TRV 201400248
3 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: PRESIDENTIAL GLEN, PHASE 3

OWNERS NAME: LGI HOMES, TEXAS LLC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE- 2014160360

RETURN:

JAY ENGINEERING
PO BOX 1220
LEANDER, TX. 78646

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Oct 24, 2014 10:15 AM 201400248
PEREZTA: $102.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

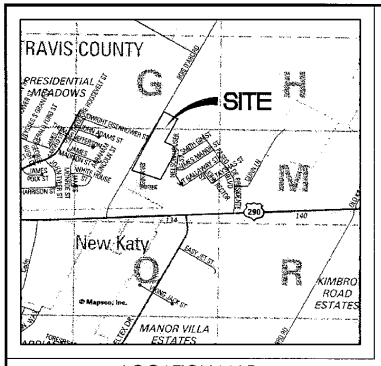
20140248

10-24-14

$102.00

FINAL PLAT
OF
PRESIDENTIAL GLEN, PHASE 3

A 14.537 ACRE, OR 633,217 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF A CALLED 14.537 ACRE TRACT, CONVEYED TO LGI HOMES, TEXAS LLC., RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATE IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TEXAS.



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'

0' 100' 200' 300'

OWNER/SUBDIVIDER:

LGI HOMES, TEXAS LLC.
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.9999600016

LOT SUMMARY:

TOTAL SINGLE FAMILY LOTS (73):	10.800 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	2.866 ACRES
TOTAL OPEN SPACE/DRAINAGE & UTILITY LOTS (4)	0.871 ACRES
TOTAL SUBDIVISION ACREAGE:	14.537 ACRES

LINEAR FEET OF NEW STREET:

CABINET DRIVE:	448 LF
CLARA MARTIN ROAD:	1189 LF
DENTON LINE DRIVE:	295 LF
FREEDOM HILL LANE:	460 LF
TOTAL:	2392 LF

WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY PRESIDENTIAL GLEN MUD NO. 1

LEGEND

⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR) ⊘	FOUND 1/2" IRON ROD WITH CAP
o	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
[A]	LOT TYPE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
SB	SETBACK
- - - - -	SIDEWALK (SEE GENERAL NOTE No. 4)

SITE BENCHMARKS:

BM #1: TxDOT BRASS RIGHT-OFWAY DISK LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 290 (STA 262+88.45, 159-FEET LEFT) WITH THE WEST RIGHT-OF-WAY OF BOIS D' ARC ROAD - NAD 83 GRID COORDINATES
N: 10102329.6
E: 3184316.78
ELEVATION = 544.08'

BENCHMARK NO. 1
TxDOT BRASS DISC
NAD 83 GRID COORDINATES
N: 10102329.6
E: 3184316.78
ELEV. 544.08

SHEET 1 OF 3

DATE OF PRINT: JUNE 16, 2014
SUBMITTED: JUNE 2014

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

SUBDIVISION PLAT OF PRESIDENTIAL GLEN, PHASE 3

Date: Sep 19, 2014, 1:35pm User ID: Gbavon
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2014002348

FINAL PLAT
OF
PRESIDENTIAL GLEN, PHASE 3

A 14.537 ACRE, OR 633,217 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF A CALLED 14.537 ACRE TRACT, CONVEYED TO LGI HOMES, TEXAS LLC., RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATE IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TEXAS.

SUBDIVISION PLAT OF PRESIDENTIAL GLEN, PHASE 3

FIELD NOTES

FOR

A 14.537 acre, or 633,217 square feet more or less, tract of land, being all of a called 14.537 acre tract, conveyed to LGI Homes, Texas LLC., recorded in Document No. 2014012328 of the Official Public Records of Travis County, Texas, situate in the A.C. Caldwell Survey No. 52, Abstract 154, in the City of Manor, Travis County, Texas. Said 14.537 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System Established for the Central Zone:

