

**LEGEND**

D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS  
 ESMT = EASEMENT  
 NTS = NOT TO SCALE  
 OPR = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS  
 PGS = PHASES  
 R.O.W. = RIGHT-OF-WAY  
 VOL. = VOLUME  
 1 = LOT NUMBER  
 2.50 AC = GROSS LOT ACREAGE  
 ○ = FOUND STEEL ROD MONUMENT  
 ● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"  
 — = PROPERTY LINE  
 — = LOT LINE  
 - - - = ADJOINER  
 - - - 512 - - - = EXISTING CONTOUR

**ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**

- THE SUBDIVISION IS IN THE CHARLOTTE 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.
- IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADENT WATER.
- 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 SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- 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 ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS (IF NEEDED) HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- WATER SERVICE PROVIDED TO CHARLOTTE'S WEB RANCH SUBDIVISION BY MCCOY WSC.
- ELECTRIC SERVICE PROVIDED TO CHARLOTTE'S WEB RANCH SUBDIVISION BY KARNES ELECTRIC COOPERATIVE, INC.
- 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, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.

**SURVEYOR NOTES:**

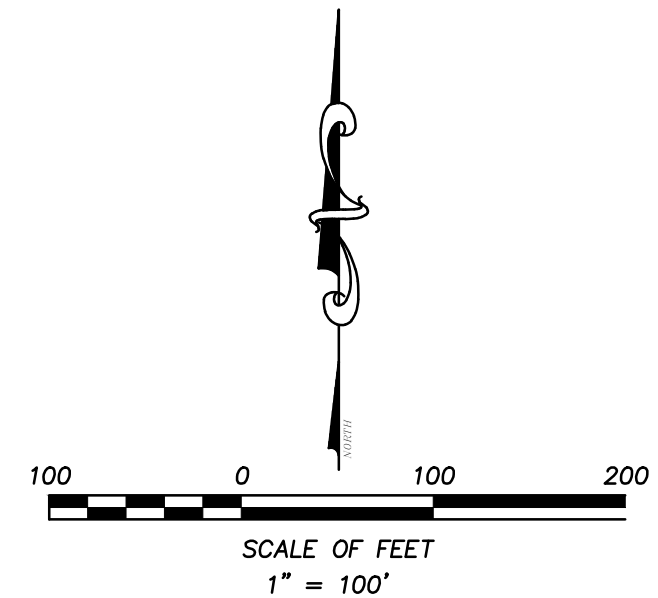
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

**SETBACK NOTES:**

BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:  
 20' FRONT (ROADWAY SIDE)  
 20' BACK (REAR)  
 10' SIDE

**FLOODPLAIN NOTE:**

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0450C EFFECTIVE NOVEMBER 4, 2010.



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. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

FLYING AW, LLC  
 ANDREW WERNER  
 3131 STATE HWY. 123 S.  
 STOCKDALE, TX 78011

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 \_\_\_\_\_, 2025 A.D.

NOTARY PUBLIC

**CERTIFICATE OF FINAL APPROVAL**

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 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.

