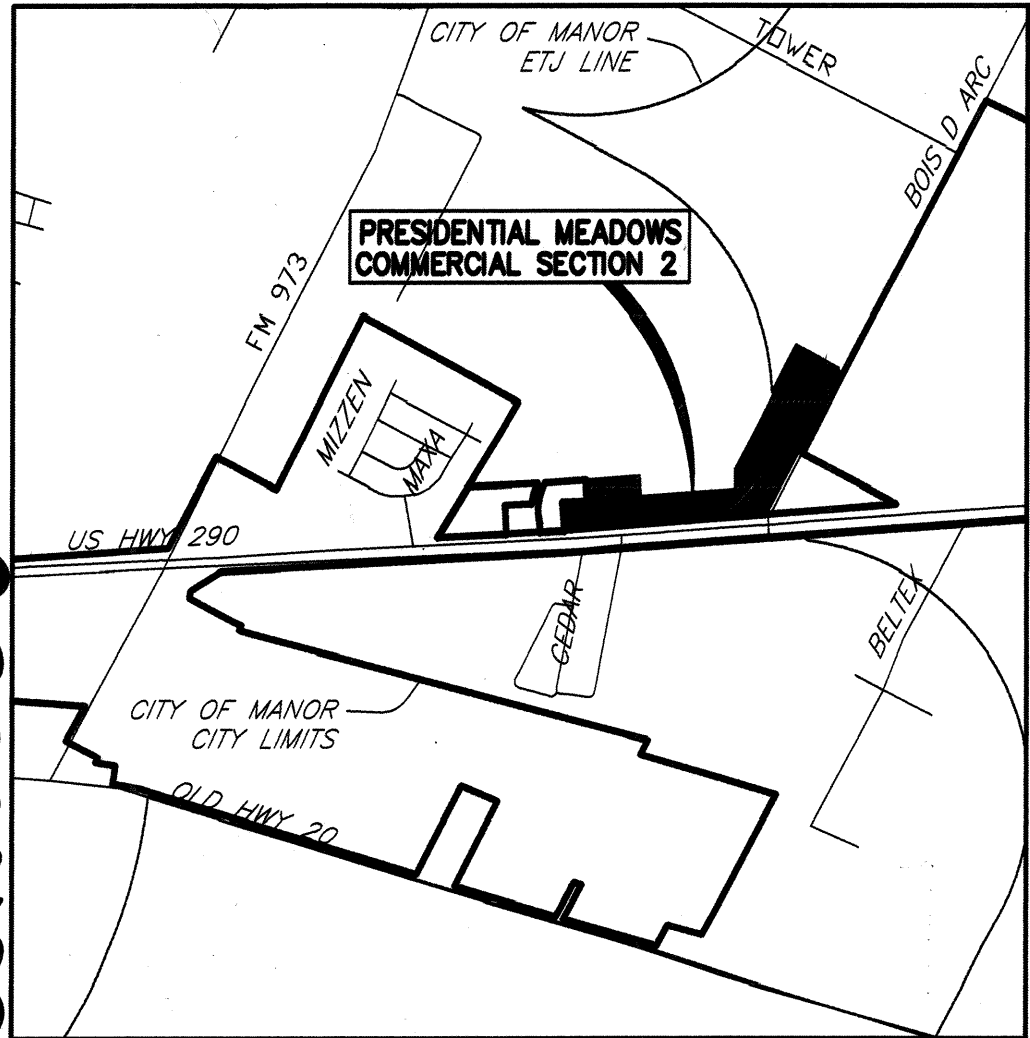


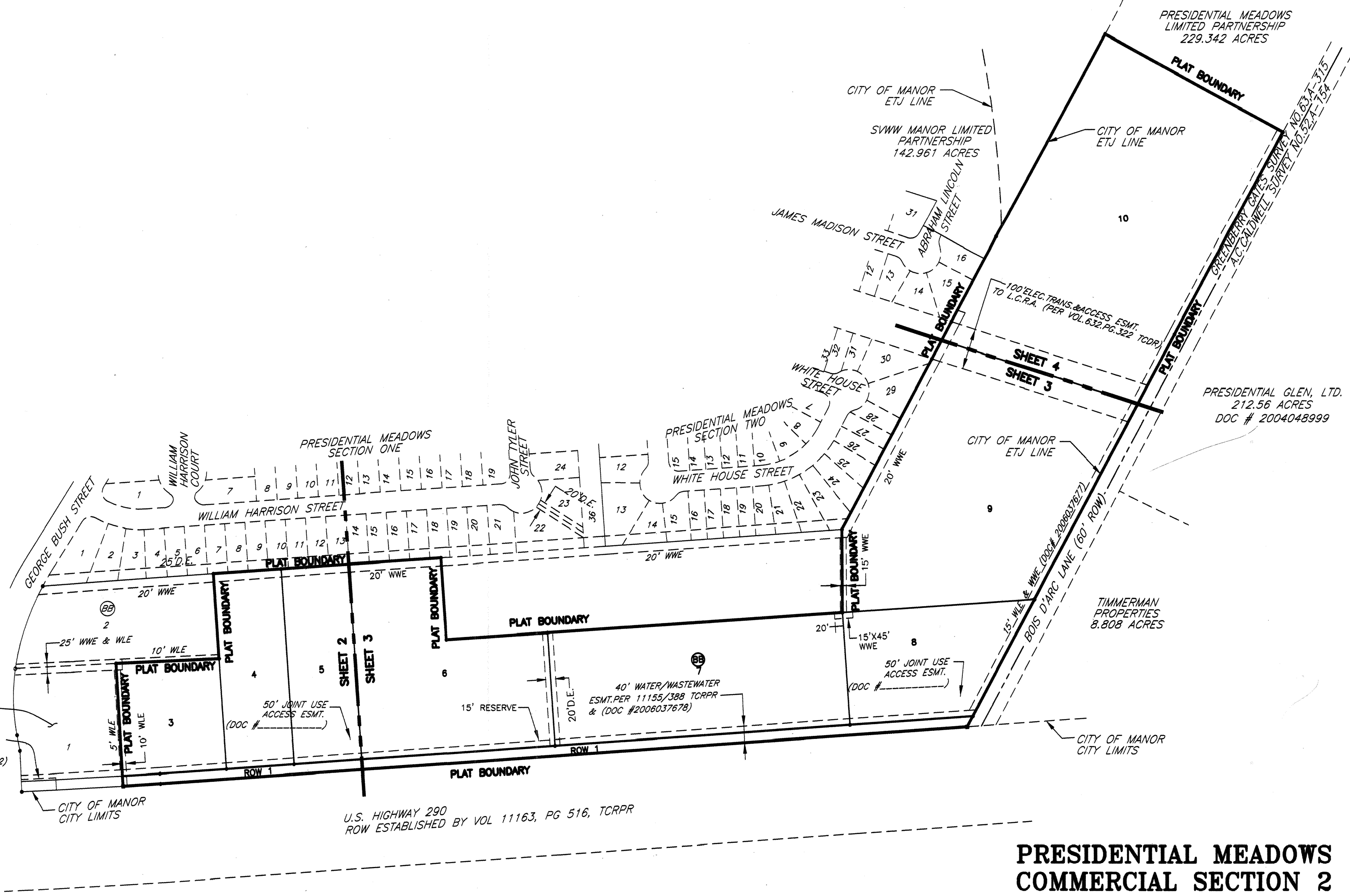
200700028



VICINITY MAP
SCALE: 1" = 2000'



SCALE: 1" = 200'



U.S. HIGHWAY 290
ROW ESTABLISHED BY VOL 11163, PG 516, TCRPR

TEXANA MACHINERY CORP.
6.00 ACRES

PRESIDENTIAL MEADOWS COMMERCIAL SECTION 2 FINAL PLAT

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

8 LOTS 1 BLOCK

OWNER:
IBC PARTNERS, LTD
130 E TRAVIS #530
SAN ANTONIO, TEXAS 78205-1001
PHONE (512) 327-7415
FAX (512) 327-5819

TCB | AECOM

TURNER COLLIE & BRADEN
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
T 512.472.4519

JOB NO. 60003387 MARCH 2006

DRAWING: L:\5169-DRG\60003387\CADD\Plats\PM-COM2-PLT.DWG PLOTTED: Dec 08, 2006 - 11:22am

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

20000028

NOTE TABLE

NOTE	DISTANCE	BEARING
1	101.76	N28-10-14E

CURVE TABLE

NOTE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
1	92.64	0-28-11	11300.16	S86-12-29W	92.64
2	92.44	0-28-11	11275.16	N86-12-29E	92.44

