

**OWNER:**  
WENKAI CHEN  
**ADDRESS:**  
707 NORTH BASTROP ST  
MANOR TX 78653

**Waterloo Surveyors**  
**SURVEY PLAT**  
Topographic & Tree

**WEST LANE AVENUE**  
60' ROW

A1079

RIVER CITY PARTNERS LTD  
20.00 AC  
DOC# 2005128121  
LOT 1 RIATA FORD MANOR

**LEGAL DESCRIPTION:**

THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 223, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**NOTE:**

This survey was made without the benefit of a title commitment and additional easements and/or restrictions may apply

**TREE NOTE:**

Trees as shown on this survey are measured 4.5' above natural grade; the circle represents a simulated root zone with one foot of radius for one inch of tree diameter.

**LEGEND**

- FOUND 1/2" IRON PIPE FIP
- FOUND 1/2" IRON ROD FIR
- FOUND 1/2" IRON ROD W/CAP FIRC
- UTILITY POLE & ELECTRIC LINE
- WATER METER (W)
- SAN SEWER MANHOLE (S)
- FIRE HYDRANT
- TREE SYMBOL W/DRIP LINE

SCALE  
1"=20'

**BENCHMARK BM:**  
Mag nail in asphalt;  
Elevation 542.21' NAVD88

**BEARING BASE**  
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

HACKBERRY hac

**TREE LIST**

T#	TYPE	SIZE
22	elm	29"
29	hac	7 5 5"
30	hac	6 4"
31	hac	10"
32	hac	7"
34	hac	7 4"
35	hac	7 6"
36	hac	8"
37	hac	9 7"
38	hac	10"
39	hac	10 9 8"
42	hac	10 10"
43	hac	12 8"
44	hac	10"
45	hac	8"
46	hac	8"
53	hac	10"
54	elm	10 7"
56	tree?	13"

N79°36'16"W 199.82' TO FIR 59.90' N11°54'53"E

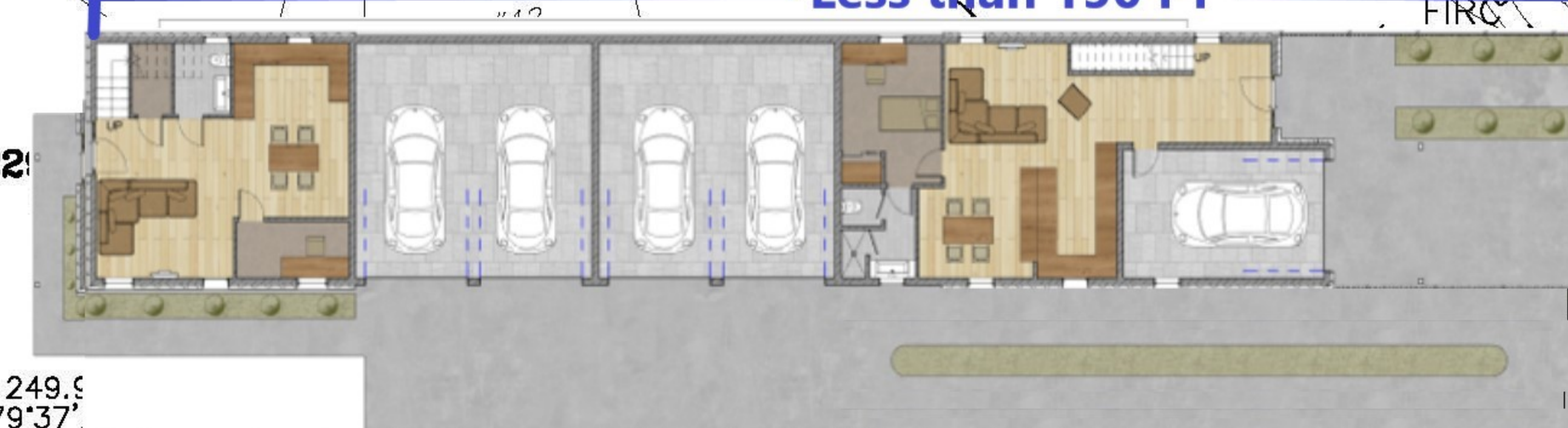
(50') FIR (50') (50') (50') FIR (50')

LOT 6 LOT 7 LOT 8 LOT 9 LOT 10  
WALTER L. ROBINSON  
N 75' LOTS 6-10

(premier) FIRC post

S79°37'39"E 249.99' Less than 150 FT FIRC

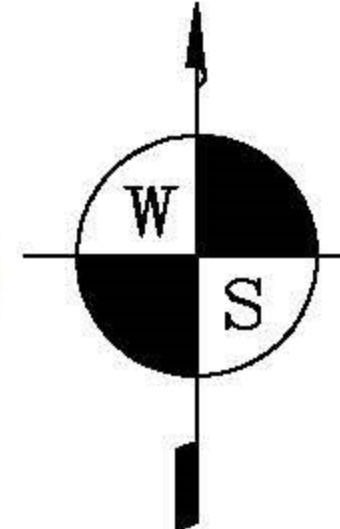
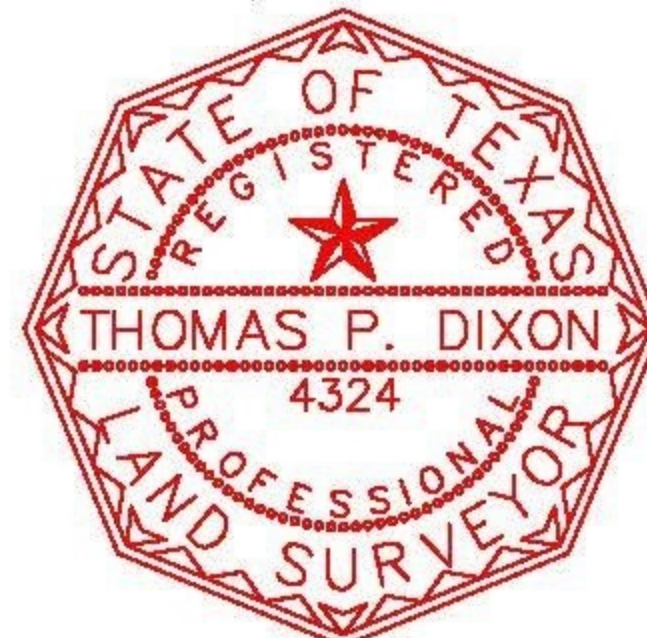
0.22' DOC NO.



BLOCK 1

20' ALLEY

(50') LOT 5 (50') LOT 4 (50') LOT 3 (50') LOT 2 (115')



*Thomas P. Dixon*  
Thomas P. Dixon R.P.L.S. 4324  
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FIRM# 10124400

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map No. 48453C0485J Zone: X Dated: AUGUST 18, 2014

LOT 1  
DELORES MARIE FORREST  
LOTS 1-5  
DOC# 2007092437

Survey Dated this the 28TH day of JANUARY, 202 3.

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