

LOCATION MAP
1:5000

LEGEND

- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
- ESMT = EASEMENT
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
- PGS = PAGES
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- F.F.E. = FINISHED FLOOR ELEVATION

4 LOT NUMBER
101 AC GROSS LOT ACREAGE

- = FOUND STEEL ROD MONUMENT
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = PROPERTY LINE
- = LOT LINE
- = R.O.W.
- = ADJOINER
- - - 650 - - - = EXISTING CONTOUR
- - - = EASEMENT
- - - = 100-YEAR FLOODPLAIN

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE SUBDIVISION IS IN THE JOURDANTON ISD.
2. 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.
3. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TxDOT FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
4. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER 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 MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY HEALTH INSPECTOR.
7. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
8. THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
9. 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.
10. WATER SERVICE PROVIDED TO GOOSE CREEK SUBDIVISION BY INDIVIDUAL WELLS.
11. ELECTRIC SERVICE PROVIDED TO GOOSE CREEK SUBDIVISION BY KARNES ELECTRIC COOPERATIVE TEXAS.
12. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
13. THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
14. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
15. ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN FIVE (5) ACRES AND ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
16. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS SUBDIVISION.
17. ANY CHANGE IN LAND USE FROM SINGLE FAMILY RESIDENTIAL WILL REQUIRE THE SUBMITTAL OF AN ENGINEERING ANALYSIS TO ATASCOSA COUNTY FOR REVIEW AND APPROVAL.
18. OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY AS A PUBLIC STREET. OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
19. CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.

SURVEYOR NOTES:

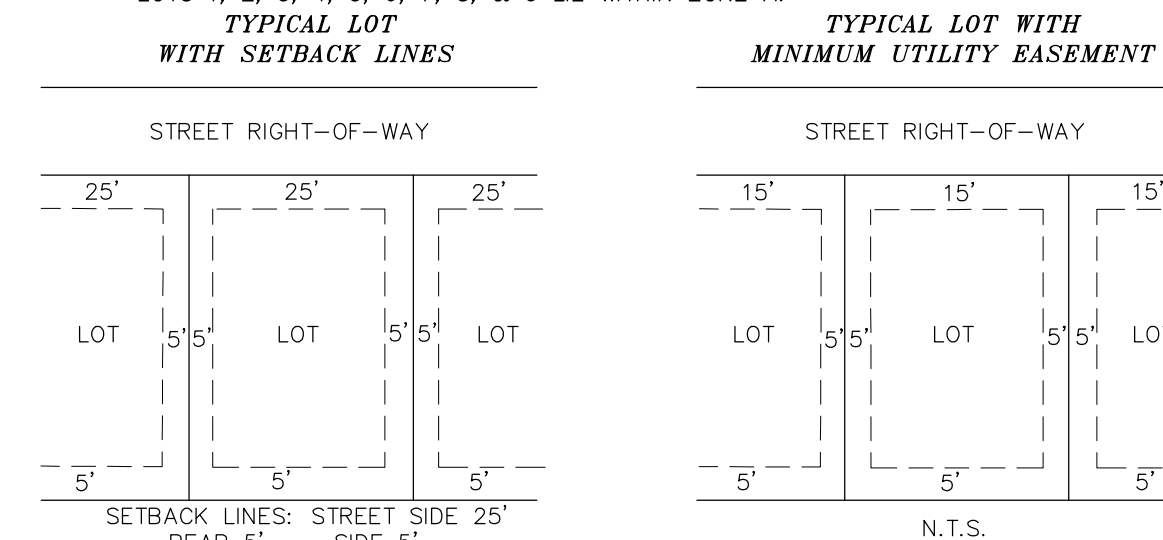
1. THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
2. 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SETBACK NOTES:

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

FLOODPLAIN NOTE:

THE LIMITS OF THIS PLAT CONTAINS ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0325C EFFECTIVE NOVEMBER 4, 2010. LOTS 1, 2, 3, 4, 5, 6, 7, 8, & 9 LIE WITHIN ZONE A.



TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
3. EASEMENT ROAD DRIVEWAY FOR RESIDENTIAL DEVELOPMENT ONLY. ROAD WIDTH NOT TO EXCEED 30' AT THE PROPERTY LINE WITH MAXIMUM 25' RADIUS AT THE ROADWAY. DRIVEWAY WILL REQUIRE EITHER HOT MIX ASPHALT OR CONCRETE SURFACE MATERIAL. LINE OF SITE AND SPACING ARE ADEQUATE. TxDOT REQUESTS OVERALL ROW RESERVATION OF 120' (60' OFF CENTER LINE).
4. APPROVED PERMITTING BY THE TEXAS DEPARTMENT OF TRANSPORTATION IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN IN THE RIGHT-OF-WAY.

