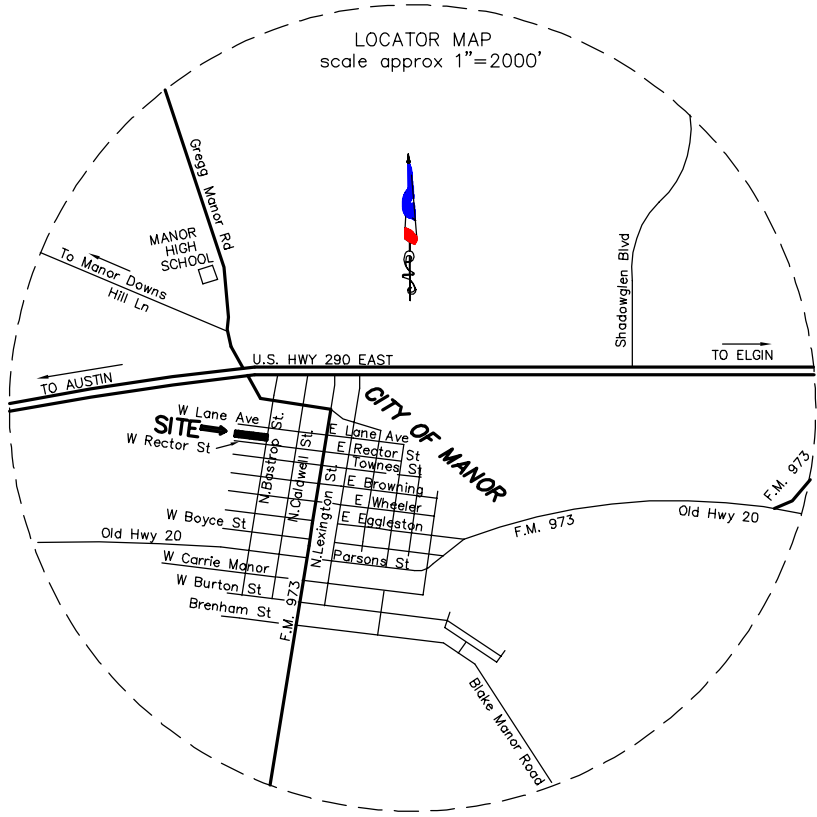


# RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR SHORT FORM FINAL PLAT



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

N 10100857.551  
E 3171488.4600  
(premier)  
FIRC

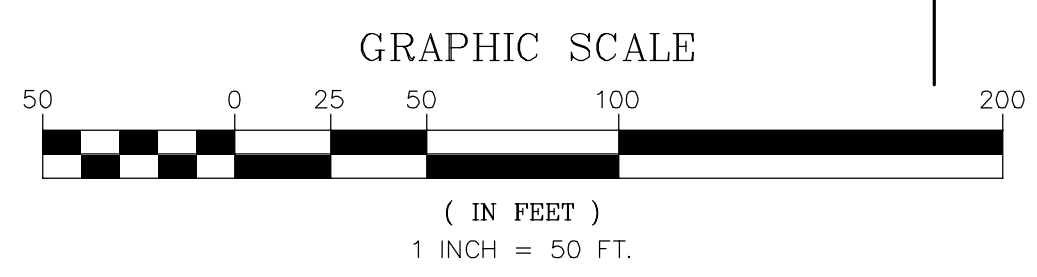
N 10100818.257  
E 3171481.3173  
(premier)  
FIRC

N 10100812.542  
E 3171734.3643  
(premier)  
FIRC

N 10100773.235  
E 3171727.1802  
(premier)  
FIRC

**LEGEND**  
FOUND 1/2" IRON ROD FIR  
FOUND 1/2" IRON ROD W/CAP FIRC  
BUILDING LINE BL  
**BENCHMARK BM:**  
Mag nail in asphalt;  
Elevation 542.21' NAVD88

**BEARING BASE:**  
THE BEARINGS SHOWN HEREON ARE CENTRAL TEXAS ZONE  
STATE PLANE COORDINATES, BASED ON LOCAL NETWORK  
GPS OBSERVATION.



