

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. IT IS NOT TO BE USED FOR PERMITTING, RECORDING OR CONSTRUCTION.

Dale Allen Sulzeman, PE, SPS  
PE Registration No. 77502  
June 2023

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RELIED UPON FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER/DEVELOPER INFORMATION:

CULZEAN ENTERPRISES, LLC  
306 FRIO LANE  
LEANDER, TX 78641  
512-575-0626  
NICK@CHESSERHOMESLLC.COM

CIVIL ENGINEER:

PAUL VIKTORIN (SOUTHWEST ENGINEERS)  
205 CIMMARON PARK LOOP, SUITE G  
BUDA, TX 78610  
512-312-4336  
LUKESTEWART@SWENGINEERS.COM

SURVEYOR:

SULTEMEIER SURVEYING & ENGINEERING, LLC  
501 WEST MAIN, SUITE 102  
FREDERICKSBURG, TX 78624  
830-990-1221  
DALE@SULTEMEIERSURVEYING.COM

GENERAL NOTES:

- This subdivision contains 9.02 acres in 59 single family residential lots and roads. Total acreage is 11.04 acres. Lot 61 is a Drainage/Open Space Lot. Lot 48 is reserved for a lift station and Lots 62, 63 & 64 are hereby dedicated for pedestrian/open space lots.
- Bearing orientation is based on the Texas state plane coordinate system, central zone 4203, NAD-83. Distances shown hereon are ground.
- A portion of this property is shown in Zone A per FEMA map number 48021C0215E E.
- Impact fees shall be assessed in accordance with the ordinance effective at the time of platting.
- No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the city of Bastrop and/or Bastrop County.
- All utilities will be placed underground.
- Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the city of Bastrop.
- All Subdivision permits shall conform to the city of Bastrop Code of Ordinances, construction standards, and generally accepted engineering practices.
- Construction plans and specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision.
- Erosion and sedimentation controls constructed in the accordance with the subdivision ordinance of the City of Bastrop are required for all construction on each lot, including single family and duplex construction.
- Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the city.
- The owner of the subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the city of Bastrop. The owner understands and acknowledges that plat vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- By approving this plat, the City of Bastrop assumes no obligation to construct and infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to city standards may be just cause for the city to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
- Site development construction plans shall be reviewed and accepted by the City of Bastrop prior to any multi-family or non-residential construction. (City limits only)
- No lot or structure shall be occupied prior to the applicant submitting to the City of Bastrop documentation of subdivision/site registration with the Texas Department of Licensing/Site Registrations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABAA).
- Water service is provided by the City of Bastrop.
- Wastewater service is provided by the City of Bastrop.
- Electric service is provided by Bastrop Power & Light.
- Gas service is provided by Centerpoint Energy.
- Cable service is provided by Time Warner Cable.
- No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater collection facilities.
- Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality).
- Developer/Owner shall be solely responsible for all relocation and modifications to existing utilities.
- All easements on private property shall be maintained by the property owner and his/her assigns.
- All easements of record as indicated on the most recent title run (GF No. 170073355, dated January 18, 2018, conducted by Stewart Title Guaranty Company) for this property are shown on this plat.
- Temporary and permanent easements to be provided, as required at the city's sole discretion for off-site improvements.
- As shown hereon, a ten (10) foot wide public utility easement (P.U.E.) is hereby dedicated adjacent to street rights-of-way on all lots. A five (5) foot wide P.U.E. is hereby dedicated along each side of the rear lot line. EXISTING EASEMENTS PER VOL. 1, PG. 190A, PLAT RECORDS, ARE VACATED/ABANDONED BY THIS PLAT.
- Property owner shall provide for access for all easements as may be necessary and shall not prohibit access by governmental authorities.
- The electric utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep easements clear. The owner/developer of this subdivision/lot shall provide the City of Bastrop Electric Utility Department with any easement and/or access required, in addition to those indicated, or the installation and ongoing maintenance of overhead and underground electric facilities.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
- Building setbacks not shown shall be in accordance with the Bastrop Building Block Code and Planned Development District Ordinance NO. 2019-59. (City limits only)
- Sidewalks shall be constructed in accordance with the subdivision ordinance of the City of Bastrop.
- All signs shall comply with the Bastrop Sign Ordinance.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but no limited to, sanitary sewers, force mains, water lines, telephobe signal conduits, electric conductors, drainage pipes, and natural gas lines.
- The plat will comply with the requirements of the Planned Development District Ordinance NO. 2019-59.
- The signage and striping plan in the public improvement plans for this project shall reflect the right-in, right-out requirement of Colorado Street as per ordinance NO. 2019-59 1.7(M).