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

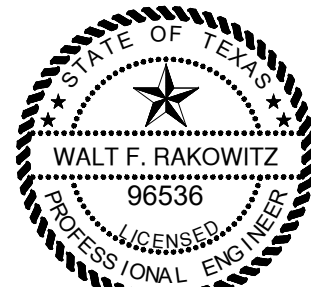
THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY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



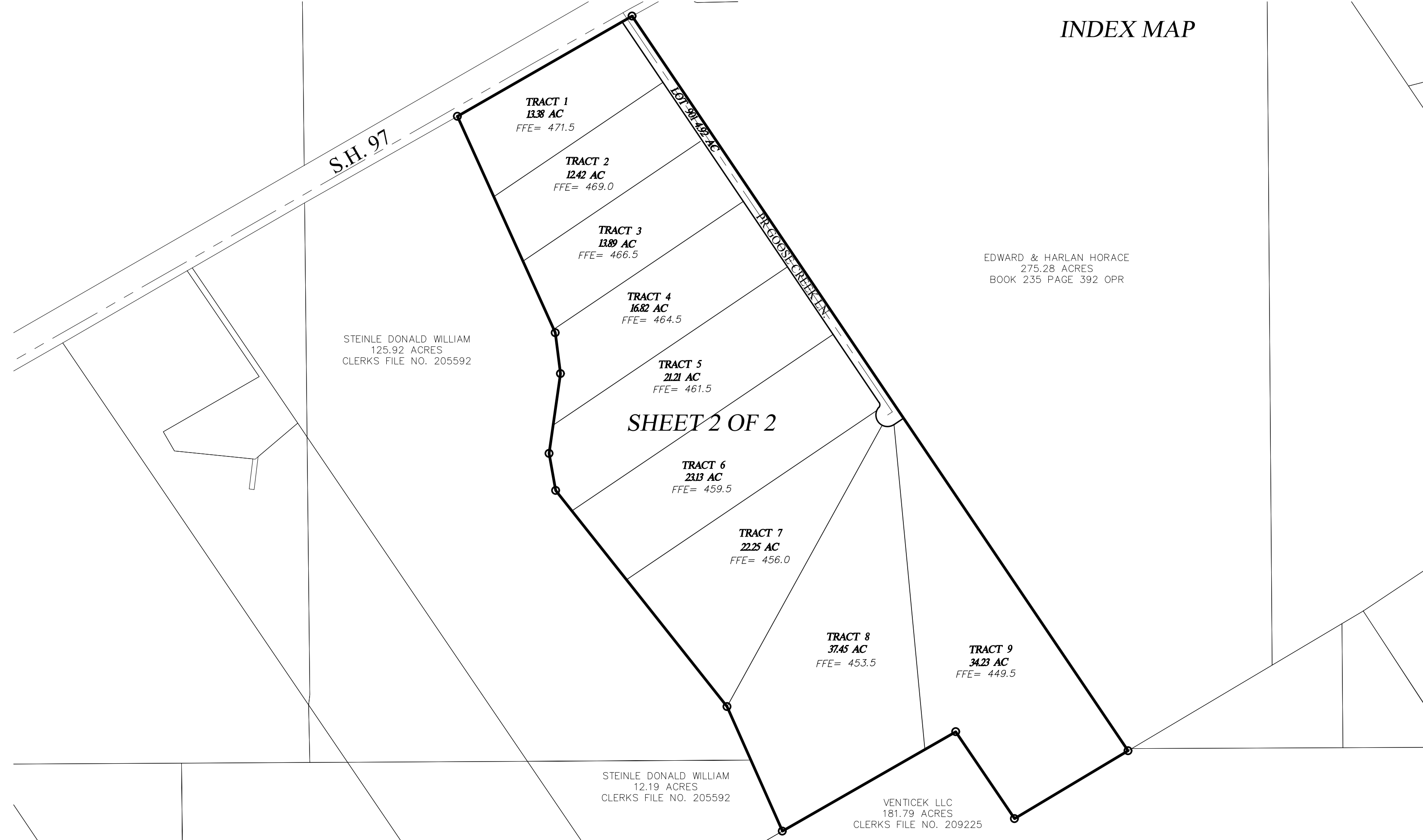
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6435, STATE OF TEXAS

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, LAKES, OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.