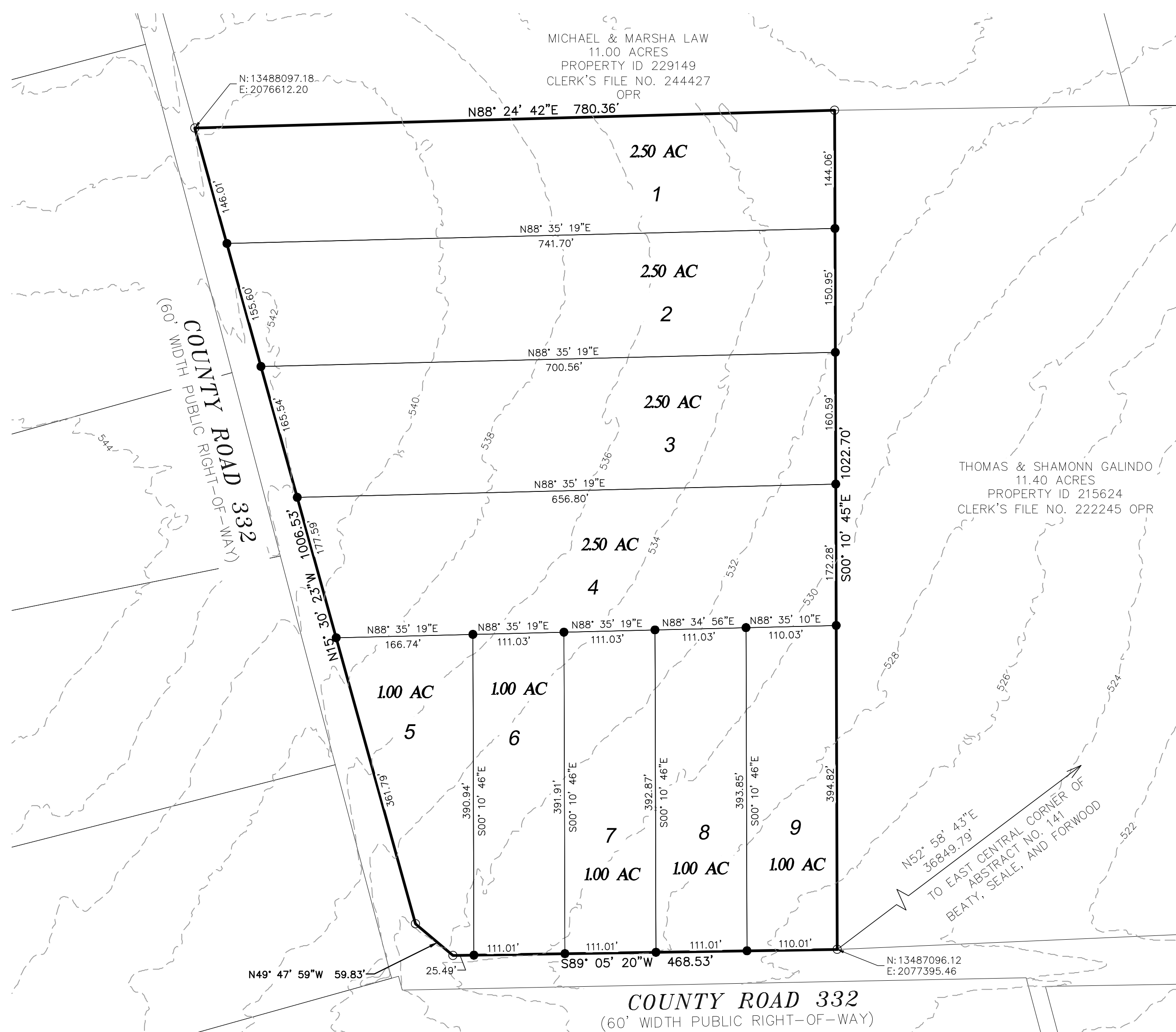
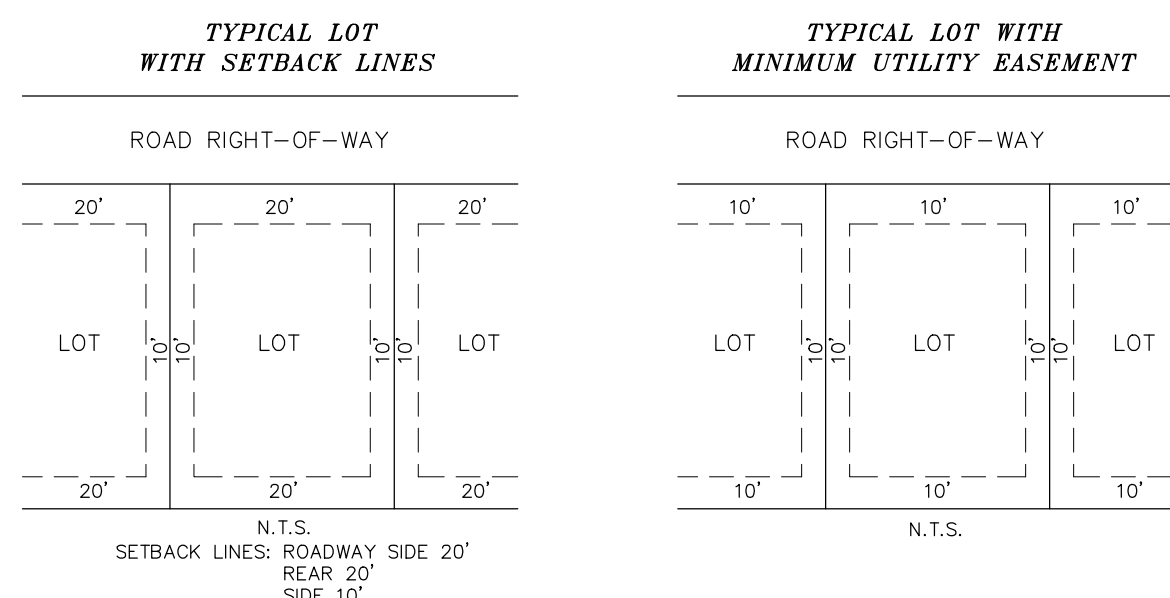
COUNTY ATTORNEY

**LOT SUMMARY TABLE**

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	5			5
2.5-10 AC	4			4
> 10 AC				
TOTAL	9			9

PLAT INCLUDES 0 LF STREET

**PROPERTY INFORMATION**  
 PROPERTY ID: 215622  
 LEGAL ACRES: 15.00  
 LEGAL DESC.: ABS A00141 BS&F SV-1625  
 TRACT 3, 15.0 ACRES



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.

**PRELIMINARY**

WALT F. RAKOWITZ  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6435, STATE OF TEXAS  
 515 W. OAKLAWN, STE. A  
 PLEASANTON, TEXAS 78064

THE STATE OF TEXAS  
 COUNTY OF ATASCOSA

I, BRADLEY A. KOETHER, 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.

**PRELIMINARY**

BRADLEY A. KOETHER  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 105048, STATE OF TEXAS  
 515 W. OAKLAWN, STE. A  
 PLEASANTON, TEXAS 78064



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

OWNER:  
 FLYING AW, LLC  
 ANDY WERNER  
 3131 STATE HWY. 123 S.  
 STOCKDALE, TX 78011

**PLAT OF CHARLOTTE'S WEB RANCH SUBDIVISION**

ESTABLISHING LOTS 1-9, BEING A TOTAL OF 15.00 ACRES, ALSO KNOWN AS TRACT 3, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 255660, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND ALSO LYING IN THE B.S.&F. SURVEY NO. 1625, ABSTRACT NO. 141, ATASCOSA COUNTY, TEXAS.

NO.	REVISION	DATE	BY
1	PLAT CREATED	09/16/25	DJM
2	PLAT UPDATED	12/15/25	DJM