STATE OF TEXAS :

COUNTY OF BASTROP :

Know all men by these presents: That we, Culzean Enterprises, LLC, owner of the land shown on this plat, dedicate to the City of Bastrop for the use of the public forever all streets, alleys, parks, watercourses, drains, easements and the water and sewer lines in all of the aforesaid public places and other public places thereon shown for the purposes and consideration therein expressed.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2023.

Owner

STATE OF TEXAS :

COUNTY OF BASTROP:

Sworn and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public

# A Replat of: RIVER TERRACE SUBDIVISION

## AN 11.04 ACRE TRACT OF LAND/SUBDIVISION PLAT OF RECORD IN CABINET 1, PAGE 190A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

11.04 ACRES  
CITY OF BASTROP

FN-23-352  
MAY 23<sup>RD</sup>, 2023

A DESCRIPTION OF A 9.02 ACRE TRACT OF LAND SITUATED IN BASTROP COUNTY, TEXAS; COMPRISING ALL OF LOTS 1 THRU 37 AND A ROADWAY (UNNAMED) IN RIVER TERRACE, A PLAT OF RECORD IN CABINET 1, PAGE 190A OF THE PLAT RECORDS OF SAID COUNTY; SAID 11.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a ½ inch iron rod found at the point of intersection of the west line of Wilson Street with the south line of Mesquite Street as shown on said Plat, being at the northeast corner of said River Terrace, for the northeast corner hereof;

**THENCE** with the said south line of Mesquite Street, S 87° 13' 18" W, a distance of 722.20 feet to a ½ inch iron rod found at the point of intersection with the east line of Carter Street, at the northwest corner of said River Terrace, for the northwest corner hereof;

**THENCE** with the said east line of Carter Street, S 03° 03' 40" E, a distance of 668.42 feet to a ½ inch iron rod found at the southwest corner of said River Terrace, for the southwest corner hereof;

**THENCE** with the south line of said River Terrace, N 86° 49' 12" E, a distance of 722.02 feet to a ½ inch iron rod found on the said west line of Wilson Street at the southeast corner of said River Terrace, for the southeast corner hereof;

**THENCE** with the said west line of Wilson Street, N 03° 02' 46" W, a distance of 663.36 feet to the **POINT OF BEGINNING**, containing 11.04 acres of land, more or less



## Location Map

Bastrop County, TX

The State of Texas  
County of Bastrop

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023, A.D. by the planning & Zoning Commission of the City of Bastrop, Texas

Approved:

Attest:

Planning & Zoning  
Commission Chairperson

City Secretary

State of Texas  
County of Bastrop

Administratively approved and accepted by the City of Bastrop this \_\_\_\_ day of \_\_\_\_\_, 2023.

Approved:

Attest:

City Manager

City Secretary

Director of Planning

State of Texas  
County of Bastrop

KNOW ALL MEN BY THESE PRESENTS

That I, \_\_\_\_\_, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.

Signature and Seal of  
Registered Public Surveyor

Date

State of Texas  
County of Bastrop

KNOW ALL MEN BY THESE PRESENTS

That I, \_\_\_\_\_, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

Signature and Seal of  
Registered Engineer

Date

The State of Texas  
County of Bastrop

KNOW ALL MEN BY THESE PRESENTS

That we, \_\_\_\_\_, being the owners of \_\_\_\_\_ acres out of \_\_\_\_\_, according to the map or plat recorded in Plat Cabinet \_\_\_\_\_, Page \_\_\_\_\_, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Number \_\_\_\_\_ of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:

Subject to easements and restrictions heretofore granted and not released and do hereby dedicate any streets and/or easements shown hereon to the public.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2023, A.D.

Property Owner Name  
Property Owner Address

The State of Texas  
County of Bastrop

I, \_\_\_\_\_, County Clerk of Bastrop County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2023, A.D. at \_\_\_\_ o'clock \_\_\_\_.

Filed for record on the \_\_\_\_ day of \_\_\_\_\_, 2023, A.D.

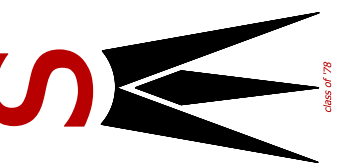
Deputy

County Clerk, Bastrop County, Texas

Texas Registered  
Engineering Firm  
F-10608

Licensed  
Surveying Firm  
100930-00

**SULTEMEIER**  
SURVEYING & ENGINEERING  
Boundary-Title-Topographic-Construction Surveys  
Engineering - Land Development Services  
501 West Main, Suite 102  
Fredericksburg, Texas 78624  
(830) 990-1221  
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A Replat of:  
RIVER TERRACE  
SUBDIVISION  
Bastrop County, TX

NOT PUBLISHED: ALL RIGHTS RESERVED BY ENGINEER. DRAWINGS AND SPECIFICATIONS AND REPORTS OF SURVEY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. REVISIONS SHALL NOT BE USED IN OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROVED CONSENT TO THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR COMPLYING AND CONSULTING SPECIFICATIONS OF ALL CITY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION RELATED ISSUES. TOWNSHIP, SUBJECT OF THE CITY REGISTRATION AND PROGRAM IN CONNECTION WITH THE PROJECT.