LICENSED PROFESSIONAL ENGINEER
NO. 96536, STATE OF TEXAS



**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

PROPERTY INFORMATION
PROPERTY ID: 13554
LEGAL ACRES: 180.34
LEGAL DESC.: ABS A00480
&GN RR CO SV-1750

PROPERTY INFORMATION
PROPERTY ID: 12064
LEGAL ACRES: 19.36
LEGAL DESC.: ABS A00222
E. ESTES SV-1188

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 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.

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

TO CORRECT ANY OTHER TYPE OF SCRIVENER OR CLERICAL ERROR OR OMISSION OF THE PREVIOUSLY APPROVED PLAT, INCLUDING LOT NUMBERS, ACREAGE, STREET NAMES, AND IDENTIFICATION OF ADJACENT RECORDED PLATS

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

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



830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064

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

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 I HAVE REVIEWED THE SAID PLAT AND THAT ALL 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.

COMMISSIONER PRECINCT 3

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS,
THIS _____ DAY OF _____, 20____ A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

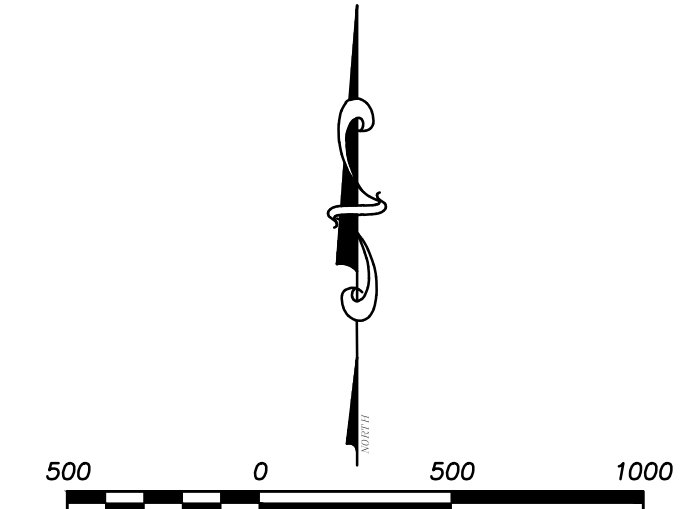
COMMISSIONER PRECINCT 3

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.

COUNTY ATTORNEY



THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

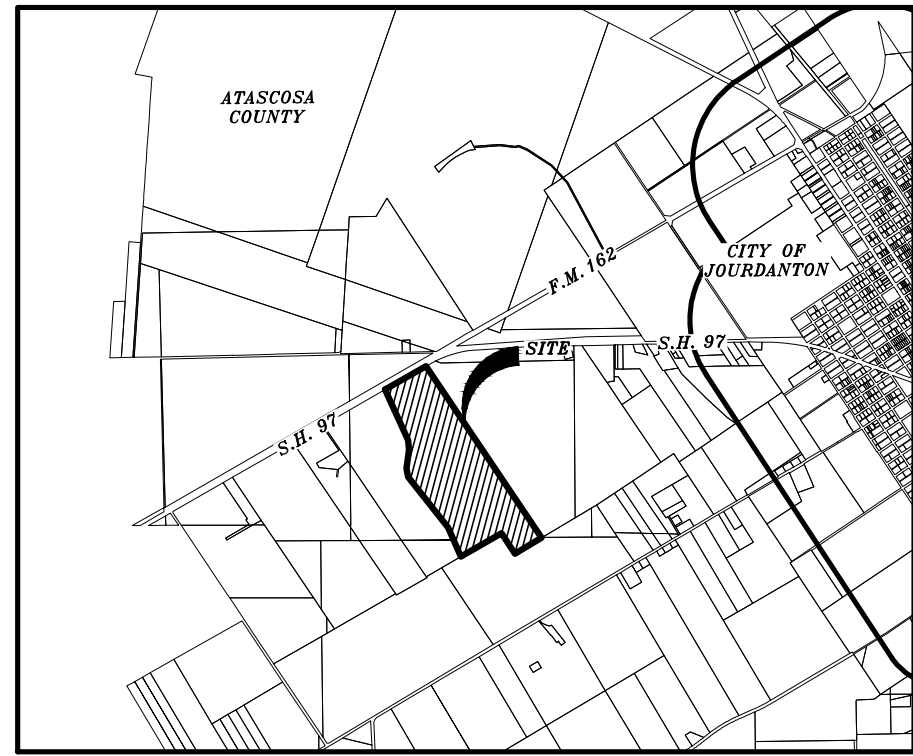
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF _____, 20____ A.D.

