

**NOTICE OF ADDITION OF LAND TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
PRESIDENTIAL MEADOWS
(SECTIONS 9)**

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.

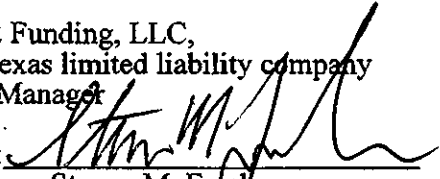
[Signature Page Follows]

1 IN WITNESS WHEREOF, Declarant has executed this instrument to be effective on the day of September, 2016.

SVWW MANOR LIMITED PARTNERSHIP,
a Texas limited partnership


By: Manor Presidential GP, LLC,
a Texas limited liability company,
its general partner

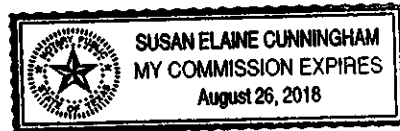
By: W2 Funding, LLC,
a Texas limited liability company
its Manager

By: 
Steven M. Freche
Vice President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 30th day of August, 2016, by Steven M. Freche, Vice President of W2 Funding, LLC, a Texas limited liability company, Manager of Manor Presidential GP, LLC, a Texas limited liability company, General Partner of SVWW Manor Limited Partnership, a Texas limited partnership, on behalf of said corporation, limited liability company and limited partnership.


Notary Public in and for the State of Texas

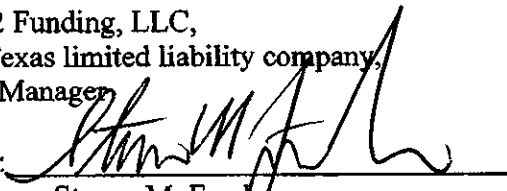


IN WITNESS WHEREOF, Presidential Meadows Limited Partnership, an owner of a portion of the Additional Land, has executed this instrument to be effective on the 1 day of September, 2016.

PRESIDENTIAL MEADOWS LIMITED
PARTNERSHIP, a Texas limited partnership

By: Manor Presidential GP, LLC,
a Texas limited liability company,
its general partner

By: W2 Funding, LLC,
a Texas limited liability company,
its Manager

By: 
Steven M. Freche
Vice President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 30th day of August, 2016, by Steven M. Freche, Vice President of W2 Funding, LLC, a Texas limited liability company, Manager of Manor Presidential GP, LLC, a Texas limited liability company, General Partner of Presidential Meadows Limited Partnership, on behalf of said limited liability companies and limited partnership.



Notary Public in and for the State of Texas



EXHIBIT A

ADDITIONAL LAND

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE GREENBERRY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN CALLED 229.342 ACRE TRACT OF LAND, CONVEYED TO PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP IN DOCUMENT NUMBER 2002197595, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 142.9619 ACRE TRACT OF LAND, CONVEYED TO SVWW MANOR LIMITED PARTNERSHIP, CONVEYED IN DOCUMENT NUMBER 2002197594, SAID 29.028 ACRE (1,264,436 SQUARE FEET) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found for the westernmost corner of said 229.342 acre tract, being also the northernmost corner of Lot 31, Block G, Presidential Meadows Section Four, a subdivision recorded in Document Number 200600067 Official Public Records Travis County, Texas (O.P.R.T.C.TX.), and being also a point in a southeastern boundary line of a 5.31 acre tract conveyed to Ramon Roman, III, in Document Number 2001056353 O.P.R.T.C.TX., for the westernmost corner and the POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said 229.342 acre tract, said 5.31 acre tract, N27°11'26"E, a distance of 148.96 feet, to a ½" iron rod found, being a western corner of said 229.342 acre tract, being also the eastern most corner of said 5.31 acre tract, and being also the southernmost corner of a 5.071 acre tract of land, conveyed to Robert W. Grona in Document No. 2003196660 O.P.R.T.C.TX.,

THENCE, with the common boundary line of said 229.342 acre tract, said 5.071 acres and a 35.26 acre tract of land conveyed to Tara Joe Samperi McDaid in Vol. 12521 Pg. 136 of the Real Property Records of Travis County Texas, the following two (2) courses and distances, numbered 1 and 2,

1. N28°07'34"E, a distance of 711.59 feet to a ½" iron rod found, and
2. N27°48'57"E, a distance of 394.45 feet to a capped ½" iron rod set stamped CBD/SETSTONE, being a point on a western boundary line of said 229.342 acres, and being also a point on an eastern boundary line of said 35.26 tract, for the northernmost corner of the herein described tract, from which a ½" iron rod found bears N28°48'57"E a distance of 1708.82 feet,

THENCE, crossing said 229.342 acre tract, and with the common boundary line of said 229.342 acres, and said 142.9619 acre tract, the following six (6) courses and distances, numbered 1 through 6,