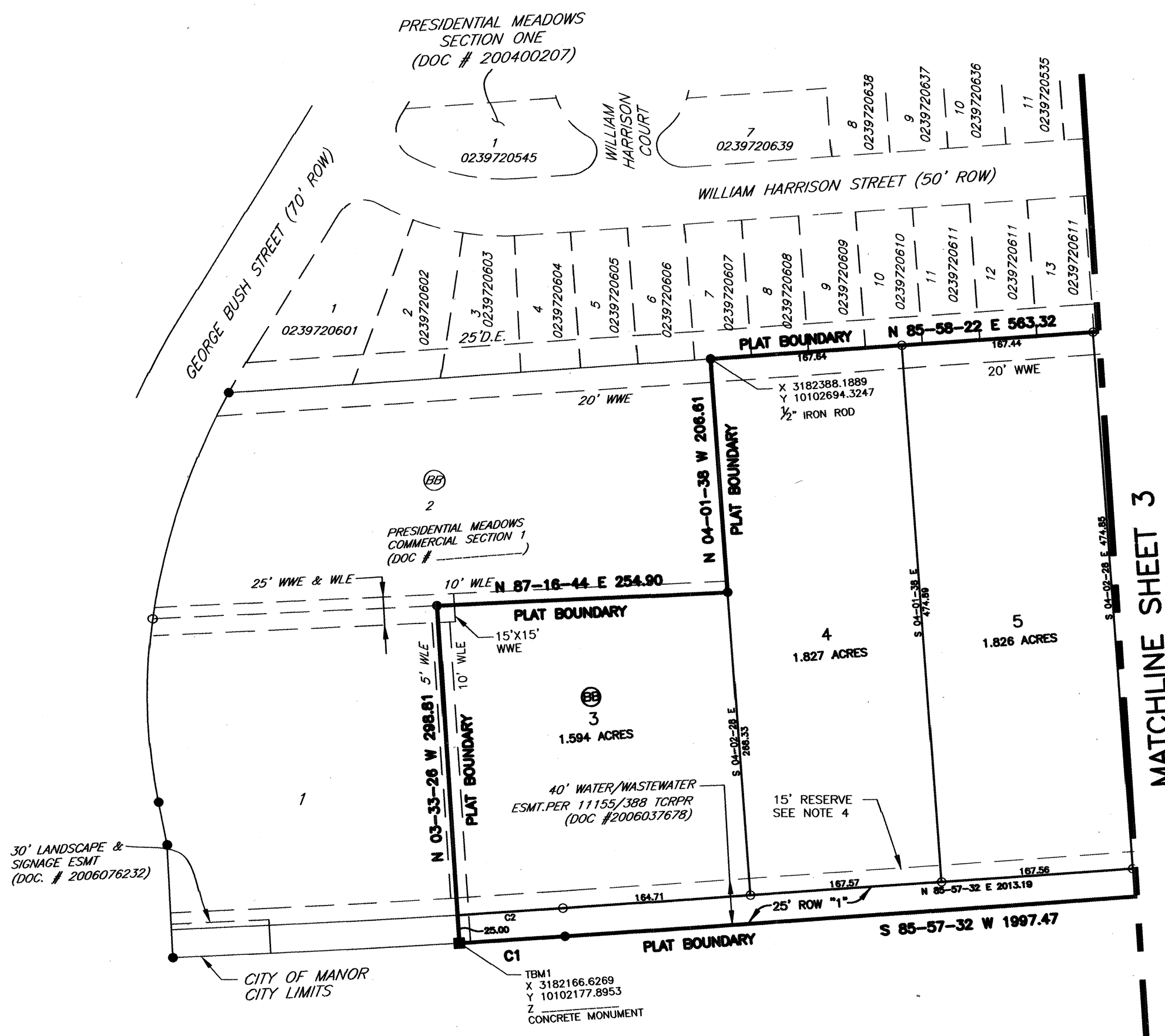


SCALE: 1"=100'

LEGEND

- SET IRON ROD
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD

PROPOSED ACREAGE AND USAGE		
DEDICATED ROW	ACRES	
1	1.204	
LOTS	ACRES	DESCRIPTION / USE
2	32.744	COMMERCIAL LOTS BLOCK BB
TOTAL ACREAGE	33.948 ACRES	