NOTARY PUBLIC _____



LEGEND

D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
 ESMT = EASEMENT
 N.T.S. = NOT TO SCALE
 O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
 PGS = PAGES
 R.O.W. = RIGHT-OF-WAY
 VOL. = VOLUME
 F.F.E. = FINISHED FLOOR ELEVATION

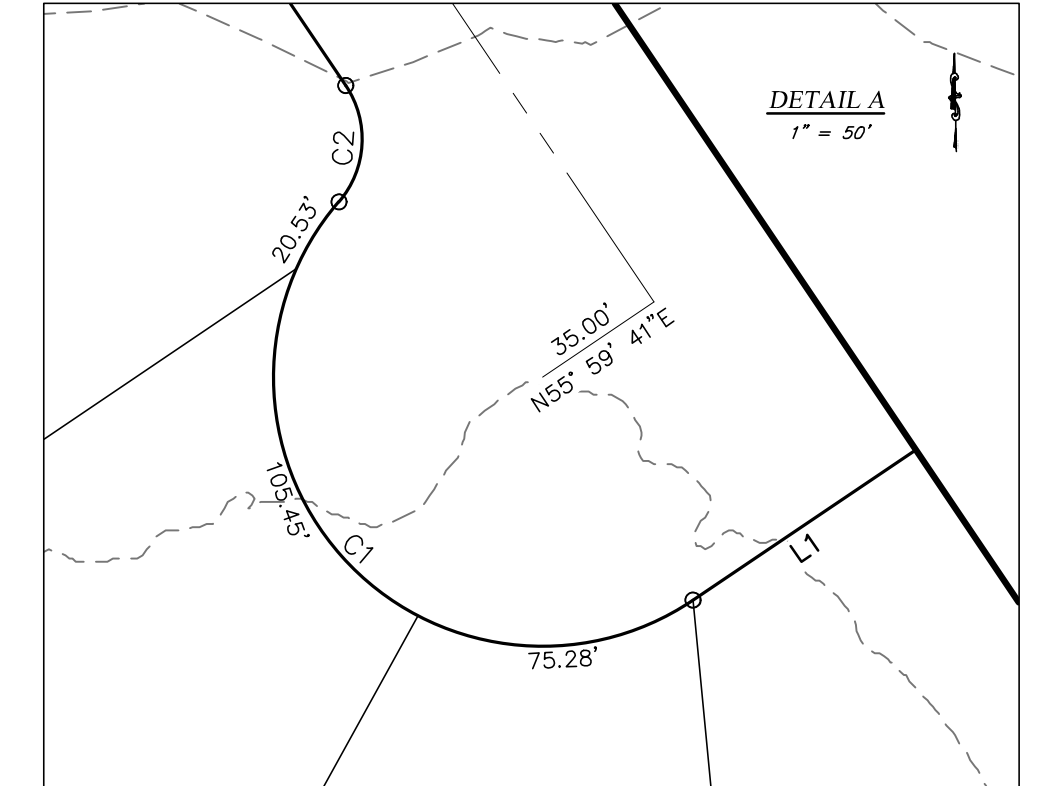
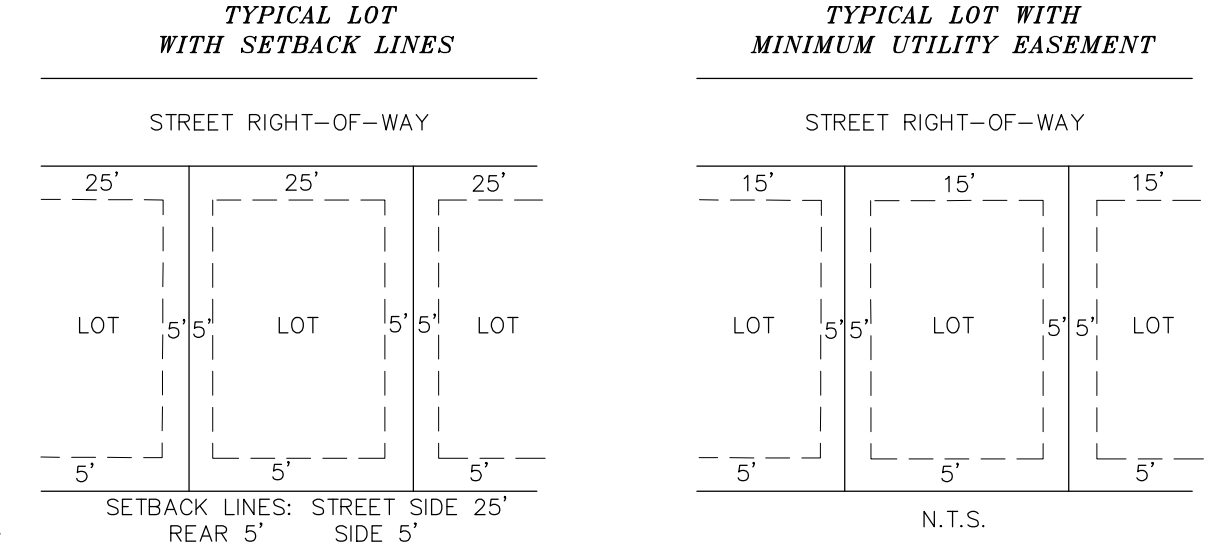
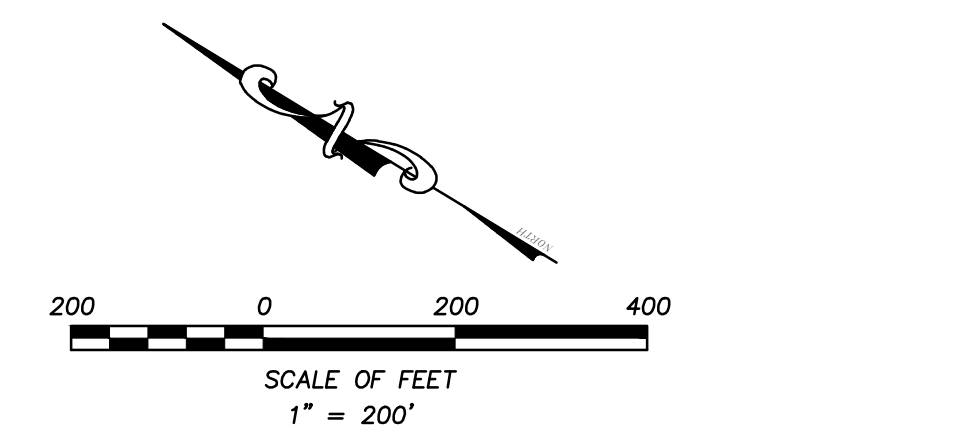
4 LOT NUMBER
101 AC GROSS LOT ACREAGE

