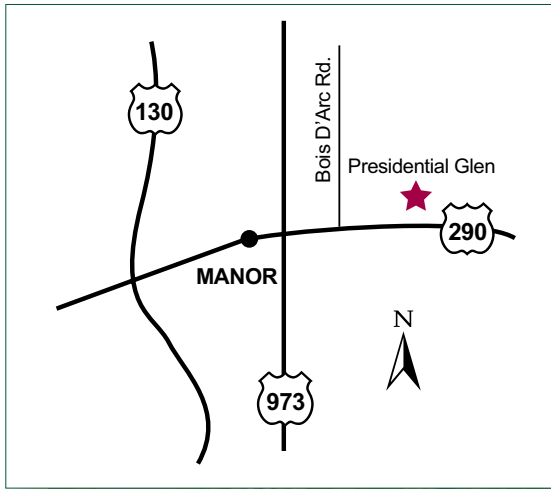


Presidential Glen Commercial

MANOR, TX



DESCRIPTION: Presidential Glen consists of approximately 22.79 acres comprised of 4 commercial lots along Highway 290 East. The commercial properties have approximately a quarter mile of frontage on 290.

PROPERTY TYPE: Commercial frontage

TOTAL AVAILABLE AREA: up to 250,000 s.f.

LOCATION: Located just 2 miles east of downtown Manor on Highway 290 East

ZONING: Heavy Commercial (C-2). This district allows a mix of commercial uses including retail, office, light commercial and similar uses excluding residential and multi-family.

PRICING: \$3.50-6.00/s.f.

TERRAIN: Flat to moderate terrain

UTILITIES: Water and Sewer: City of Manor
 Electric: Bluebonnet Electric
 Cable: AT&T U-verse
 Telephone: SBC

TAXES:

Travis County	.421500
City of Manor	.673400
Travis County Healthcare District	.067400
Manor ISD	1.515000
Austin Comm. College District	.094600
Travis County ESD No. 12	.10000
Presidential Glen MUD	.501900