PROPERTY OWNERS

GEO NUMBER	OWNER
GREENBURY PH 1-A	
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	
0239720601	CONTINENTAL HOMES OF TEXAS LP
0239720602	CONTINENTAL HOMES OF TEXAS LP
0239720603	CONTINENTAL HOMES OF TEXAS LP
0239720604	CONTINENTAL HOMES OF TEXAS LP
0239720605	CONTINENTAL HOMES OF TEXAS LP
0239720606	CONTINENTAL HOMES OF TEXAS LP
0239720607	CONTINENTAL HOMES OF TEXAS LP
0239720608	CONTINENTAL HOMES OF TEXAS LP
0239720609	CONTINENTAL HOMES OF TEXAS LP
0239720610	BRIGGS, ROY L
0239720611	FULGHAM, GARY
0239720545	CONTINENTAL HOMES OF TEXAS LP
0239720539	CONTINENTAL HOMES OF TEXAS LP
0239720538	CONTINENTAL HOMES OF TEXAS LP
0239720537	CONTINENTAL HOMES OF TEXAS LP
0239720536	HOUSTON, CLAYTON O & BEVERLY A

- 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 H2O)
 - 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.
 - ALL LOTS SHOWN HEREON ARE COMMERCIAL ONLY.
 - A 15' RESERVE IS HEREBY DESIGNATED ALONG THE 25' DEDICATED RIGHT OF WAY ADJACENT TO US 290.

**PRESIDENTIAL MEADOWS
COMMERCIAL SECTION 2
FINAL PLAT
SHEET 2 OF 5**

PROPERTY OWNERS

GEO. NUMBER OWNER

PRESIDENTIAL MEADOWS SECTION 2

0239720614	BINDSEIL ELISE & WILLIAM A	0239720731	SANCHEZ GLORIA
0239720615	CONTINENTAL HOMES OF TEXAS L P	0239720732	TRUSSELL DERRICK R & SANDRA A
0239720616	ONALLE CARLOS J & HOLLY JO	0239720733	HAWES LUCIOUS SIMMONS & GENEVA
0239720617	GOLDSTEIN ERIC	0239720734	BLUE KEITH
0239720618	GOLDSTEIN ERIC S	0239720735	FRUCIANO MICHAEL
0239720619	JOHNSON SANDRA M	0239720736	TAYLOR-WILEY ANYA E
0239720620	LAKE-SIDE HOLDINGS GROUP LLC	0239720737	DE HOYOS RODOLPHO A & BERENICE
0239720621	ORTIZ ISMAEL	0239720738	GUERRERO JOSE & DELIA
0239720622	KERR ANITA & EDWARD W	0239720739	OLETA IVAN
0239720623	WATERMAN MARVIN	0239720740	GILL ISRAEL & CYNTHIA
0239720624	DINSMORE JAMES R & BARBARA D	0239720741	VISSER DAVID
0239720534	FRUCIANO MICHAEL	0239720742	BLUE KEITH
0239720533	DESHAY-WILLIAMS BRANDI &	0239720743	MARTINEZ ANA E
0239720532	MARTINEZ ANGEL C & ROSA CASTRO	0239720744	DINSMORE JAMES R & BARBARA D
0239720531	AMARO CHRIS	0239720745	CALDWELL VIRGINIA G
0239720529	MONDRAGON JOAQUIN &	0239720807	SVWV MANOR LIMITED PARTNERSHIP
0239720528	VISSER DAVID J	0239720808	SVWV MANOR LIMITED PARTNERSHIP
0239720527	CAESAR ALTON & VALERIE	0239720809	SVWV MANOR LIMITED PARTNERSHIP
0239720526	SAAD HARIZAL	0239720810	SVWV MANOR LIMITED PARTNERSHIP
0239720525	SVWV MANOR LIMITED PARTNERSHIP	0239720811	KIRSHNER HOWARD B
0239720524	JONES JENNA DIANA &	0239720812	READER SAMANTHA D
0239720523	SOAB HOLLY R & ADAM D	0239720813	MILLER MICHAEL LEN
0239720522	BINDSEIL ELISE MARIE	0239720814	JOHNSON MARIAN A
0239720521	JONES JASON MATTHEW &	0239720815	VANDER MEULEN BRIAN L
0239720520	SEPHUS PEGGY L		
0239720519	ALLEN ANGELAND D &		
0239720518	MAROTTA EMILIO V		

NOTES:

1. LOT SETBACK REQUIREMENTS

FRONT YARD SETBACK 25 FT.
SIDE YARD SETBACK 7 FT.
STREET SIDE YARD SETBACK 15 FT.
REAR YARD SETBACK 15 FT.