BEGINNING: At a set ½" iron rod with cap marked "Pape-Dawson", the northwest corner of said 14.537 acre tract, the southwest corner of Presidential Glen, Phase 2 recorded in Document No. 201300230 of the Official Public Records of Travis County, Texas and a point in the southeast right of way line of Bois D'Arc Road, a variable width right of way;

THENCE: S 61°31'56" E, departing the southeast right of way line of said Bois D'Arc Road, along and with the northeast line of said 14.537 acre tract and the southwest line of said Presidential Glen, Phase 2, for a distance of 315.13 feet to a set ½" iron rod with cap marked "Pape-Dawson", the northeast corner of said 14.537 acre tract and a southwest corner of said Presidential Glen, Phase 2;

THENCE: S 28°28'48" W, along and with a southeast line of said 14.537 acre tract and a northwest line of said Presidential Glen, Phase 2, a distance of 540.07 feet to a set ½" iron rod with cap marked "Pape-Dawson", a northeast corner of said 14.537 acre tract and a southwest corner of said Presidential Glen, Phase 2;

THENCE: Along and with a northeast line of said 14.537 acre tract and a southwest line of said Presidential Glen, Phase 2 Final Plat the following calls and distances:

S 61°26'48" E, a distance of 100.01 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 70°21'23" E, a distance of 71.16 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 29°12'55" E, a distance of 121.98 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 10°35'20" W, a distance of 54.86 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 28°32'42" W, along and with a southeast line of said 14.537 acre tract and a northwest line of said Presidential Glen, Phase 2, at a distance of 64.96 feet passing the southwest corner of said Presidential Glen, Phase 2 and the northwest corner of Presidential Glen, Phase 1A, recorded in Document No. 200700238 of the Official Public Records of Travis County, Texas, continuing along and with the west line of said Presidential Glen, Phase 1A, for a total distance of 606.47 feet to a found mag nail with washer marked "Pape-Dawson", the southwest corner of said Presidential Glen, Phase 1A, the southeast corner of said 14.537 acre tract and a point in the north line of a called 58.016 acre tract recorded in Document No. 200700238 of the Official Public Records of Travis County, Texas, conveyed to West Elgin Development Corporation in Document No. 2007166345 of the Official Public Records of Travis County, Texas;

THENCE: N 72°22'57" W, along and with the south line of said 14.537 acre tract and the north line of said called 58.016 acre tract, a distance of 615.31 feet to a found ½" iron rod with cap marked "Bury and Partners", the southwest corner of said called 14.537 acre tract, the northwest corner of said called 58.016 acre tract and a point in the southeast right of way line of said Bois D'Arc Road;

