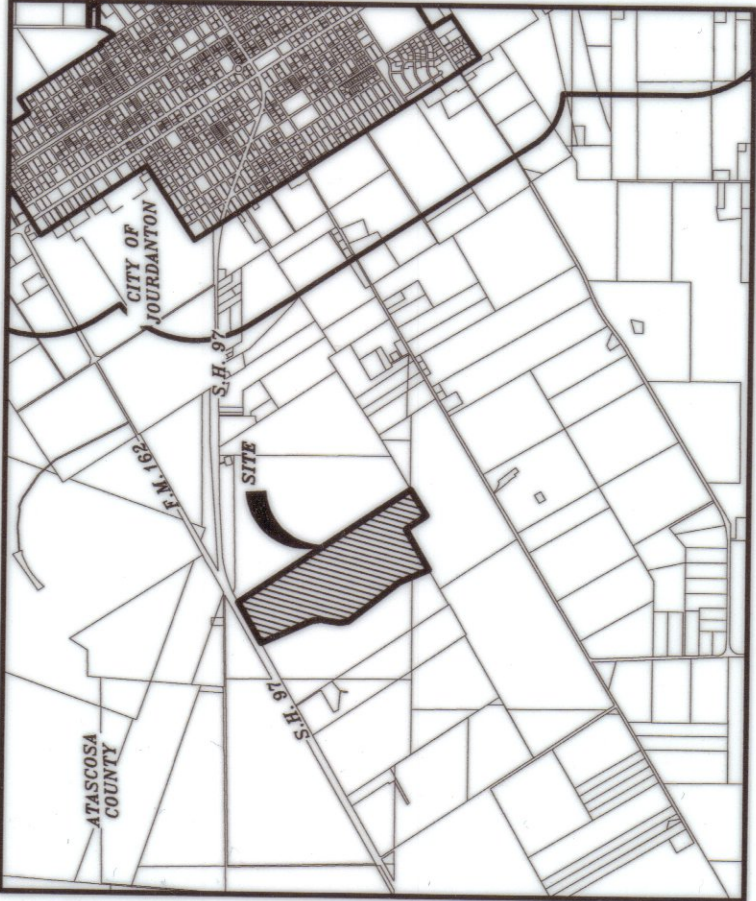




LOCATION MAP
1:2000

LEGEND

- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
E.S.W.F. = EASEMENT
N.T.S. = NOT TO SCALE
O.P.A. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
P.S. = PAGES
R.O.M. = RIGHT-OF-WAY
V.E.L. = VELOCIMETER
F.F.E. = FINISHED FLOOR ELEVATION
- LOT NUMBER
4
101 AC
GROSS LOT AREA

- = FOUND STEEL ROD MONUMENT
● = SET 2 1/2" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = PROPERTY LINE
— = LOT LINE
— = R.O.M.
— = ADJACENT
- - - 650' - = EXISTING CONTOUR
- - - - - = EASEMENT
- - - - - = 100-YEAR FLOODPLAIN

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.



THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, WALT F. RAKOWITZ, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, AND OTHER NATURAL FEATURES AND OBSTRUCTIONS SHOWN ON THIS PLAT. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.



Walt F. Rakowitz
5/16/24
LICENSED PROFESSIONAL ENGINEER
NO. 98536, STATE OF TEXAS

REASON FOR AMENDING:
TEXAS LOCAL GOVERNMENT CODE SEC. 232.011(a)(5):

TO CORRECT ANY OTHER TYPE OF SURVEYOR OR CLERICAL ERROR
ON CHANGES TO THE PREVIOUSLY APPROVED PLAT, INCLUDING
LOT NUMBERS, AREA, STREET NAMES, AND IDENTIFICATION OF
ADJACENT RECORDED PLATS

AMENDMENTS ARE AS FOLLOWS:
TO CHANGE THE NAME OF THE SUBDIVISION TO
GOOSE CREEK RANCH SUBDIVISION

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT	2/2/2023	RLT
2	AMENDING PLAT	5/8/2023	AMH