2. WATER SERVICE AND WASTEWATER SERVICE

TO BE PROVIDED BY COTTONWOOD CREEK MUD NO.1 (METRO H2O)

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. ALL LOTS SHOWN HEREON ARE COMMERCIAL ONLY.

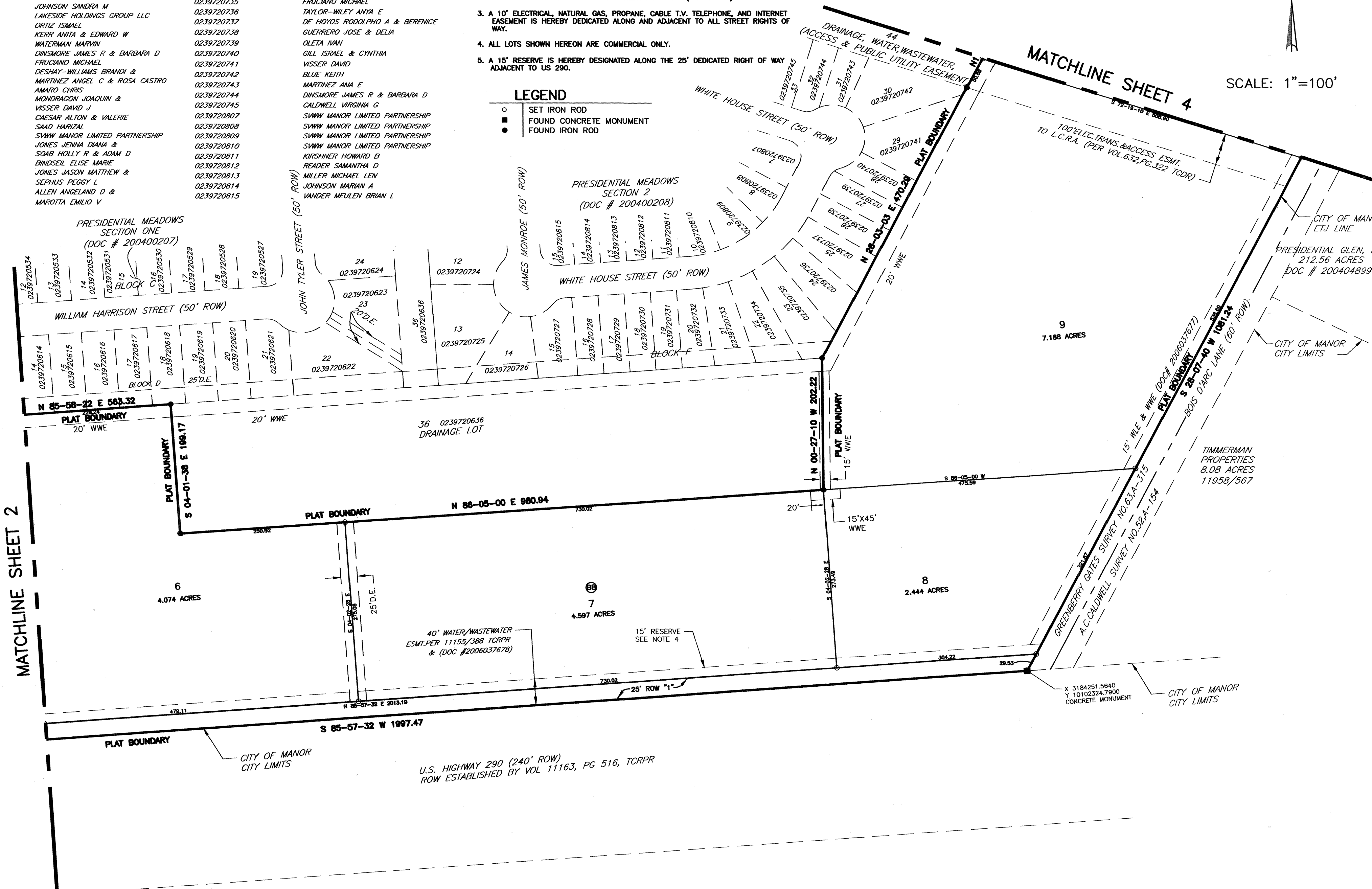
5. A 15' RESERVE IS HEREBY DESIGNATED ALONG THE 25' DEDICATED RIGHT OF WAY ADJACENT TO US 290.