THENCE: N 28°27'44" E, along and with the northwest line of said 14.537 acre tract and the southeast right of way line of said Bois D'Arc Road, a distance of 1369.02 feet to the POINT OF BEGINNING and containing 14.537 acres in the City of Manor, Texas. Said tract being described in accordance with a survey prepared under Job No. 50805-00 by Pape-Dawson Engineers, Inc.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N73°27'44"E	21.21'	23.56'
C2	15.00'	90°00'00"	S16°32'16"E	21.21'	23.56'
C3	15.00'	42°50'00"	S82°57'16"E	10.95'	11.21'
C4	60.00'	175°40'01"	S16°32'16"E	119.91'	183.98'
C5	15.00'	42°50'00"	S49°52'45"W	10.95'	11.21'
C6	15.00'	42°50'00"	S7°02'44"W	10.95'	11.21'
C7	60.00'	164°47'37"	S68°01'33"W	118.94'	172.57'
C8	15.00'	42°50'00"	N50°59'39"W	10.95'	11.21'
C9	15.00'	42°50'00"	S86°10'21"W	10.95'	11.21'
C10	60.00'	186°32'24"	N21°58'27"W	119.80'	195.34'
C11	15.00'	42°50'00"	N49°52'45"E	10.95'	11.21'
C12	15.00'	90°00'00"	N16°32'16"W	21.21'	23.56'
C13	15.00'	90°00'00"	N16°32'16"W	21.21'	23.56'
C14	15.00'	90°00'00"	S73°27'44"W	21.21'	23.56'
C15	15.00'	100°52'23"	S21°58'27"E	23.13'	26.41'
C16	15.00'	79°07'37"	N68°01'33"E	19.11'	20.72'
C17	15.00'	90°00'00"	S73°27'44"W	21.21'	23.56'
C18	15.00'	90°00'00"	N16°32'16"W	21.21'	23.56'
C19	60.00'	12°47'41"	S82°01'34"W	13.37'	13.40'
C20	15.00'	42°50'00"	N82°57'16"W	10.95'	11.21'
C21	60.00'	43°43'04"	N59°43'03"W	44.68'	45.78'
C22	60.00'	34°12'33"	N30°45'15"W	35.29'	35.82'
C23	60.00'	34°12'33"	N3°27'19"E	35.29'	35.82'
C24	15.00'	42°50'00"	N48°52'45"E	10.95'	11.21'
C25	60.00'	26°06'42"	N58°14'24"E	27.11'	27.34'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	60.00'	24°37'28"	N32°52'19"E	25.59'	25.79'
C27	60.00'	30°20'53"	N0°48'10"E	31.41'	31.78'
C28	15.00'	42°50'00"	N7°02'44"E	10.95'	11.21'
C29	60.00'	24°37'14"	N28°17'14"E	25.58'	25.78'
C30	60.00'	34°11'55"	N57°41'49"E	35.28'	35.81'
C31	60.00'	44°28'01"	S82°58'13"E	45.41'	46.57'
C32	15.00'	42°50'00"	S50°59'39"E	10.95'	11.21'
C33	60.00'	31°09'34"	S45°09'26"E	32.23'	32.63'
C34	60.00'	40°20'16"	N84°55'29"E	41.37'	42.24'
C35	15.00'	42°50'00"	N86°10'21"E	10.95'	11.21'
C36	60.00'	34°56'37"	S57°26'04"E	36.03'	36.59'
C37	60.00'	34°12'33"	S22°51'29"E	35.29'	35.82'
C38	60.00'	34°12'23"	S11°20'59"W	35.29'	35.82'
C39	60.00'	42°50'34"	S49°52'28"W	43.83'	44.86'
C40	15.00'	39°00'39"	S51°47'25"W	10.02'	10.21'
C41	15.00'	90°00'00"	S16°32'16"E	21.21'	23.56'
C42	15.00'	90°00'00"	N73°27'44"E	21.21'	23.56'
C43	15.00'	90°00'00"	S16°32'16"E	21.21'	23.56'
C44	15.00'	79°07'37"	S68°01'33"W	19.11'	20.72'
C45	15.00'	100°52'23"	N21°58'27"W	23.13'	26.41'

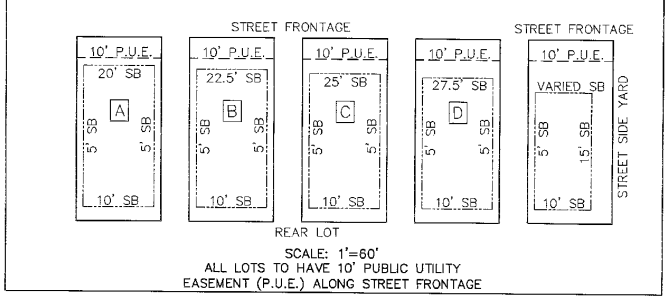
LINE TABLE

LINE #	BEARING	LENGTH
L1	S61°26'48"E	100.01'
L2	S70°21'23"E	71.16'
L3	S29°12'55"E	121.98'
L4	S10°35'20"W	54.86'
L5	S43°54'54"W	21.00'
L6	S61°06'25"W	31.80'
L7	S29°12'55"E	18.59'
L8	S28°32'42"W	31.01'
L9	N69°26'25"W	101.68'
L10	S28°32'42"W	25.24'
L11	S68°50'08"E	83.89'
L12	S72°00'23"E	19.77'
L13	N28°27'44"E	12.60'
L14	N49°26'20"W	76.14'
L15	N61°32'16"W	6.74'
L16	N45°29'39"W	20.53'
L17	N28°27'44"E	6.16'
L18	S28°32'42"W	25.56'
L19	N49°26'20"W	103.09'
L20	S72°24'39"E	11.15'