PROJECT: 7352

DATE: 2023

REVISIONS:

Item/Date/Description

SHEET TITLE

Replat,  
Sht. 1

SHEET NUMBER

1

# A Replat of: RIVER TERRACE SUBDIVISION

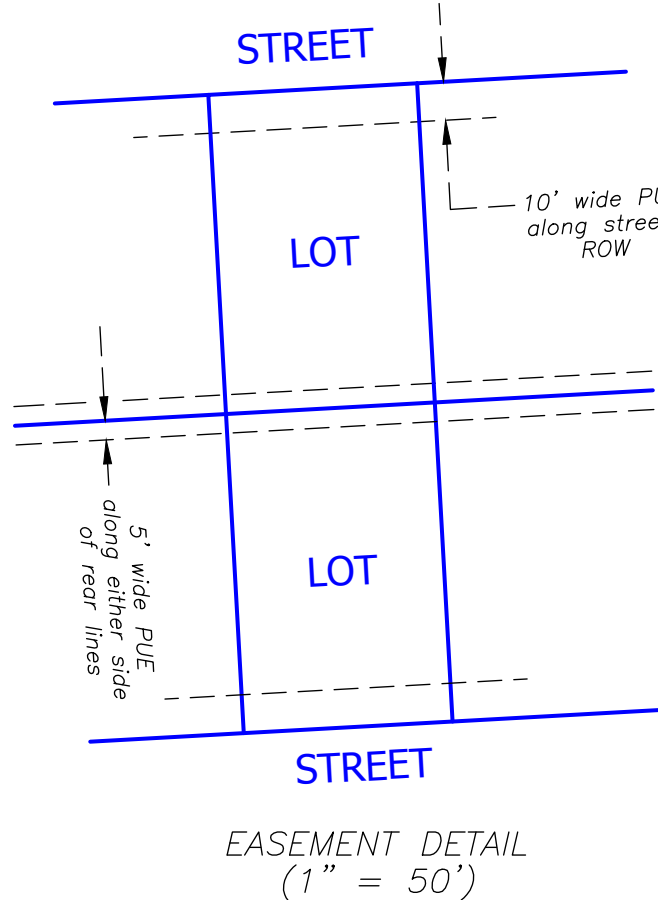
AN 11.04 ACRE TRACT OF  
LAND/SUBDIVISION PLAT OF RECORD  
IN CABINET 1, PAGE 190A OF THE PLAT  
RECORDS OF BASTROP COUNTY,  
TEXAS.

### LEGEND

- 1/2 inch dia. iron rod found
- 2.875 inch dia. iron pipe found
- electric meter pad
- Verizon riser box
- Time Warner riser box
- gas meter
- water meter
- air conditioning unit
- utility pole
- ⊙ well