LEGEND

- SET IRON ROD
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD



SCALE: 1"=100'



MATCHLINE SHEET 2

MATCHLINE SHEET 4

TEXANA MACHINERY CORP.
6.00 ACRES
12336/915

PRESIDENTIAL MEADOWS
COMMERCIAL SECTION 2
FINAL PLAT
SHEET 3 OF 5

200700028

PROPERTY OWNERS

GEO. NUMBER OWNER

PRESIDENTIAL MEADOWS SECTION 2

02.39720768 MARTIN STUART K & PAULA P
02.39720769 SMM MANOR LIMITED PARTNERSHIP
02.39720301 CONTINENTAL HOMES OF TEXAS LP

NOTES:

1. LOT SETBACK REQUIREMENTS

FRONT YARD SETBACK 25 FT.
SIDE YARD SETBACK 7 FT.
STREET SIDE YARD SETBACK 15 FT.
REAR YARD SETBACK 15 FT.

2. WATER SERVICE AND WASTEWATER SERVICE
TO BE PROVIDED BY COTTONWOOD CREEK MUD NO.1 (METRO H20)

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. ALL LOTS SHOWN HEREON ARE COMMERCIAL ONLY.

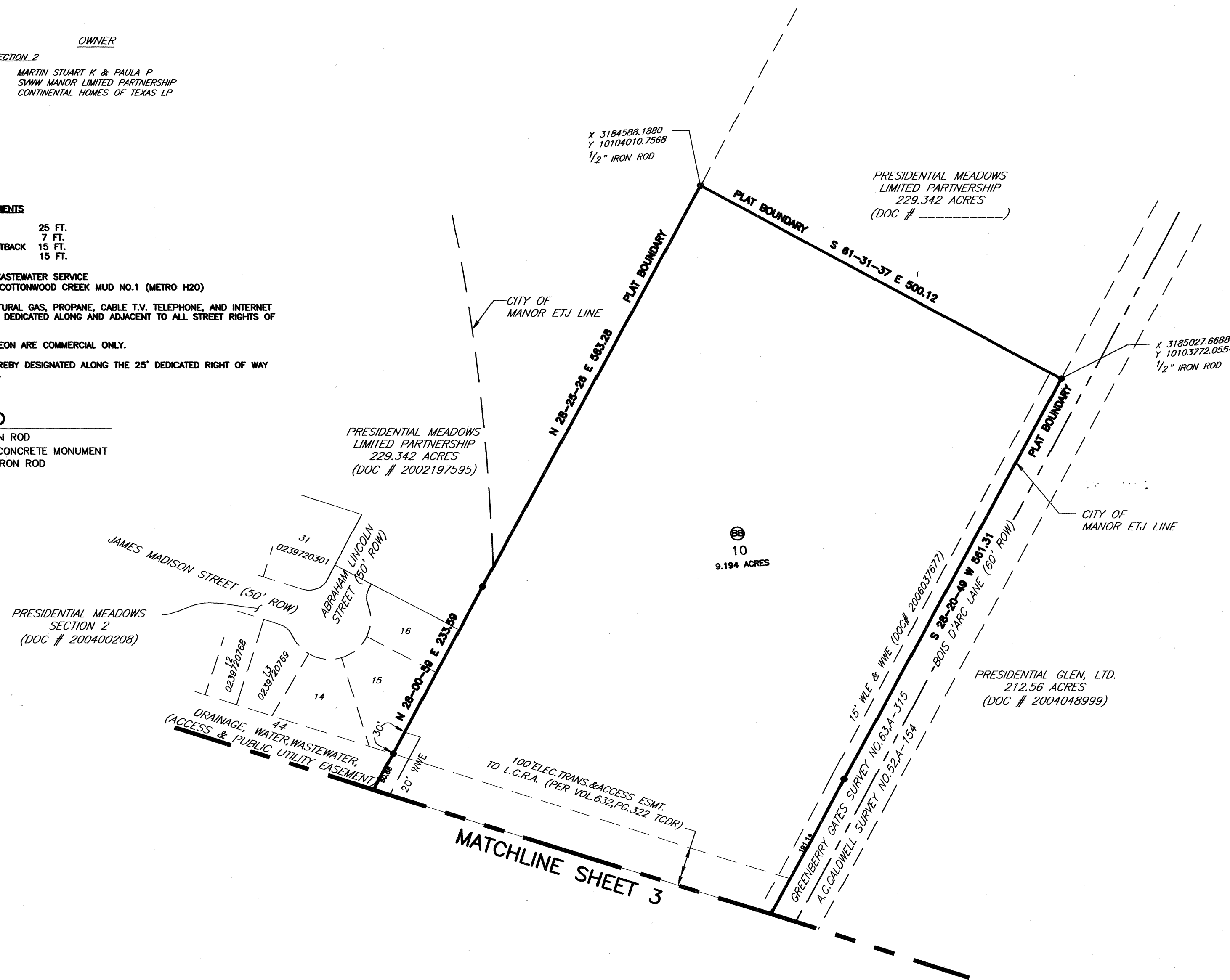
5. A 15' RESERVE IS HEREBY DESIGNATED ALONG THE 25' DEDICATED RIGHT OF WAY
ADJACENT TO US 290.

