



LEGEND

- COLLECTOR R.O.W. LIMITS
- PHASE LINES

OWNER: PRESIDENTIAL GLEN, LTD.
 9900 HWY. 290 EAST
 MANOR, TX. 78653
 (512) 327-7415

DEVELOPER: PRESIDENTIAL GLEN, LTD.
 9900 HWY. 290 EAST
 MANOR, TX. 78653
 (512) 327-7415

ENGINEER: BURY+PARTNERS, INC.
 3346 BEE CAVES ROAD,
 SUITE 200
 AUSTIN, TEXAS 78746
 (512) 328-0011

ANTICIPATED DEVELOPMENT SCHEDULE

- PHASE 1 - 2007
- PHASE 2 - 2007
- PHASE 3 - 2008
- PHASE 4 - 2009
- PHASE 5 - 2009
- PHASE 6 - 2010
- PHASE 7 - 2011
- PHASE 8 - 2011
- PHASE 9 - 2012
- PHASE 10 - 2012
- PHASE 11 - 2010
- PHASE 12 - 2007
- PHASE 13 - 2008
- PHASE 14 - 2008
- PHASE 15 - 2009
- PHASE 16 - 2010
- PHASE 17 - 2011
- PHASE 18 - 2011
- PHASE 19 - 2012

PERRY TRACT CONCEPT PLAN

SITE SUMMARY 186.4 ACRES

LAND USE	ACRES	NO. LOTS	LUE'S
SINGLE FAMILY (50' LOT WIDTH)	89.5	396	396
SINGLE FAMILY (60' LOT WIDTH)	45.0	199	199
COMMERCIAL	1.7	1	24*
PARKLAND/OPENSOURCE	11.7	-	2
AMENITY CENTER/PARKLAND	3.7	1	13**
PARKLAND/DRAINAGE EASEMENT	8.4	-	-
LIFT STATION	0.4	1	1
WATER TOWER	0.4	1	1
COLLECTOR R.O.W.	4.5	-	3
BOUNDARY DRAINAGE & UTILITY EASEMENT	2.2	-	-
BOUNDARY R.O.W. DEDICATION	1.8	-	-
TOTALS	169.4	599	636

PRESIDENTIAL GLEN CONCEPT PLAN

SITE SUMMARY 276.3 ACRES (INCLUDES 44.8 ACRES OF ABANDONED GUNN LANE R.O.W.)

LAND USE	ACRES	NO. LOTS	LUE'S
SINGLE FAMILY (40' LOT WIDTH)	82.3	364	364
SINGLE FAMILY (50' LOT WIDTH)	103.2	600	600
SINGLE FAMILY (60' LOT WIDTH)	12.5	62	62
COMMERCIAL	46.4	5	920*
PARKLAND/OPENSOURCE	15.5	-	9
AMENITY CENTER/PARKLAND	3.0	1	13**
PARKLAND/DRAINAGE EASEMENT	20.8	-	-
LIFT STATION	0.3	-	-
COLLECTOR R.O.W.	8.2	-	6
BOUNDARY DRAINAGE & UTILITY EASEMENT	2.1	-	-
BOUNDARY R.O.W. DEDICATION	2.0	-	-
TOTALS	276.3	1,035	1,577

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE WILBARGER AND COTTONWOOD CREEK WATERSHED.

FLOODPLAIN INFORMATION:

PERRY TRACT:
 NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YR. FLOODPLAIN AS SHOWN ON THE APPROVED PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4845360485G, DATED PRELIMINARY FEBRUARY 24, 2006, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

PRESIDENTIAL GLEN:
 NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YR. FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 484530055 E, EFFECTIVE DATE: JUNE 16, 1993, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

PERRY TRACT:
 169.374 ACRES OF LAND, BEING THE SAME TRACT CONVEYED TO PRESIDENTIAL GLEN, LTD. BY DEED OF RECORD IN DOC. NO. XXXXXXXXXX OF THE OFFICIAL PUBLIC RECORDS OF THE TRAVIS COUNTY, TEXAS.

