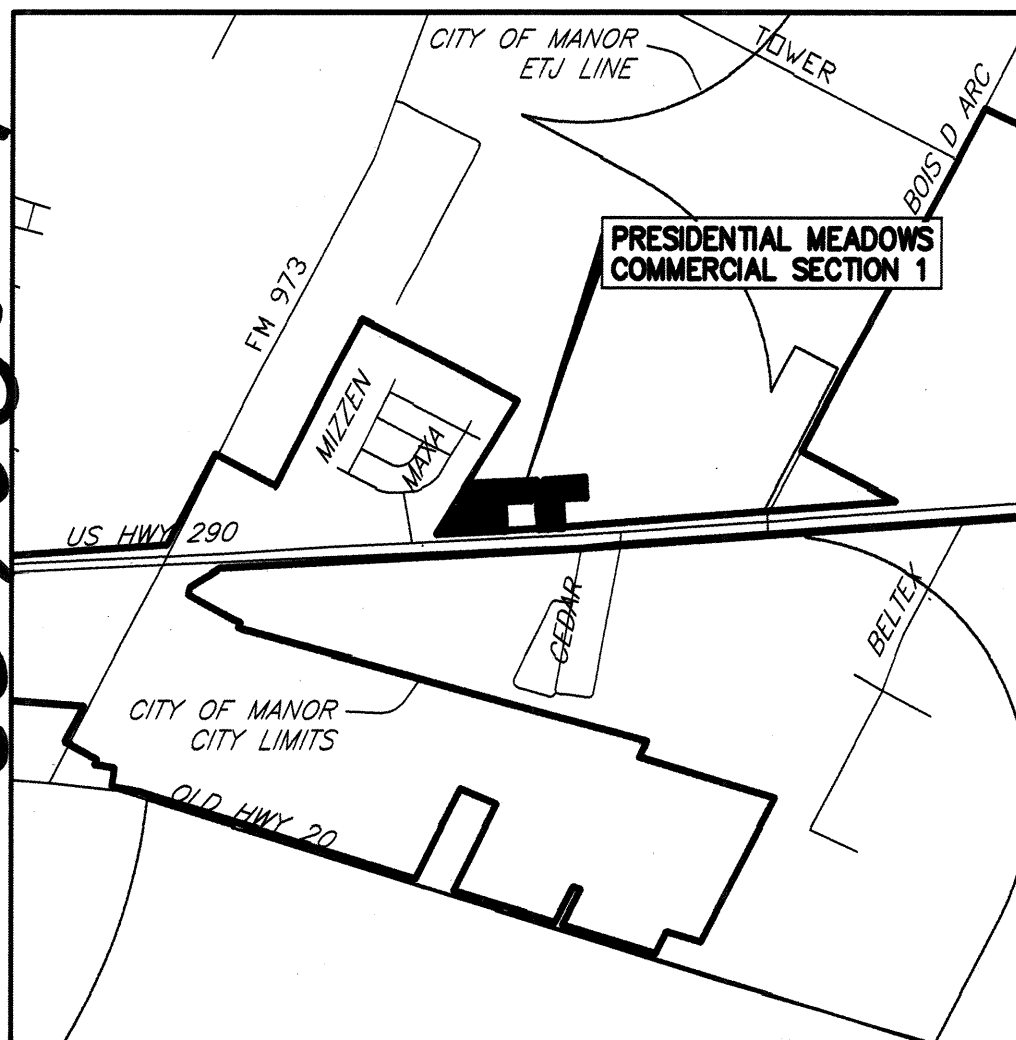


200700027



VICINITY MAP
SCALE: 1" = 2000'