LEGEND

- SET IRON ROD
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD



SCALE: 1"=100'



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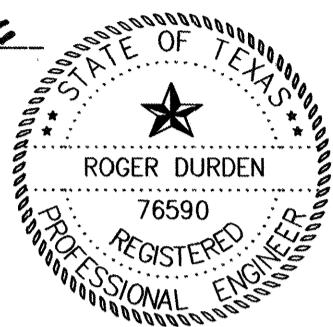
PRESIDENTIAL MEADOWS
COMMERCIAL SECTION 2
FINAL PLAT
SHEET 4 OF 5

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) 484530055E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993, COMMUNITY #481026.

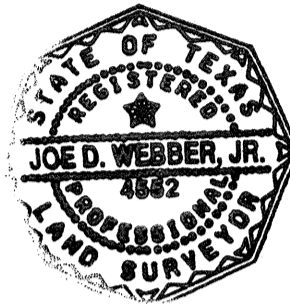
ROGER DURDEN 12/8/2006 DATE REGISTERED PROFESSIONAL ENGINEER NO. 76590



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. 12-8-06 DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4552



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 2" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 33.948 ACRES OF SAID LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "PRESIDENTIAL MEADOWS COMMERCIAL SECTION 2" 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.

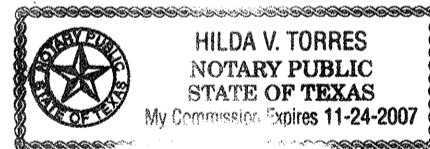
WITNESS MY HAND THIS DAY OF December 12, 2006 A.D.

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 12th DAY OF December, 2006.



Hilda V. Torres

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MANOR ON THIS THE 10 DAY OF Dec, 2006.

ACCEPTED AND APPROVED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF MANOR, ON THIS THE 10 OF Dec 2006 A.D.

APPROVED: [Signatures] CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, ON THIS THE 20 OF Dec 2006 A.D.

APPROVED: [Signatures] MAYOR 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 DEBEAUVOR, CLERK OF THE COUNTY COURT, OR TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 19th DAY OF December 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 21st DAY OF January 2007 A.D.

DANA DEBEAUVOR, CLERK OF COURT TRAVIS COUNTY, TEXAS

DEPUTY [Signature] G. Porter

THE STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 21st DAY OF January 2007 A.D. AT 1:37 O'CLOCK P.M., DULY RECORDED ON THE 21st DAY OF January 2007 A.D. AT 1:57 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE-IN DOCUMENT NUMBER 200624774 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 21st DAY OF January 2007 A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY [Signature]

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

12-21-06 [Signature] 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. 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. LOT 5 AND 8 ARE DENIED DIRECT ACCESS TO US 290, PER TXDOT'S OCTOBER 4, 2006 LETTER.
17. JOINT USE ACCESS IS GRANTED BETWEEN LOTS 3 THRU 10 AS PER DOCUMENT # 200624-774.