**FIELD NOTES**  
0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, CONVEYED TO WENKAI CHEN BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTIONS BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap (premier) in the west right of way of North Bastrop Street, at the SE corner of that certain 0.2292 acre of land described in Document No. 2021189596, Official Public Records, Travis County, Texas, same being the SE corner of Lot 10, Block 1, A.E. Lane's Addition to the town of Manor, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 2, Page 223, Plat Records, for the SE corner hereof, and further being in the north line of the 20 foot alley in Block 1;

THENCE N79°37'24"W, along said alley for a distance of 249.95 feet to a 1/2" iron rod with cap (premier) found at the SW corner of Lot 6, Block 1, for the SW corner hereof, same being in the west line of a 20.00 acre tract conveyed to River City Partners LTD by deed recorded in Document No. 2005128121, Official Public Records;

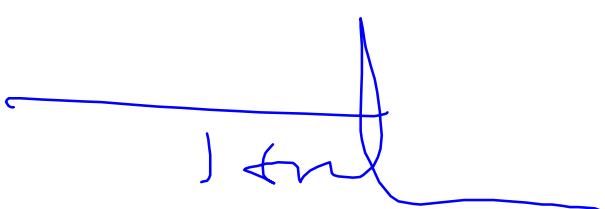
THENCE N10°18'08"E along said west line hereof for a distance of 39.94 feet to a 1/2" iron rod with cap (premier) found at the NW corner hereof, also being the south line of a tract conveyed to Walter L. Robinson, being the North 75 feet of lots 6-10, Block 1;

THENCE S79°37'39"E, crossing through said lots for a distance of 249.99 feet to a 1/2" iron rod with cap (premier) found in the west line of North Bastrop Street, in the east line of Lot 10, for the NE corner hereof, from which point a 1/2" iron rod found at the NE corner of Lot 10 bears N10°15'22"E at a distance of 74.81 feet;

THENCE S10°21'28"W along the west ROW of North Bastrop Street for a distance of 39.96 feet to the POINT OF BEGINNING of this tract, containing 0.2292 acres of land, more or less.

**Surveyors Certification**

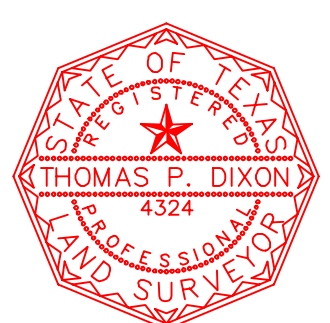
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, JANUARY 17, 2023

  
THOMAS P. DIXON R.P.L.S. #4324  
7/17/23  
DATE

**OWNER:**  
WENKAI CHEN  
1132 NORTHWESTERN AVE UNIT A  
AUSTIN, TEXAS 78702

**LEGAL DESCRIPTION:**  
0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS.

WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400  
A1079P



PROPOSED 1 RESIDENTIAL LOT  
PREPARATION DATE: JANUARY 17, 2023  
SUBMITTAL DATE: APRIL 27, 2017

**RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR  
SHORT FORM FINAL PLAT**

**State of Texas:**  
**County of Travis:** KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, WENKAI CHEN, OWNER OF 0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING 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 RECORDED IN VOLUME 2, PAGE 226, PLAT RECORDS, CONVEYED TO ME BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID 0.2292 ACRES PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

RESUBDIVISION OF A PORTION OF LOTS 6-10, A.E. LANE'S ADDITION TO THE TOWN OF MANOR

AND DO DEDICATE TO THE PUBLIC FOREVER THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
WENKAI CHEN  
1132 NORTHWESTERN AVE UNIT A  
AUSTIN, TEXAS 78702

**State of Texas:**  
**County of Travis:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WENKAI CHEN, KNOWN KNOWN 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

**JURISDICTION**

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

\_\_\_\_\_  
LAKESHA SMALL, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

\_\_\_\_\_  
DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

**NOTES:**

1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER SUPPLY COMPANY AND TO CITY OF MANOR WASTEWATER SERVICE.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. THE PROPERTY OWNERS OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. BUILDING SET-BACK LINES ARE IN CONFORMANCE WITH CITY OF MANOR ZONING REGULATIONS.
9. NO PORTION OF THIS TRACT IS IN A FLOOD HAZARD ZONE AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD BOUNDARY MAP AS PER MAP NO. 48453C0485J, TRACT IS IN ZONE X, DATED AUGUST 18, 2014
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
11. WATER IS SUPPLIED BY THE CITY OF MANOR.
12. THE PROPOSED USAGE IS RESIDENTIAL.
13. PLAT WILL REQUIRE A SETBACK VARIANCE.
14. PLAT WILL REQUIRE A LOT-WIDTH VARIANCE.
15. A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTROP STREET.
16. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.
17. PLAT WILL REQUIRE A LOT-RATIO VARIANCE.

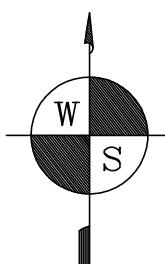
**COUNTY CLERK**

**State of Texas:**  
**County of Travis:**

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY DEPUTY



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