1. S62°12'04"E, a distance of 1,060.38 feet, to a capped ½" iron rod set stamped, CBD/SETSTONE,
2. N27°47'56"E, a distance of 70.00 feet, to a capped ½" iron rod set stamped, CBD/SETSTONE,
3. S62°12'04"E, a distance of 381.88 feet to a capped ½" iron rod set, stamped CBD/SETSTONE, at a point of curvature to the right,
4. with said curve to the right having a radius of 668.50 feet, an arc length of 585.65 feet, whose chord bears S37°06'13"E, a distance of 567.10 feet to a capped ½" iron rod set, stamped CBD/SETSTONE,
5. S12°00'22"E, a distance of 104.71 feet, to a capped ½" iron rod set stamped, CBD/SETSTONE, at a point of curvature to the right, for the easternmost corner of the herein described tract,
6. with said curve to the right having a radius of 635.00 feet, an arc length of 387.63 feet, whose chord bears S05°28'51"W, a distance of 381.64 feet to a capped ½" iron rod found stamped "G&R" for a corner in a southern boundary line of said 229.342 acre tract, being also a southern corner of said 142.9619 acre tract, and being also the northernmost corner of Lot 2, Block S, Presidential Meadows Section Three, a subdivision recorded in Document Number 200600066 O.P.R.T.C.TX., for the southernmost corner of the herein described tract,

THENCE, with common boundary line of said Presidential Meadows Section Three, and said 142.9619 acre tract N66°59'08"W, a distance of 70.00 feet to a ½" iron rod found, at a point of curvature to the left, being a corner in a northern boundary line of said Presidential Meadows Section Three, being also a southern corner of said 142.9619 tract, and a point in the eastern boundary line of Presidential Meadows Section Eight, a subdivision recorded in Document No. 201500141 O.P.R.T.C.TX,

THENCE, with the common boundary line of said 142.9619 acre tract, said 229.342 acre tract, and Presidential Meadows Section Five, a subdivision recorded in Document No. 201300248 O.P.R.T.C.TX., and said Presidential Meadows Section 8, the following fourteen (14) courses and distances, numbered 1 through 14,

1. with said curve to the left having a radius of 565.00 feet, an arc length of 344.84 feet, whose chord bears N05°28'41"E, a distance of 339.52 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
2. N12°00'22"W, a distance of 104.71 feet to a capped ½" iron rod found, stamped CBD/SETSTONE, at a point of curvature to the left,
3. with said curve to the left having a radius of 598.50 feet, an arc length of 524.33 feet, whose chord bears N37°06'13"W, a distance of 507.72 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,

4. N62°12'04"W, a distance of 281.88 feet to a capped ½" iron rod found, stamped CBD/SETSTONE, at a point of curvature to the left,
5. with said curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, whose chord bears S72°47'56"W, a distance of 35.36 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
6. S27°47'56"W, a distance of 69.97 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
7. N62°12'04"W, a distance of 50.00 feet to a capped ½" iron rod found, stamped CBD/SETSTONE, at a point of curvature to the right,
8. with said curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, whose chord bears S72°47'56"W, a distance of 35.36 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
9. S27°47'56"W, a distance of 50.00 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
10. N62°12'04"W, a distance of 121.25 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
11. S27°47'56"W, a distance of 583.55 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
12. S22°50'46"E, a distance of 134.90 feet to a capped ½" iron rod found, stamped CBD/SETSTONE,
13. S46°55'58"W, a distance of 317.00 feet to a ½" iron rod found, and
14. S29°27'08"W, a distance of 14.05 feet to a ½" iron rod found, for a corner in the southern boundary line of said 292.342 acre tract, being also a western corner of said Presidential Meadows Section Five, and being also the easternmost corner of Lot 56, Block H, of said Presidential Meadows Section Four,

THENCE, with the common boundary line of said 229.342 acre tract, and said Presidential Meadows Section Four, the following nine (9) courses and distances, numbered 1 through 9,

1. N44°57'35"W, a distance of 56.09 feet to a ½" iron rod found,
2. N53°34'49"W, a distance of 38.97 feet to a ½" iron rod found,
3. N62°12'04"W, a distance of 102.29 feet to a ½" iron rod found,
4. N66°56'57"W, a distance of 87.74 feet to a ½" iron rod found,
5. N71°41'50"W, a distance of 302.31 feet to a ½" iron rod found,

6. S27°47'56"W, a distance of 56.52 feet to a ½" iron rod found,
7. N62°12'04"W, a distance of 120.00 feet to a rod found,
8. N74°49'19"W, a distance of 51.24 feet to a rod found, and
9. N62°12'04"W, a distance of 191.73 feet to the POINT OF BEGINNING and containing 29.028 acres (1,264,436 Sq.ft.) of land.

EXHIBIT A - Page 4
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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

September 01 2016 05:18 PM

FEE: \$ 54.00 2016146154