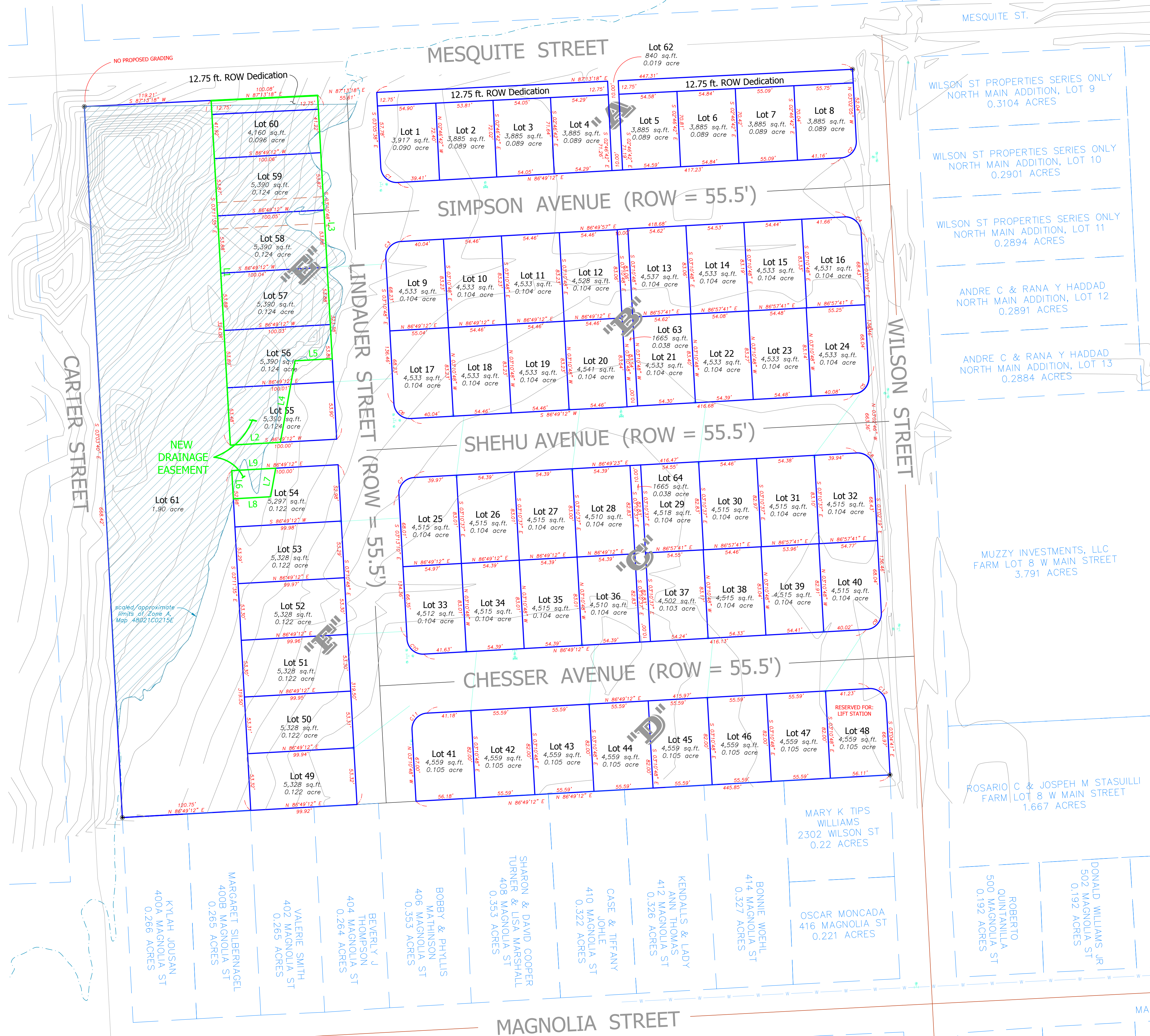
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	23.56'	15.00'	90°00'00"	S 48°10'48" E	21.21'
C2	23.52'	15.00'	89°51'17"	N 41°53'33" E	21.19'
C3	23.56'	15.00'	90°00'00"	S 41°49'12" W	21.21'
C4	21.93'	15.00'	83°48'53"	N 44°35'45" W	20.03'
C5	23.52'	15.00'	89°51'17"	N 41°53'32" E	21.19'
C6	23.56'	15.00'	90°00'00"	S 48°10'48" E	21.21'
C7	23.56'	15.00'	90°00'11"	S 41°49'12" W	21.21'
C8	23.37'	15.00'	89°15'19"	N 46°33'23" W	21.07'
C9	23.30'	15.00'	88°59'00"	N 42°13'56" E	21.03'
C10	25.23'	15.00'	86°21'36"	S 45°00'00" E	22.36'
C11	23.56'	15.00'	90°00'00"	S 41°49'12" W	21.21'
C12	23.59'	15.00'	90°06'07"	N 48°07'44" W	21.23'

LINE	BEARING	LENGTH
L1	S 03°11'35" E	324.08'
L2	S 86°49'12" W	47.02'
L3	S 03°10'48" E	247.75'
L4	S 10°10'19" W	77.23'
L5	N 86°49'12" E	35.03'
L6	S 03°11'35" E	26.50'
L7	S 10°10'19" W	27.24'
L8	N 86°49'12" E	35.03'
L9	N 86°49'12" E	41.32'



### NOTES:

- Lot 61 designated hereon is dedicated as a Drainage/Open Space Lot.
- The minimum finished floor elevation for Lots 54-60 is 361.00'.
- The contour interval shown hereon is based on NGS BM0426, which has a published elevation of 371.32 feet.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF WITHSTANDING REVIEW. IT IS NOT TO BE USED FOR PERMITTING, RECORDING OR CONSTRUCTION.

Date: Allen Submarine, PE, RPLS  
PE Registration No. 7360  
RPLS Registration No. 4542  
June, 2023

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Texas Registered  
Engineering Firm  
F-10608

Licensed  
Surveying Firm  
100930-00

**SULTEMEIER**  
SURVEYING & ENGINEERING  
Boundary—Title—Topographic—Construction Surveys  
Engineering — Land Development Services  
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**RIVER TERRACE  
SUBDIVISION**  
Bastrop County, TX

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PROJECT: 7352  
DATE: 2023

REVISIONS:  
Item/Date/Description

SHEET TITLE  
Replat,  
Sht. 2

SHEET NUMBER  
**2**