

**LEGEND**

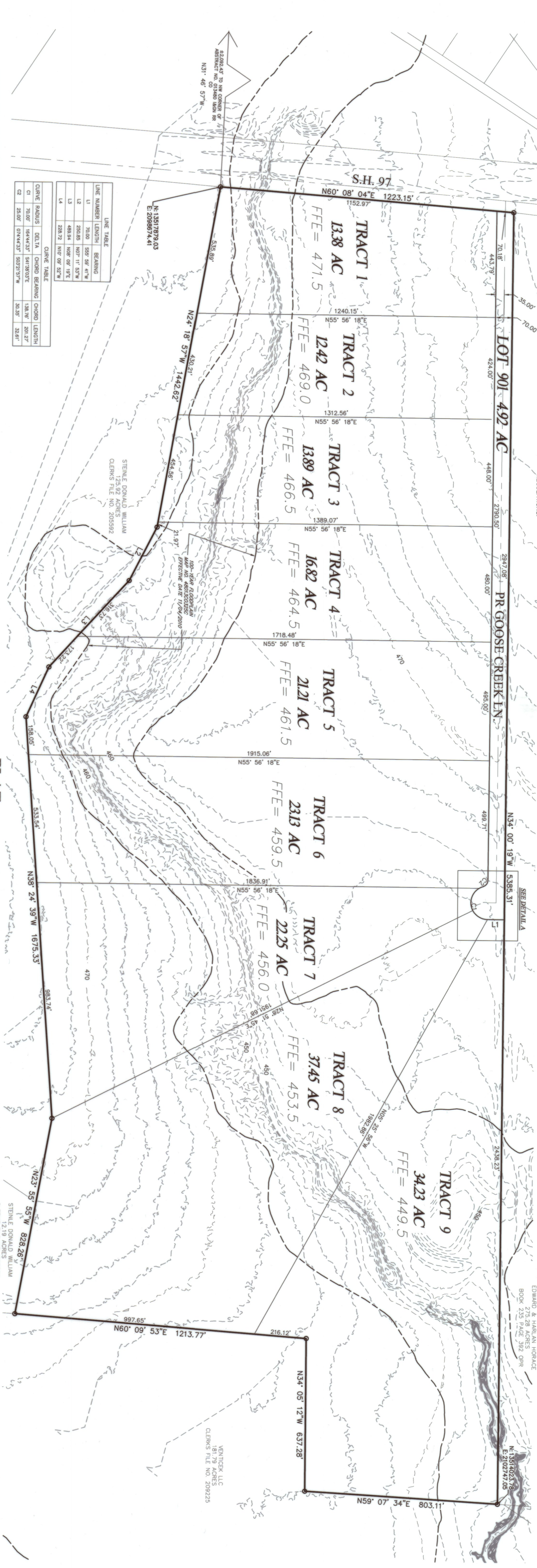
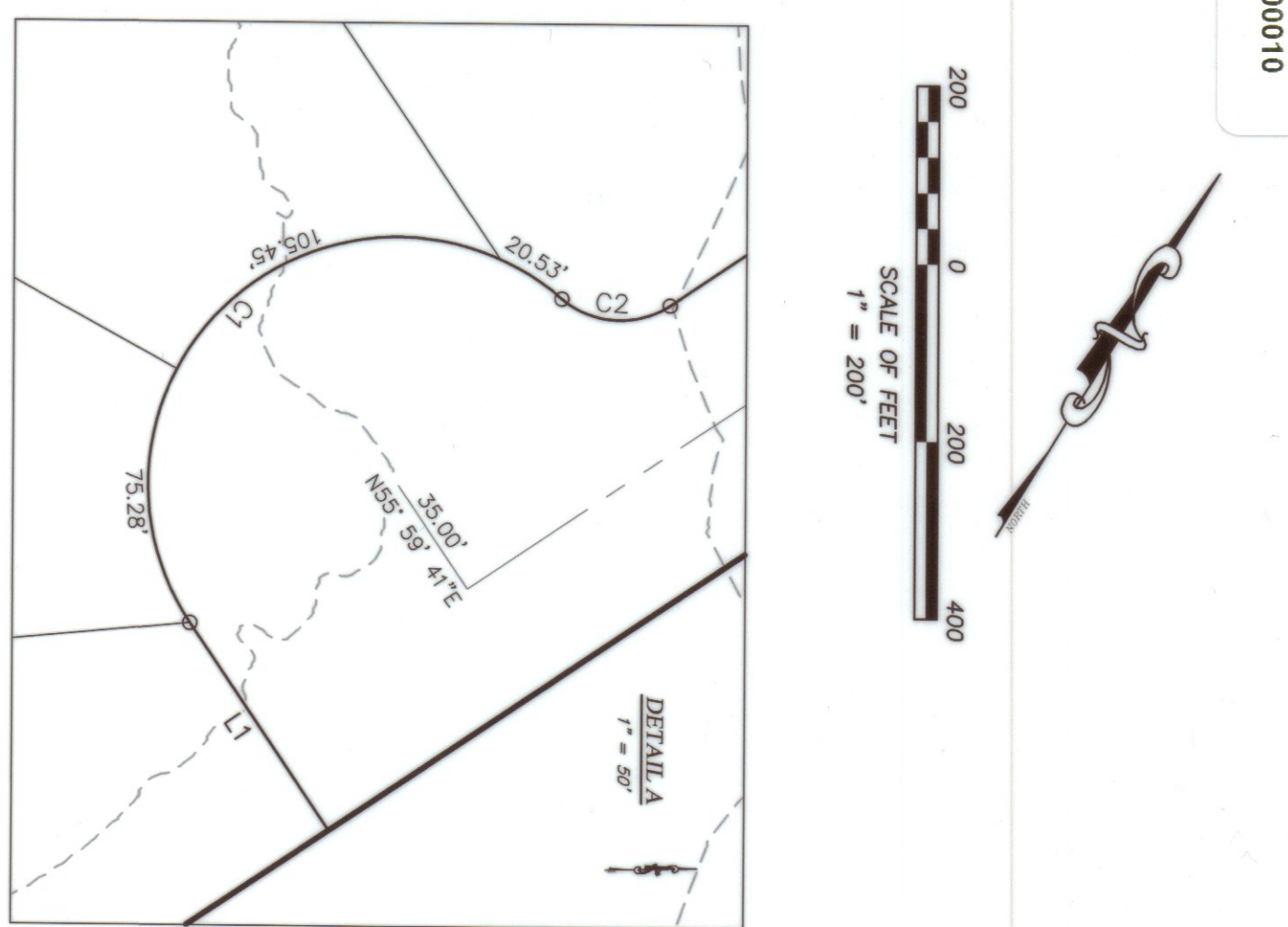
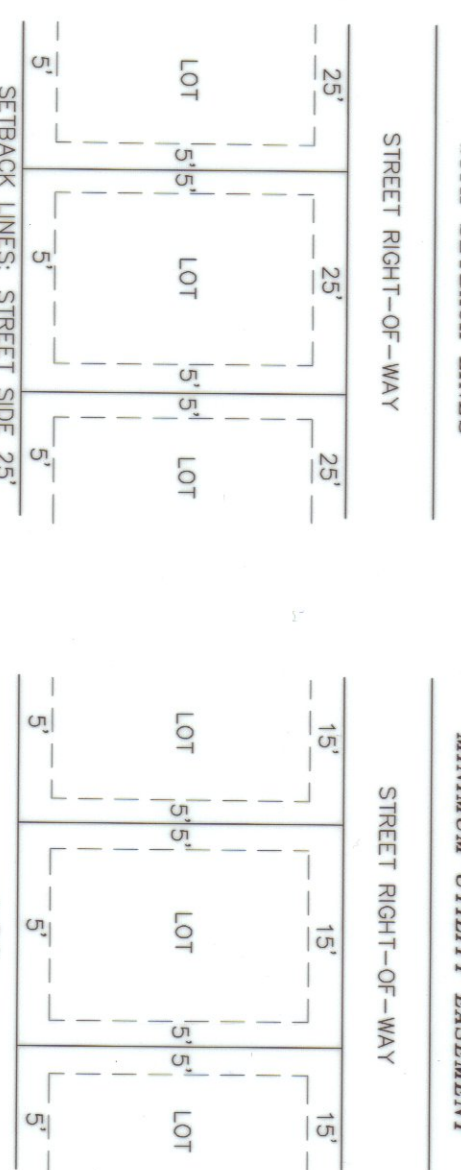
- = FOUND STEEL ROD MONUMENT
- = SET 6" STEEL ROD MONUMENT WITH CAP STAMPED WITH DATE OF INSTALLATION & SURVEYOR
- = PROPERTY LINE
- = LOT LINE
- = R.O.W.
- = ADJACENT
- = EXISTING CONTOUR
- = EASEMENT
- = 100'-NEW FLOODPLAIN