○ = FOUND STEEL ROD MONUMENT
 ● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"

— = PROPERTY LINE
 — = LOT LINE
 — = R.O.W.
 — = ADJOINER
 - - - 650 - - - = EXISTING CONTOUR
 - - - = EASEMENT
 - - - = 100-YEAR FLOODPLAIN

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**
- THE SUBDIVISION IS IN THE JOURDANTON ISD.
 - 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 CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TxDOT FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
 - THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER 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 MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY HEALTH INSPECTOR.
 - NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
 - THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
 - NO HOMES ARE TO BE BUILT OR BROUGHT ON THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
 - WATER SERVICE PROVIDED TO GOOSE CREEK SUBDIVISION BY INDIVIDUAL WELLS.
 - ELECTRIC SERVICE PROVIDED TO GOOSE CREEK SUBDIVISION BY KARNES ELECTRIC COOPERATIVE TEXAS.
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
 - THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY 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 II 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 ATASCOSA COUNTY FOR REVIEW AND APPROVAL.
 - OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY AS A PUBLIC STREET. OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
 - CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT 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' BACK
 5' SIDE
- FLOODPLAIN NOTE:**
- THE LIMITS OF THIS PLAT CONTAINS ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013CO325C, EFFECTIVE NOVEMBER 4, 2010. LOTS 1, 2, 3, 4, 5, 6, 7, 8, & 9 LIE WITHIN ZONE A.



- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
 - EASEMENT ROAD DRIVEWAY FOR RESIDENTIAL DEVELOPMENT ONLY. ROAD WIDTH NOT TO EXCEED 30' AT THE PROPERTY LINE WITH MAXIMUM 25' RADIUS AT THE ROADWAY. DRIVEWAY WILL REQUIRE EITHER HOT MIX ASPHALT OR CONCRETE SURFACE MATERIAL. LINE OF SITE AND SPACING ARE ADEQUATE. TxDOT REQUESTS OVERALL ROW 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.