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS IN THE JOURDANTON ISO.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- NO DRIVEWAY SHALL BE CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY, DRIVEWAY, OR EASEMENT, OR TxDOT FOR DRIVEWAYS ENTERING OR LEAVING THE SUBDIVISION, UNLESS THE DRIVEWAY IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
- DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE COVERED BY A WATER SYSTEM OR AN INDIVIDUAL WASTEWATER SYSTEM, DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS NO STRUCTURE IN THIS SUBDIVISION SHALL BE COVERED BY A WATER SYSTEM OR AN INDIVIDUAL WASTEWATER SYSTEM.
- WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE GROUNDWATER RESOURCES OF THIS SUBDIVISION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- PROVIDED TO GOOSE CREEK SUBDIVISION BY INDIVIDUAL WELLS.
- ELECTRIC SERVICE PROVIDED.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE ENVIRONMENT, NO DRIVEWAY SHALL BE CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY, DRIVEWAY, OR EASEMENT, OR TxDOT FOR DRIVEWAYS ENTERING OR LEAVING THE SUBDIVISION, UNLESS THE DRIVEWAY IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
- TxDOT STANDARDS, AS APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE GROUNDWATER RESOURCES OF THIS SUBDIVISION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN FIVE (5) ACRES AND ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE 11 OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS SUBDIVISION.
- ANY CHANGE IN LAND USE FROM SINGLE FAMILY RESIDENTIAL WILL REQUIRE THE SUBMITTAL OF AN ENGINEERING ANALYSIS TO THE ATASCOSA COUNTY FOR REVIEW AND APPROVAL.
- ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL THE ROAD IS DEDICATED TO THE PUBLIC.
- ASSOCIATION HAS IMPROVED THE ROADS SHOWN ON THIS SUBDIVISION UNTIL THE ROAD IS DEDICATED TO THE PUBLIC.
- ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
- THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
- REGULATIONS.

SURVEYOR NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

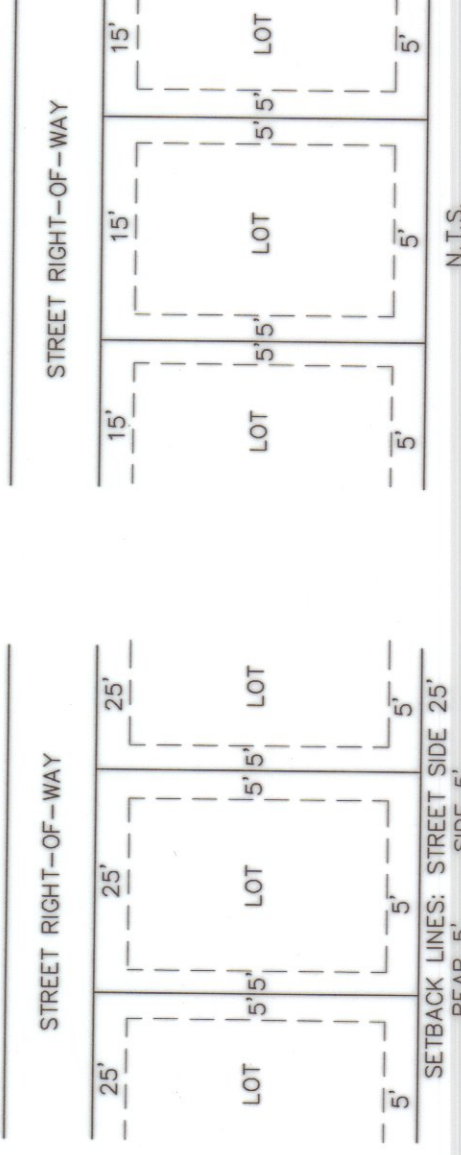
SETBACK NOTES:

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
25' FRONT (STREET SIDE)
5' SIDE
5' SIDE

FLOODPLAIN NOTE:

THE LIMITS OF THIS PLAT CONTAINS ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 4801000325C EFFECTIVE NOVEMBER 4, 2010.
LOTS 1, 2, 3, 4, 5, 6, 7, 8, & 9 WITHIN ZONE A.