**ATASCOSA COUNTY SUBDIVISION REGULATIONS**

1. THE SUBDIVISION IS IN THE JURISDICTION OF THE PLAT. THE PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK'S OFFICE.
2. 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 DESIGNATED REPRESENTATIVE, OR HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TPOUT STANDARDS, AS APPLICABLE.
3. THE MINIMUM DRIVEWAY GULCH SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
4. THE STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. THE SELLER CONSTRUCTING GROUNDWATER AVAILABILITY RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST REVENUE WATER RESOURCE.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE NO STRUTURE OR DEVELOPMENT WITHIN THE SUBDIVISION WAY.
6. THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND Laid OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
7. THE LOCATION AND DIMENSIONS OF STREETS OF ATASCOSA COUNTY, TEXAS.
8. NO HOMES, AREAS AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
9. APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
10. WATER SERVICE PROVIDED TO GOOSE CREEK SUBDIVISION BY KARIS ELECTRIC COOPERATIVE TEXAS.
11. ELECTRIC SERVICE PROVIDED TO GOOSE CREEK SUBDIVISION BY KARIS ELECTRIC COOPERATIVE TEXAS.
12. THE SELLER SHALL BE RESPONSIBLE FOR 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 DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND TPOUT STANDARDS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TPOUT STANDARDS.
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 WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
14. ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN THE (9) ACRES AND ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
15. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY CONSTITUTION.
16. ANY CHANGE IN RESIDENTIAL DEVELOPMENT WILL REQUIRE THE SUBMITTAL OF AN ENGINEERING ANALYSIS TO ATASCOSA COUNTY FOR REVIEW AND APPROVAL.
17. 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 MAINTAIN THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADS SHOWN ON THIS SUBDIVISION.
18. THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE COUNTY COMMISSIONERS COURT 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.
  2. COORDINATE SYSTEM MAD 83 (2011), SOUTH CENTRAL ZONE.
  3. 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' REAR
- FLOODPLAIN NOTE:**
- THE LIMITS OF THIS PLAT CONTAINS ZONE A FEMA FLOODPLAIN AS SHOWN ON FEMA MAP NUMBER 480730222C EFFECTIVE NOVEMBER 4, 2010.
- LOTS 1, 2, 3, 4, 5, 6, 7, 8, & 9 ARE WITHIN ZONE A.



**PLAT OF**

**GOOSE CREEK SUBDIVISION**

ESTABLISHING TRACTS 1-9, BEING ALL OF A 1997.70 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 226512, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE I.G.N.R. CO. ORIGINAL GRANTEE SURVEY NO. 1750, ABSTRACT NO. 480, ATASCOSA COUNTY, TEXAS, AND THE E. ESTES, ORIGINAL GRANTEE SURVEY NO. 1188, ABSTRACT NO. 222, ATASCOSA COUNTY, TEXAS.

ENGINEER & SURVEYOR:  
 RAKOWITZ ENGINEERING AND SURVEYING  
 515 W OAKLAWN, SUITE A  
 PLEASANTON, TEXAS 78026  
 (830) 281-4060

**PROPERTY INFORMATION**

PROPERTY ID:	13554
LEAD ADDRESS:	802 W 400TH RD
LEAD PHONE:	830-400-980
LEAD FAX:	830-400-980
LEAD EMAIL:	LEAD@RAKOWITZ.COM
LEAD WEBSITE:	WWW.RAKOWITZ.COM
LEAD LICENSE:	18338
LEAD EXPIRES:	12/31/2022
LEAD STATE:	TX
LEAD COUNTY:	ATASCOSA
LEAD CITY:	PLEASANTON
LEAD ZIP:	78026
LEAD FIPS:	48000
LEAD UNITS:	0
LEAD FEES:	0
LEAD TAXES:	0
LEAD NOTES:	

**LOT SUMMARY TABLE**

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



**CONFORMED COPY**  
 OFFICIAL PUBLIC RECORDS  
 Muna Kumar 409-B  
 Theresa Carrizo, County Clerk  
 Atascosa County, Texas  
 February 27, 2023 03:41:28 PM  
 FEE \$246.00 KPCOUNTY  
 202300010  
 PLAT