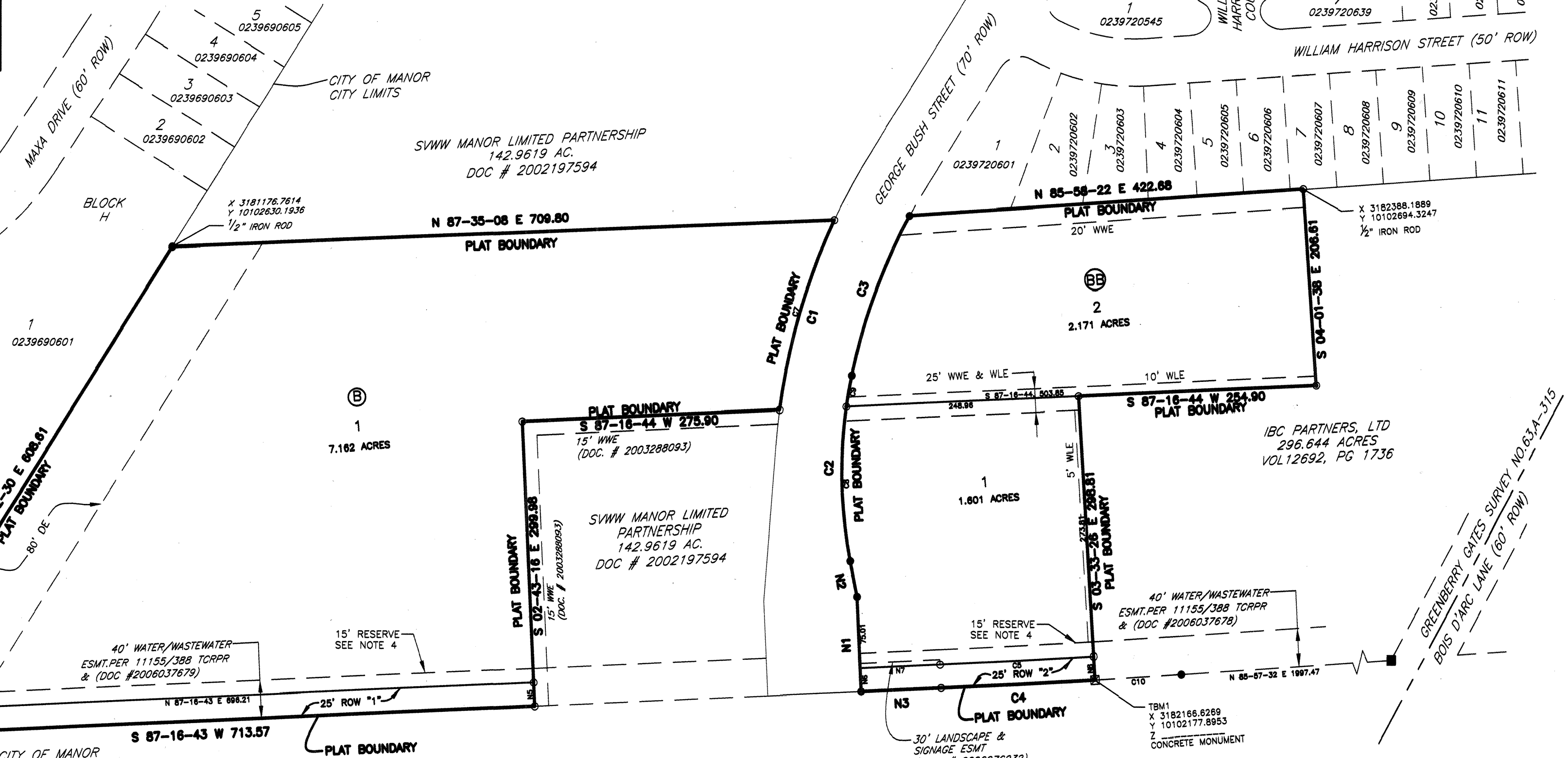
NOTE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
1	208.24	17-25-04	685.01	S16-13-23W	207.44
2	196.20	22-59-20	489.00	N00-20-14E	194.89
3	178.75	16-39-10	615.00	N20-09-29E	178.12
4	165.08	0-50-13	11300.16	S86-51-41W	165.07
5	164.71	0-50-13	11275.16	N86-51-41E	164.71
6	165.08	0-50-13	11300.16	S86-51-41W	165.07
7	208.24	17-25-04	685.01	S16-13-23W	207.44
8	162.58	19-02-57	489.00	N01-37-57W	161.83
9	33.63	3-56-23	489.00	N09-51-43E	33.62
10	92.64	0-28-11	11300.16	N86-12-29E	92.64

NOTE	DISTANCE	BEARING
1	100.01	N 2-43-16W
2	38.58	N11-09-25W
3	85.66	S87-16-43W
4	30.43	N32-02-30E
5	25.00	S 2-43-17E
6	25.00	N 2-43-17W
7	85.66	N87-16-43E
8	25.00	S 3-33-26E
9	85.66	S87-16-43W

- NOTES:
- LOT SETBACK REQUIREMENTS
FRONT YARD SETBACK 25 FT.
SIDE YARD SETBACK 7 FT.
STREET SIDE YARD SETBACK 15 FT.
REAR YARD SETBACK 15 FT.
 - WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY COTTONWOOD CREEK MUD NO.1 (METRO H20)
 - A 10' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
 - A 15' RESERVE IS HEREBY DESIGNATED ALONG THE 25' DEDICATED RIGHT OF WAY ADJACENT TO US 290. A PERSON MAY NOT ERECT A STRUCTURE OR MAKE AN IMPROVEMENT IN A DESIGNATED RESERVE.