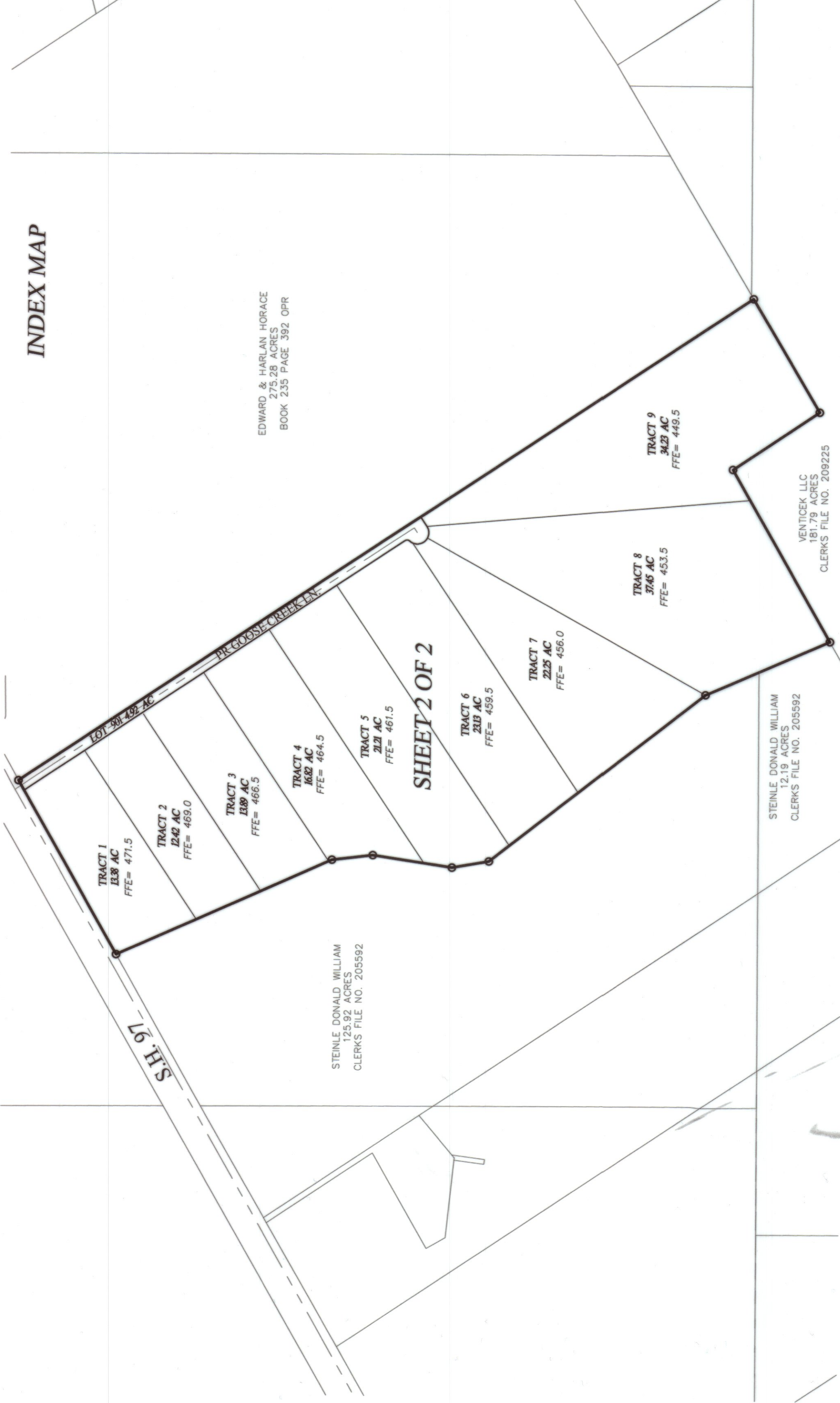
WITH SETBACK LINES



TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- CONSTRUCTION WITHIN STATE RIGHT-OF-WAY: LOCATIONS OF SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO TxDOT.
- EASEMENT ROAD DRIVEWAY FOR RESIDENTIAL DEVELOPMENT ONLY: ROAD WIDTH NOT TO EXCEED 30' AT THE PROPERTY LINE WITH EASEMENT. DRIVEWAY WILL REQUIRE EITHER HOT MIX ASPHALT OR CONCRETE SURFACE MATERIAL, LINE OF SITE AND SIDEWALK. DRIVEWAY SHALL BE CONSTRUCTED TO A MINIMUM RESERVATION OF 120' (60' OFF CENTER LINE).
- APPROVED PERMITTING BY THE TEXAS DEPARTMENT OF TRANSPORTATION IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN IN THE RIGHT-OF-WAY.

INDEX MAP



AMENDING PLAT
OF
GOOSE CREEK RANCH SUBDIVISION

THIS PLAT AMENDS THE NAME OF THE SUBDIVISION, PREVIOUSLY RECORDED AS DOCUMENT #202300010 OF THE NEW PLAT CABINET, PLAT RECORDS, ATASCOSA COUNTY, TEXAS

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TEXAS 78064
(830) 281-4060

OWNER:
GOOSE CREEK RANCH, LLC
1590 BLUNTZER RD.
JOURDANTON, TEXAS 78026
(210) 216-6183

PROPERTY INFORMATION
LEGAL ACRES: 180.34
LEGAL DESC: ABS A00480
R&N RR CO SV-1750
E. ESTES SV-1188

LOT SIZE	NO. OF LOTS	WATER	WELL	COLLECTIVE	SEWER	OSF
< 2.5 AC	0					
2.5-10 AC	0					
> 10 AC	9					9
TOTAL	9					9

PLAT INCLUDES 2959.86 LF STREET
PLAT INCLUDES 214254 SF STREET R.O.W.

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Elisa Perez
COMMISSIONER PRECINCT 3

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS,
THIS 13th DAY OF May, 2024 A.D.

Mark Baker
ATASCOSA COUNTY CLERK

Mark Baker
COMMISSIONER PRECINCT 1

Elisa Perez
COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET
ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL
SUBMISSION.

Mark Baker
COUNTY ATTORNEY



CONFORMED COPY
OFFICIAL PUBLIC RECORDS
Theresa Carrasco, County Clerk
Atascosa County Texas
May 13, 2024 10:41:08 AM
FEE \$245.00 KPCNTON
PLAT
202400018