PRESIDENTIAL GLEN:
 OF 212.438 ACRES OF LAND, BEING THE SAME TRACT OF LAND CONVEYED TO PRESIDENTIAL GLEN, LTD. BY DEED OF RECORD IN DOC. NO. 2004048999 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GUNN TRACT:
 63.382 ACRES OF LAND OUT OF THE A.C. CALDWELL SURVEY, NO. 52, ABSTRACT NO. 154, SITUATED IN TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 33.631 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO PETER A. DWYER, RECORDED UNDER DOC. NO. 2005224430 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF THAT CERTAIN 29.731 ACRE TRACT DESCRIBED IN A MEMORANDUM TO PETER A. DWYER, RECORDED UNDER DOCUMENT NO. 2005034918, OF SAID OFFICIAL PUBLIC RECORDS.

BENCHMARK NOTE:

- PERRY TRACT:**
- TBM# 3 RAILROAD SPIKE AT FENCE CORNER POST, INTERSECTION OF THE SOUTH R.O.W. LINE OF TOWER LANE WITH THE WEST R.O.W. OF BOIS D'ARC LANE. ELEVATION = 552.94'
 - TBM# 12 COTTON GIN SPINDLE SET ON ASPHALT +/- 7 FEET SOUTH FROM THE NORTHERLY EDGE OF ASPHALT OF TOWER LANE AND +/- 321+ FEET EAST FROM INTERSECTION OF BOIS D'ARC LANE. ELEVATION = 573.30'
 - TBM# 1 COTTON GIN SPINDLE SET ON ASPHALT +/- 8 FEET WEST FROM THE EASTERLY EDGE OF ASPHALT OF BOIS D'ARC LANE AND +/- 2717 FEET NORTH FROM THE INTERSECTION OF TOWER LANE. ELEVATION = 540.33'
- PRESIDENTIAL GLEN:**
- TBM# 1 LCRA 3" ALUMINUM DISK IN CONCRETE STAMPED A260 LOCATED ALONG THE NORTH ROW LINE OF US 290 500' WEST OF GUNN LANE, APPROX. 5' WEST OF GATE ENTRANCE TO LCRA TRANSMISSION LINE ROW. (NOT SHOWN). ELEVATION = 552.42'
 - TBM# 4 FROM ROD 2" WEST OF FENCE CORNER POST, NORTHEASTERLY CORNER OF 212.438 AC TRACT. ELEVATION = 498.61'
- GUNN TRACT:**
- TBM# 3 IRON ROD WITH CAP FOUND FOR THE SOUTHEASTERLY CORNER OF SUBJECT TRACT +/- 7 FEET WEST FROM THE WESTERLY EDGE OF ASPHALT OF ACCESS DRIVEWAY. ELEVATION = 554.28'
 - TBM# 17 COTTON GIN SPINDLE SET NORTHERLY EDGE OF ASPHALT OF US HWY 290 +/- 1610 FEET WEST FROM THE INTERSECTION OF KIMBRO LANE AND +/- 63 FEET SOUTH FROM SOUTHEASTERLY CORNER OF SUBJECT TRACT. ELEVATION = 545.50'

Bury+Partners
 ENGINEERING SOLUTIONS
 14000 N. MOORE AVE. SUITE 200
 DALLAS, TEXAS 75244
 TEL: (214) 343-1200 FAX: (214) 343-1201
 www.burypartners.com

REVISIONS

NO.	DATE	DESCRIPTION

APPROVALS

DATE	BY	FOR

REVISIONS

DATE _____

BY _____

FOR _____

PROJECT NO.: 1344-03.00

SHEET

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OF

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PRESIDENTIAL GLEN
 MANOR, TRAVIS COUNTY, TEXAS
 PRESIDENTIAL GLEN, LTD.