PROPOSED ACREAGE AND USAGE		
DEDICATED ROW	ACRES	
1	0.405	
2	0.144	
TOTAL	3	0.549 ACRES
LOTS	ACRES	DESCRIPTION / USE
1	7.162	COMMERCIAL LOTS BLOCK B
2	3.772	COMMERCIAL LOTS BLOCK BB
TOTAL	3	10.935 ACRES
TOTAL ACREAGE	11.483 ACRES	

- PROPERTY OWNERS**
- GREENBURY PH 1-A**
- | GEO. NUMBER | OWNER |
|-------------|---------------------------------|
| 0239690601 | CITY OF MANOR |
| 0239690602 | HABBIT, TIMOTHY & |
| 0239690603 | LIVINGSTON, JEREMY & AZUREA VRE |
| 0239690604 | LOERA REYNALDO M |
| 0239690605 | LA LAVON |
| 0239690405 | MORALES, JUAN ANGEL & MARIA DE |
| 0239690406 | RAMIREZ, JENNIFER & JESSIE ROBE |
| 0239690407 | PEREZ, JOHN & BEATRICE |
- PRESIDENTIAL MEADOWS SECTION ONE**
- | GEO. NUMBER | OWNER |
|-------------|--------------------------------|
| 0239720601 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690602 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690603 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690604 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690605 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690606 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690607 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690608 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690609 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690610 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690611 | BRIGGS, ROY L |
| 0239690611 | FULGHAM, GARY |
| 0239690545 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690539 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690538 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690537 | CONTINENTAL HOMES OF TEXAS LP |
| 0239690536 | HOUSTON, CLAYTON D & BEVERLY A |



SCALE: 1"=100'

- LEGEND**
- SET IRON ROD
 - SET CONCRETE MONUMENT
 - FOUND CONCRETE MONUMENT
 - FOUND IRON ROD

PRESIDENTIAL MEADOWS SECTION ONE (DOC # 200400207)

PRESIDENTIAL MEADOWS COMMERCIAL SECTION 1 FINAL PLAT

11.483 TOTAL ACRES OUT OF 296.644 ACRES OF THE IBC PARTNERS, LTD. (12692, PG 1736) GREENBURY GATES SURVEY NO. 63 ABSTRACT NO. 315

3 LOTS 2 BLOCKS

OWNER:
IBC PARTNERS, LTD
130 E TRAVIS #550
SAN ANTONIO, TEXAS 78205-1001
PHONE (512) 327-7415
FAX (512) 327-5819

TEXANA MACHINERY CORP.
6.00 ACRES
12336/915

TCB | AECOM

TURNER COLLIE & BRADEN
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
T 512.472.4519
JOB NO. 60003387 JANUARY, 2006

SURVEYOR
SURVCON INC.
400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701
(512) 457-7870 FAX (512) 320-0898
SURVCON INC.
PROFESSIONAL SURVEYORS

DRAWING: L:\5189-DRG\60003387\CADD\Plats\PM-COM1-PL1.DWG PLOTTED: Dec 22, 2006 10:00am

2007-0007

ENGINEER'S CERTIFICATION

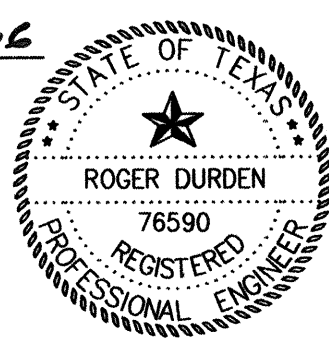
I, ROGER DURDEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48453C0055E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993, COMMUNITY #481026.