LINE TABLE

LINE #	BEARING	LENGTH
L21	S72°24'39"E	1.62'
L22	N72°22'57"W	25.45'
L23	N61°32'16"W	25.00'
L24	S61°32'16"E	25.00'
L25	S61°31'56"E	25.00'
L26	S28°28'48"W	40.06'
L27	S28°27'44"W	9.92'
L28	N28°27'44"E	50.93'
L29	N28°27'44"E	6.05'
L30	N28°27'44"E	44.87'
L31	N28°27'44"E	12.09'
L32	S28°27'44"W	38.83'
L33	S28°27'44"W	18.13'
L34	S28°27'44"W	32.79'
L35	S28°27'44"W	24.17'
L36	S28°27'44"W	26.75'
L37	S28°27'44"W	30.21'
L38	S28°27'44"W	20.71'

BUILDING SETBACK REFERENCE BY LOT TYPE



SCALE: 1"=60'
ALL LOTS TO HAVE 10' PUBLIC UTILITY EASEMENT (P.U.E.) ALONG STREET FRONTAGE

Lot Type Summary Table					
Lot Type	**A**	**B**	**C**	**D**	**TOTAL**
TOTAL LOTS	30	15	14	14	73
PERCENT (%)	40%	20%	20%	20%	100%

PARKLAND				
33 ACRES OF PARKLAND WITHIN THE 414 ACRE DEVELOPMENT	PHASE 1A (57.50 ACRES)	PHASE 2 (26.38 ACRES)	PHASE 3 (14.537 ACRES)	TOTAL
REQUIRED (% OF TOTAL AREA)	4.60	2.11	1.16	7.87
PARKLAND-PROPOSED	4.40	3.81	0.00	8.21
EXCESS AVAILABLE FOR CREDIT FOR FUTURE PHASES	(0.20)	1.70	(1.16)	0.34

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

Date: Sep 19, 2014, 1:35pm User ID: GDixon
File: H:\Survey\Civil\50805-03\PLAT\P50805-03.dwg

20140048

FINAL PLAT
OF
PRESIDENTIAL GLEN, PHASE 3

A 14.537 ACRE, OR 633,217 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF A CALLED 14.537 ACRE TRACT, CONVEYED TO LGI HOMES, TEXAS LLC., RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATE IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TEXAS.

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ slb Montgomery

WHEREAS, LGI HOMES, TEXAS LLC., THE OWNER OF 14.537 ACRES OF LAND OUT OF THE A.C. CALDWELL SURVEY No. 52, ABSTRACT No. 154 OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING ALL OF A 14.537 ACRE TRACT OF LAND CONVEYED TO US BY DEED RECORDED IN DOCUMENT No. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT OF 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 GLEN PHASE 3" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 14.537 ACRES OF SAID LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS PRESIDENTIAL GLEN PHASE 3" 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 September, 2014 A.D.

LGI HOMES, TEXAS LLC.
BY: JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380

9-30-14
DATE

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ slb Montgomery

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK LIPAR, 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 30th
DAY OF September, 2014

Sondra LeByer

I, LARRY MAYNARD SENIOR VP, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PRESIDENTIAL GLEN, PHASE 3, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN THE COUNTY CLERK'S FILE #2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS, COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY:

THE STATE OF Texas
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Maynard, SVP TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, KNOWN TO ME TO BE THE PERSON 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 THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2 DAY OF October, 2014.

Atanacio C Serna
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

ATANACIO C. SERNA
Notary Public, State of Texas
My Commission Expires
January 06, 2015

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, 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.