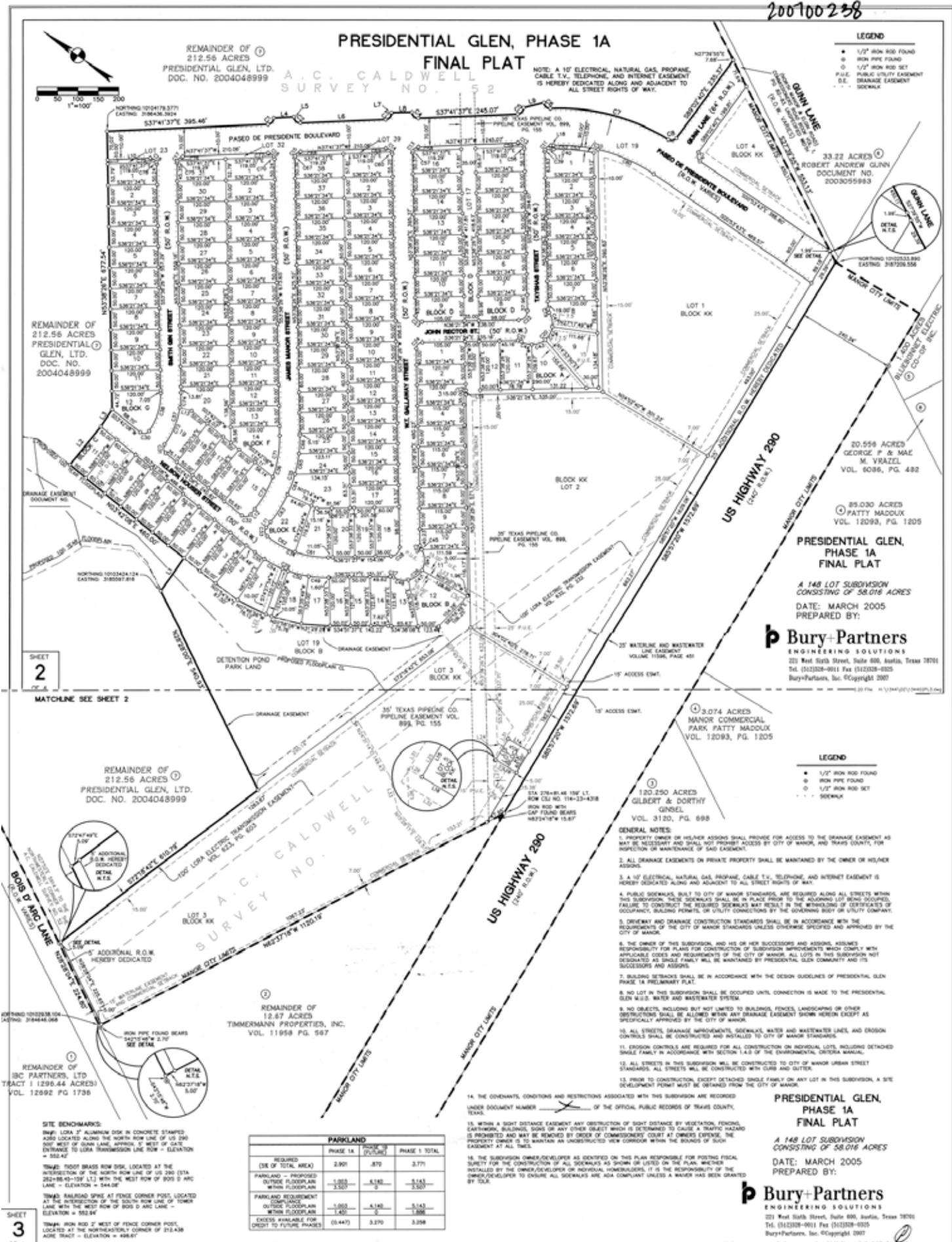


DESC.	PARCEL	ACRES	\$/SQFT	PRICE
Commercial	Lot 1	5.38	\$6.00	\$1,406,117
Commercial	Lot 2	6.61	\$5.00	\$1,439,658
Commercial	Lot 3	9.73	\$3.50	\$1,483,436
Commercial	Lot 4	0.99	\$6.00	\$258,746



All information regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price, terms, prior sale or other disposition or withdrawal without notice.

200100238



PRESIDENTIAL GLEN, PHASE 1A
FINAL PLAT

REMAINDER OF 212.56 ACRES
PRESIDENTIAL GLEN, LTD.
DOC. NO. 2004048999

A.C. CALDWELL
SURVEY NO. 52

NOTE: 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.

- LEGEND**
- 1/2" IRON ROD FOUND
 - IRON PIPE FOUND
 - ⊙ 1/2" IRON ROD SET
 - ⊕ PUBLIC UTILITY EASEMENT
 - ⊖ DRAINAGE EASEMENT
 - ⋯ SIDEWALK



REMAINDER OF 212.56 ACRES
PRESIDENTIAL GLEN, LTD.
DOC. NO. 2004048999

SHEET 2
OF 6
MATCHLINE SEE SHEET 2

REMAINDER OF 212.56 ACRES
PRESIDENTIAL GLEN, LTD.
DOC. NO. 2004048999

REMAINDER OF 12.67 ACRES
TIMMERMANN PROPERTIES, INC.
VOL. 11958 PG. 567

REMAINDER OF 1296.44 ACRES
IBC PARTNERS, LTD
VOL. 12692 PG. 1736

REMAINDER OF 3.074 ACRES
MANOR COMMERCIAL
PARK PATTY MADDOUX
VOL. 12093, PG. 1205

SHEET 3
OF 4

33.22 ACRES
ROBERT ANDREW GUNN
DOCUMENT NO. 2003055983

20.556 ACRES
GEORGE F & MAE
M. VRAZEL
VOL. 6086, PG. 482

85.030 ACRES
PATTY MADDOUX
VOL. 12093, PG. 1205

PRESIDENTIAL GLEN,
PHASE 1A
FINAL PLAT
A 148 LOT SUBDIVISION
CONSISTING OF 58.016 ACRES
DATE: MARCH 2005
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
221 East Sixth Street, Suite 400, Austin, Texas 78701
Tel. (512)208-9911 Fax (512)208-6205
Bury+Partners, Inc. © Copyright 2007

- LEGEND**
- 1/2" IRON ROD FOUND
 - IRON PIPE FOUND
 - ⊙ 1/2" IRON ROD SET
 - ⋯ SIDEWALK

- GENERAL NOTES:**
1. PROPERTY OWNER OR HEIR/LESSEES SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROMISE ACCESS BY CITY OF MANOR, AND TRAVIS COUNTY, FOR PROTECTION OR MAINTENANCE OF SAID EASEMENT.
 2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HEIR/LESSEES.
 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 CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ALLOWING LOT BENCH OCCUPANCY. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING 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 THE 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 WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. ALL LOTS IN THIS 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 DESIGN GUIDELINES OF PRESIDENTIAL GLEN PHASE 1A PRELIMINARY PLAT.
 8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE PRESIDENTIAL GLEN W.D.S. WATER AND WASTEWATER SYSTEM.
 9. NO OBSTACLES, 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 CONTROL 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 ORDERS 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 NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 15. WITHIN A SHORT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EXTERIOR LIGHTING, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSARY COURT AT OWNERS DISCRETION, THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
 16. 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 HOMEOWNERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDR.

PRESIDENTIAL GLEN,
PHASE 1A
FINAL PLAT
A 148 LOT SUBDIVISION
CONSISTING OF 58.016 ACRES
DATE: MARCH 2005
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
221 East Sixth Street, Suite 400, Austin, Texas 78701
Tel. (512)208-9911 Fax (512)208-6205
Bury+Partners, Inc. © Copyright 2007

REQUIRED (SQ. FT. TOTAL AREA)	PARKLAND	
	PHASE 1A	PHASE 1 TOTAL
2,897	879	3,771
1,000	618	1,618
1,897	261	2,158
1,450	0	1,450
(3,447)	3,270	3,258