded in Document Number 2002197595, of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line of said 142.9619 acre tract, and said 229.342 acre tract, the following six (6) courses and distances,

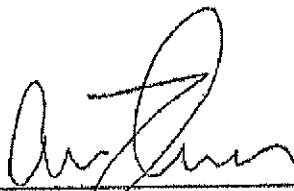
1. N22°59'39"E, a distance of 120.20 feet to a calculated point,
2. N42°58'18"E, a distance of 53.20 feet to a calculated point,
3. N23°34'43"E, a distance of 136.30 feet to a calculated point,
4. S79°59'15"E, a distance of 326.43 feet, to a calculated point,
5. S70°29'10"E, a distance of 50.63 feet to a calculated point, and
6. S79°00'03"E, a distance of 119.95 feet to a calculated point at a point of curvature to the right in the northern line of said 142.9619 acre tract, conveyed to SVWW Manor Limited Partnership, and being a southern line of said 229,342 acre tract,

THENCE, with said curve to the right having a radius of 565.00 feet, an arc length of 119.37 feet, and whose chord bears S16°54'38"W, a distance of 119.15 feet to a calculated point at a point of curvature to the right, and being the northwestern corner of Presidential Meadows Section Three, a subdivision recorded in Document number 200600066, of the Official Public Records of Travis County, Texas

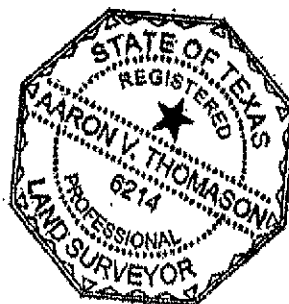
THENCE, with the common boundary line of said 142.9619 acre tract, said Presidential Meadows Section Three, and said Presidential Meadows Section Five, the following eight (8) courses and distances, numbered 1 through 8,

1. with said curve to the right, having a radius of 565.00 feet, an arc length of 46.99 feet, and whose chord bears S25°23'51"W, a distance of 46.98 feet to a calculated point,
2. S27°46'49"W, a distance of 14.80 feet to a calculated point at the northeastern most corner of Lot 1, Block "AC" of said Presidential Meadows Five,
3. N62°13'11"W, a distance of 120.00 feet to a calculated point,
4. N27°46'49"E, a distance of 1.66 feet to a calculated point,
5. N62°13'11"W, a distance of 176.30 feet to a calculated point,
6. S22°59'01"W, a distance of 84.02 feet to calculated point,
7. N67°00'59"W, a distance of 4.92 feet to a capped iron rod found in the northeastern right-of way line of Dwight Eisenhower Street (50' r.o.w.),
8. S22°59'01"W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2.504 acres of land.

Surveyed by:

 (0 DEC 2014)

Aaron V. Thomason ~ R.P.L.S. No. 6214
Carlson, Briganca & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160



BEARING BASIS FROM TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203)

EXHIBIT A-3

18.239 ACRES
GREENBERRY GATES SURVEY NO. 68 ABSTRACT 315
TRAVIS COUNTY, TEXAS
PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE GREENBERRY GATES SURVEY NO. 68, ABSTRACT NO. 315, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 229.342 ACRE TRACT OF LAND CONVEYED TO PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2002197595, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 18.239 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped iron rod found in the most northwestern corner of Presidential Meadows Section Five, a subdivision recorded in Document Number 201300248, of the Official Public Records of Travis County, Texas, and being in the northeastern right-of-way line of Franklin D. Roosevelt Street (50' r.o.w.) and being in the southern line of said 229.342 acre tract, and being the southwestern corner for, and being the POINT OF BEGINNING for the herein described tract,

THENCE, crossing said 229.342 acre tract, and said 142.9619 acre tract, the following thirteen (13) courses and distances, numbered 1 through 13,