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222

Sept. 29, 2014
DATE

STATE OF TEXAS
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION

I, JAMES A. HUFFCUT, Jr., 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) No. 48453C0485E, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY #481027.

JAMES A. HUFFCUT, Jr.
REGISTERED PROFESSIONAL ENGINEER No. 55253

9.29.14
DATE

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
PROFESSIONAL ENGINEER

WATER AND WASTEWATER:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF PRESIDENTIAL GLEN M.U.D. AND SAID M.U.D. HAS WATER AND WASTEWATER SERVICE AVAILABLE UPON COMPLETION OF FACILITIES BY THE DEVELOPER.

9-29-14
DATE

Ken Schroeder
KENNETH SCHROEDER, PE., M.U.D. ENGINEER
SCHROEDER ENGINEERING CO.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE 14TH DAY OF OCTOBER, 20 14.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE 14TH DAY OF OCTOBER, 20 14.

APPROVED: ATTEST:

MARY ANN PARKER, CHAIRPERSON — FRANCES AQUILAR, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE 15TH DAY OF OCTOBER, 20 14.

APPROVED: ATTEST:

RITA JONSE, MAYOR — FRANCES AQUILAR, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE 24th DAY OF October, 20 14 AT 10:15 O'CLOCK A M, DULY

RECORDED ON THE 24th DAY OF October, 20 14 AT 10:15 O'CLOCK A M, IN

THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. 201400248, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 24th DAY OF October, 20 14 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
BY:
MICHAEL P. GONZALES, DEPUTY

GENERAL NOTES:

1. PROPERTY OWNER OR HIS/HER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND PUBLIC UTILITY LOT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OR MANOR, AND TRAVIS COUNTY, FOR INSPECTION OR MAINTENANCE OF SAID LOT.
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 TV., TELEPHONE, WATER, WASTEWATER AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
4. PUBLIC SIDEWALKS, BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THERE 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 CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THIS CITY OF MANOR.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WITH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. ALL LOTS IN THE SUBDIVISION NOT DESIGNATED AS SINGLE FAMILY WILL BE MAINTAINED BY PRESIDENTIAL GLEN COMMUNITY AND ITS SUCCESSORS AND ASSIGNS.
7. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PRESIDENTIAL DEVELOPMENT AGREEMENT.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIES UNTIL CONNECTION IS MADE TO PRESIDENTIAL GLEN M.U.D WATER AND WASTEWATER SYSTEM.
9. 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.
10. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
11. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE ENVIRONMENTAL CRITERIA MANUAL.
12. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
13. 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.
14. THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT 2007161897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
15. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.

VARIANCES:
(APPROVED VARIANCES ACCORDING TO PRESIDENTIAL GLEN SUBDIVISION DEVELOPMENT AGREEMENT EXHIBIT "F" DEVELOPMENT STANDARDS, DATED JANUARY 18, 2012