ROGER DURDEN REGISTERED PROFESSIONAL ENGINEER NO. 76590

DATE

2/20/2006



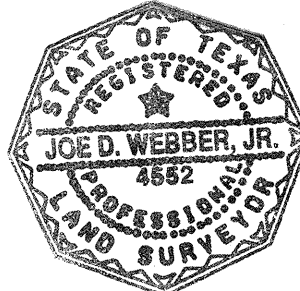
SURVEYOR'S CERTIFICATION

I, JOE D. WEBBER, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOE D. WEBBER, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4552

DATE

2-20-06



STATE OF TEXAS COUNTY OF TRAVIS

THAT, IBC PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH DENNIS E. NIXON, PRESIDENT, THE OWNER OF 296.644 ACRES OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63, A-315, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO VOL 12692 PG. 1736 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION & HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PRESIDENTIAL MEADOWS COMMERCIAL SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 11.482 ACRES OF SAID LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "PRESIDENTIAL MEADOWS COMMERCIAL SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY OF March 17, 2006 A.D.

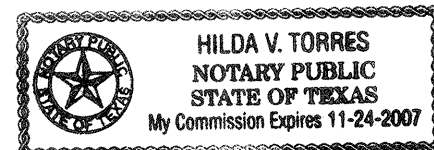
IBC PARTNERS, LTD. BY DENNIS E. NIXON PRESIDENT 130 E TRAVIS #550 SAN ANTONIO, TEXAS 78205-1001

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS E. NIXON, PROJECT GENERAL MANAGER, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF March 2006

Hilda V. Jones



CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MANOR ON THIS THE 13 DAY OF March, 2006.

ACCEPTED AND APPROVED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF MANOR, ON THIS THE 14th OF March 2006 A.D.

APPROVED:

CHAIRMAN

ATTEST:

CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, ON THIS THE 14th OF March 2006 A.D.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

STATE OF TEXAS COUNTY OF TRAVIS

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OR TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 14th DAY OF March 2006 A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THE PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 14th DAY OF March 2006 A.D.

DANA DEBEAUVOIR, CLERK OF COURT TRAVIS COUNTY, TEXAS

DEPUTY

G. Porter

STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF March 2006 A.D. AT 11:00 A.M. DULY RECORDED ON THE 17th DAY OF March 2006 A.D. AT 11:00 A.M. IN THE OFFICE OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS. THAT RECORDS OF SAID COUNTY AND STATE DOCUMENT NUMBER 2002197597 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, THE 17th DAY OF March 2006 A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

V. BENAVIDES

WATER AND WASTEWATER:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF COTTONWOOD CREEK MUD NO. 1 AND SAID M.U.D. HAS WATER AND WASTEWATER SERVICE AVAILABLE UPON COMPLETION OF FACILITIES BY THE DEVELOPER

4-5-06 DATE

Ken Schroeder M.U.D. ENGINEER

GENERAL NOTES:

- 1. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF MANOR, COTTONWOOD CREEK MUD NO. 1, AND TRAVIS COUNTY, FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
3. A 10' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
4. PUBLIC SIDEWALKS, BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TRAVIS COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY TRAVIS COUNTY.
6. PRIOR TO BEGINNING ANY CONSTRUCTION, A TRAVIS COUNTY BASIC DEVELOPMENT PERMIT SHALL BE OBTAINED AND POSTED ON THE JOB SITE. DRIVEWAYS WILL ALSO MEET TXDOT STANDARDS. DEVELOPMENT OUTSIDE OF APPROVED CONSTRUCTION BOUNDARIES IS PROHIBITED WITHOUT A REVISED PERMIT.
7. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE GUIDELINES OF THE CITY OF MANOR ZONING ORDINANCE.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE COTTONWOOD CREEK MUD NO. 1 WATER AND WASTEWATER SYSTEM.
9. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT OF ANY LOTS IN THIS SUBDIVISION.
10. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR AND TRAVIS COUNTY.
11. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
12. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE MANOR ENVIRONMENTAL CRITERIA MANUAL.
13. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
14. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR AND/OR TRAVIS COUNTY.
15. RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT NUMBER 2002197597 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. COMMERCIAL SIDEWALKS WILL BE CONSTRUCTED BY THE PROPERTY OWNER ALONG GEORGE BUSH STREET AT THE TIME OF SITE DEVELOPEMENT.
17. ACCESS TO LOT 1 BLOCK BB WILL BE PROVIDED TO GEORGE BUSH STREET. ACCESS TO LOT 1, BLOCK B CAN BE PROVIDED TO US 290, PER TXDOT'S JANUARY 10, 2006 LETTER.