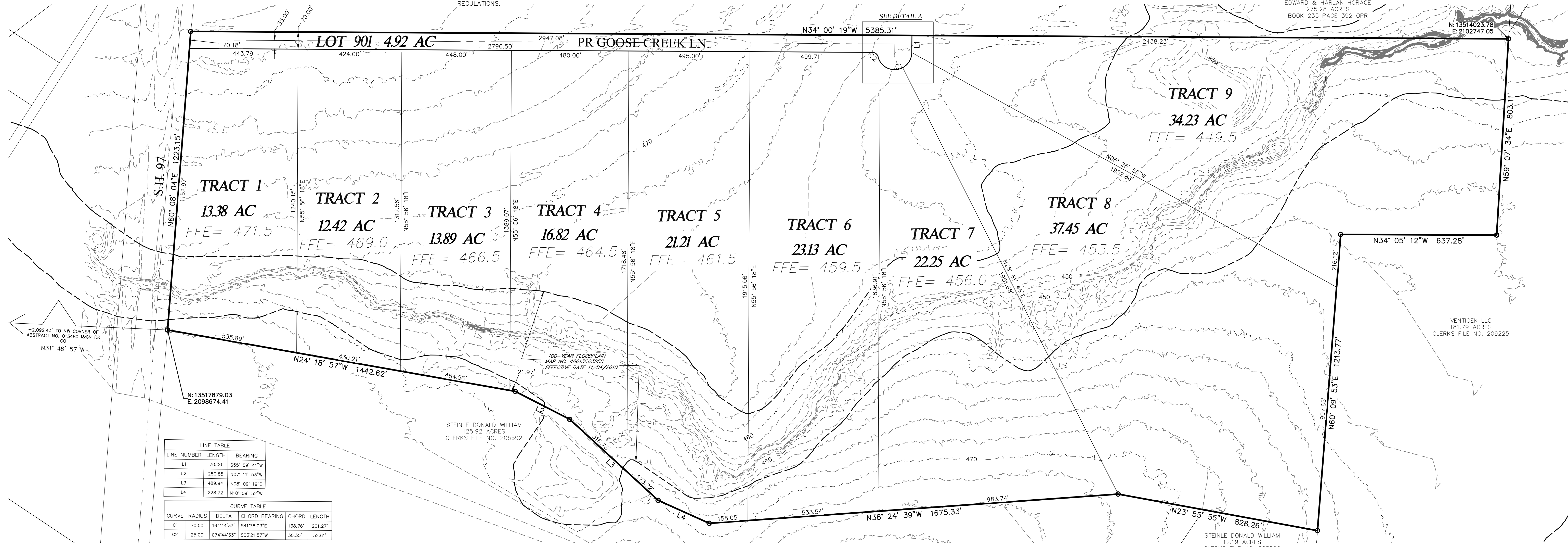
REASON FOR AMENDING:

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

TO CORRECT ANY OTHER TYPE OF SCRIVENER OR CLERICAL ERROR OR OMISSION OF THE PREVIOUSLY APPROVED PLAT, INCLUDING LOT NUMBERS, ACREAGE, STREET NAMES, AND IDENTIFICATION OF ADJACENT RECORDED PLATS

AMENDMENTS ARE AS FOLLOWS:

TO CHANGE THE NAME OF GOOSE CREEK SUBDIVISION TO GOOSE CREEK RANCH SUBDIVISION.



LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	70.00	S55° 56' 18" E
L2	250.85	N07° 11' 53" W
L3	489.94	N08° 09' 19" E
L4	228.72	N10° 09' 52" W

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	70.00'	164°44'33"	S41°38'03"E	138.76'
C2	25.00'	074°44'33"	S03°21'57"W	30.35'

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

PROPERTY ID: 13554	PROPERTY ID: 12064
LEGAL ACRES: 180.34	LEGAL ACRES: 19.36
LEGAL DESC.: ABS A00480	LEGAL DESC.: ABS A00222
I&GN RR CO SV-1750	E. ESTES SV-1188

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 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.

Date: May 09, 2024, 8:37am User: ID: Amy File: K:\Projects\2023\22-2772\22-2772 Amending Plat.dwg

© COPYRIGHT RAKOWITZ ENGINEERING 2023