1. MINIMUM LOT AREAS OF THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOT WILL BE AS FOLLOWS:
   - 1.a. 15% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 6,700 SQUARE FEET.
   - 1.b. 60% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 5,500 SQUARE FEET.
   - 1.c. 25% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 4,500 SQUARE FEET.
2. EXCEPT FOR CUL-DE-SAC LOTS, THE MINIMUM LOT WIDTH, MEASURED AT THE FRONT PROPERTY LINE, FOR THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS WILL BE AS FOLLOWS:
   - 2.a. 15% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM OF 60 FEET LOT WIDTH.
   - 2.b. 60% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM OF 50 FEET LOT WIDTH.
   - 2.c. 25% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM OF 40 FEET LOT WIDTH.
3. THE MINIMUM LOT WIDTH FOR SINGLE-FAMILY RESIDENTIAL CUL-DE-SAC LOTS, MEASURED AT THE FRONT PROPERTY LINE, WILL BE 30 FEET.
4. SINGLE-FAMILY RESIDENTIAL LOTS ARE NOT REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
5. SIDE LOT LINES ARE NOT REQUIRED TO PROJECT AWAY FROM THE FRONT LINE AT APPROXIMATELY RIGHT ANGLES TO THE STREET LINES AND RADIAL TO CURVED STREET LINES.
6. THE FRONT SETBACKS, MEASURED FROM THE FRONT PROPERTY LINE, FOR THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS WILL BE AS FOLLOWS:
   - 6.a. 40% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 20 FEET FROM THE FRONT PROPERTY LINE.
   - 6.b. 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 22.5 FEET FROM THE FRONT PROPERTY LINE.
   - 6.c. 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 25 FEET FROM THE FRONT PROPERTY LINE.
   - 6.d. 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 27.5 FEET FROM THE FRONT PROPERTY LINE.
7. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
8. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SETBACK OF TEN (10) FEET FOR EACH LOT.
9. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM STREET SIDE SETBACK OF FIFTEEN (15) FEET FROM ADJACENT STREET.
10. DEVELOPERS WILL DEDICATE NO LESS THAN 33 ACRES OF LAND WITHIN THE PROPERTY TO THE PRESIDENTIAL GLEN MUNICIPAL DISTRICT FOR USE AS PARKS OR PUBLIC RECREATIONAL FACILITIES.
11. A PRELIMINARY OR FINAL PLAT FILED WITH THE CITY WILL SHOW ANY PROPERTY WITHIN THAT PRELIMINARY OR FINAL PLAT THAT WILL BE DEDICATED TO THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT.
12. DEDICATION OF PARKLAND TO THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT WILL SATISFY ANY REQUIREMENT IN CITY ORDINANCES FOR DEDICATION OF PARKLAND TO THE CITY.
13. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AS PART OF A PRELIMINARY PLAT SUBMITTAL TO SHOW THE SIGNIFICANT TREES LOCATED WITHIN THE BOUNDARIES OF ANY PROPOSED OVEN SPACE, PARKLAND AND OTHER UNDISTURBED AREAS. AN ON-THE-GROUND TREE SURVEY MUST BE PERFORMED AND A TREE SURVEY MAP MUST BE SUBMITTED WITH A PRELIMINARY PLAT SUBMITTAL TO SHOW ANY SIGNIFICANT TREES WITHIN THE BOUNDARIES OF ANY PROPOSED DISTURBED AREAS. THE SURVEY MAP MUST INCLUDE THE NUMBER OF SIGNIFICANT TREES, THE SPECIES OF SIGNIFICANT TREES, THE SIGNIFICANT TREE DIAMETERS, THEIR CRITICAL ROOT ZONES, THE SIGNIFICANT TREE TO REMAIN DURING CONSTRUCTION, AND THE SIGNIFICANT TREES DESIGNATED TO BE REMOVED DURING CONSTRUCTION.
14. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH REMOVED WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUCH BE REPLACES AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
15. THE CONSTRUCTION OF SIDEWALKS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT. BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS.
16. THE IMPROVEMENTS TO AND DEDICATIONS OF RIGHT-OF-WAY TO BOIS D'ARC LANE SHALL BE THOSE REQUIRED BY TRAVIS COUNTY.
17. TWENTY-FIVE FEET (25') OF RIGHT-OF-WAY SHALL BE DEDICATED ALONG HIGHWAY 290 FOLLOWING THE SOUTHERN BOUNDARY OF THE PROPERTY AT THE TIME OF THE SUBDIVISION OF THOSE PORTIONS OF THE PROPERTY ABUTTING HIGHWAY 290.
18. A 15' WATER LINE EASEMENT SHALL BE CONVEYED TO THE CITY ALONG BOIS D'ARC AT THE TIME OF THE SUBDIVISION OF THOSE PORTIONS OF THE PROPERTY ABUTTING BOIS D'ARC LANE.
19. FOR RESIDENTIAL LOT MAXIMUM HEIGHT LIMITS, LIVING AREA AND FACADES REQUIREMENTS REFER TO THE DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION.

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

SUBDIVISION PLAT OF PRESIDENTIAL GLEN, PHASE 3

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