1. N46°55'58"E, a distance of 182.69 feet to a calculated point,
2. N22°50'46"W, a distance of 134.99 feet to a calculated point,
3. N27°47'56"E, a distance of 583.55 feet to a calculated point,
4. S62°12'04"E, a distance of 121.25 feet to a calculated point,
5. N27°47'56"E, a distance of 50.00 feet to a calculated point, at a point of curvature to the left,
6. with said curve to the left, having a radius of 25.00 feet, an arc length of 39.27 feet, and whose chord bears N72°47'56"E, a distance of 35.36 feet to a calculated point,
7. S62°12'04"E, a distance of 50.00 feet to a calculated point,
8. N27°47'56"E, a distance of 69.97 feet to a calculated point at a point of curvature to the right,
9. with said curve to the right, having a radius of 25.00 feet, an arc length of 39.27 feet, and whose chord bears N72°47'56"E, a distance of 35.36 feet to a calculated point,
10. S62°12'04"E, a distance of 281.88 feet to a calculated point at a point of curvature to the right,
11. with said curve to the right, having a radius of 598.50 feet, an arc length of 524.33 feet, and whose chord bears S37°05'13"E, a distance of 507.72 feet to a calculated point,
12. S12°00'22"E, a distance of 104.71 feet to a calculated point at a point of curvature to the right, and
13. with said curve to the right, having a radius of 565.00 feet, an arc length of 225.48 feet, and whose chord bears S00°34'28"E, a distance of 223.98 feet to a calculated point in the northern line of that certain 142.9619 acre tract, conveyed to SVWW Manor Limited Partnership, and being a southern line of said 229.342 acre tract,

THENCE, with the common boundary line of said 142.9619 acre tract, and said 229.342 acre tract, the following six (6) courses and distances,

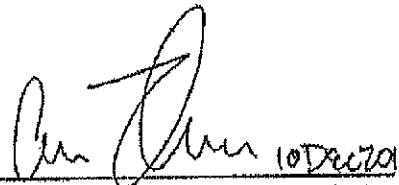
1. N79°00'03"W, a distance of 119.95 feet to a calculated point,

2. N70°29'10"W, a distance of 50.63 feet to a calculated point,
3. N79°59'15"W, a distance of 326.43 feet to a calculated point,
4. S23°34'43"W, a distance of 136.30 feet to a calculated point,
5. S42°58'18"W, a distance of 53.20 feet to a calculated point,
6. S22°59'39"W, a distance of 120.20 feet to a calculated point in the northern line of Lot 60, Block "I", Presidential Meadows, Section Five, a subdivision recorded in Document Number 2013000248, of the Official Public Records of Travis County, Texas, and being a southern line of said 229.342 acre tract,

THENCE, with the common boundary line of said 229.342 acre tract, and said Presidential Meadows Section Five, the following eight (8) courses and distances, numbered 1 through 8,

1. N67°00'59"W, a distance of 188.71 feet to a capped iron rod found,
2. N83°25'35"W, a distance of 84.64 feet to a capped iron rod found,
3. S76°24'18"W, a distance of 84.41 feet to a calculated point,
4. S54°22'02"W, a distance of 42.26 feet to a calculated point,
5. N35°40'44"W, a distance of 174.42 feet to a calculated point, at a point of curvature to the left in the western right-of-way line of Dwight Eisenhower Street,
6. with said curve to the left, having a radius of 395.00 feet, and arc length of 3.80 feet, and whose chord bears S54°02'44"W, a distance of 3.80 feet to a calculated point, at a point of curvature to the right,
7. with said curve to the right, having a radius of 25.00 feet, an arc length of 36.29 feet, and whose chord bears N84°38'55"W, a distance of 33.18 feet to a calculated point, and
8. N43°04'02"W, a distance of 82.81 feet to the POINT OF BEGINNING and containing 18.239 acres of land.

Surveyed by:


10 Dec 2014

Aaron V. Thomason ~ R.P.L.S. No. 6214
Carlson, Briggance & Doerling, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160



BEARING BASIS FROM TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS




DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

January 13 2015 03:45 PM