

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	54.56'	50.00'	62°31'37"	S 20°00'43" W	51.90'
C2	23.56'	15.00'	89°59'13"	N 44°43'22" W	21.21'
C3	23.57'	15.00'	90°00'47"	S 45°16'38" W	21.22'
C4	13.62'	15.00'	52°01'12"	N 63°42'22" W	13.16'
C5	25.28'	50.00'	28°58'21"	S 52°10'56" E	25.01'
C6	62.84'	50.00'	72°00'17"	N 77°19'45" E	58.78'
C7	168.93'	50.00'	193°34'45"	N 45°30'52" E	99.30'
C8	63.41'	50.00'	72°39'43"	N 04°59'45" E	59.24'
C9	17.40'	50.00'	19°56'24"	N 41°18'19" W	17.31'
C10	13.62'	15.00'	52°01'12"	S 25°15'55" E	13.16'
C11	23.44'	15.00'	89°32'21"	N 45°30'52" E	21.13'
C12	13.62'	15.00'	52°01'12"	S 63°42'22" E	13.16'
C13	21.76'	50.00'	24°55'09"	N 50°09'20" W	21.58'
C14	57.69'	50.00'	66°06'34"	S 84°19'49" W	54.54'
C15	182.28'	50.00'	208°52'59"	S 37°51'45" W	96.84'
C16	17.50'	15.00'	66°50'59"	N 33°09'15" W	16.53'
C17	48.28'	50.00'	55°19'40"	S 38°54'55" E	46.43'
C18	23.57'	15.00'	90°00'47"	N 45°16'38" E	21.22'
C19	23.56'	15.00'	89°59'13"	S 44°43'22" E	21.21'
C20	23.57'	15.00'	90°00'47"	S 45°16'38" W	21.22'
C21	23.68'	15.00'	90°27'39"	N 44°29'08" W	21.30'
C22	23.44'	15.00'	89°32'21"	N 45°30'52" E	21.13'

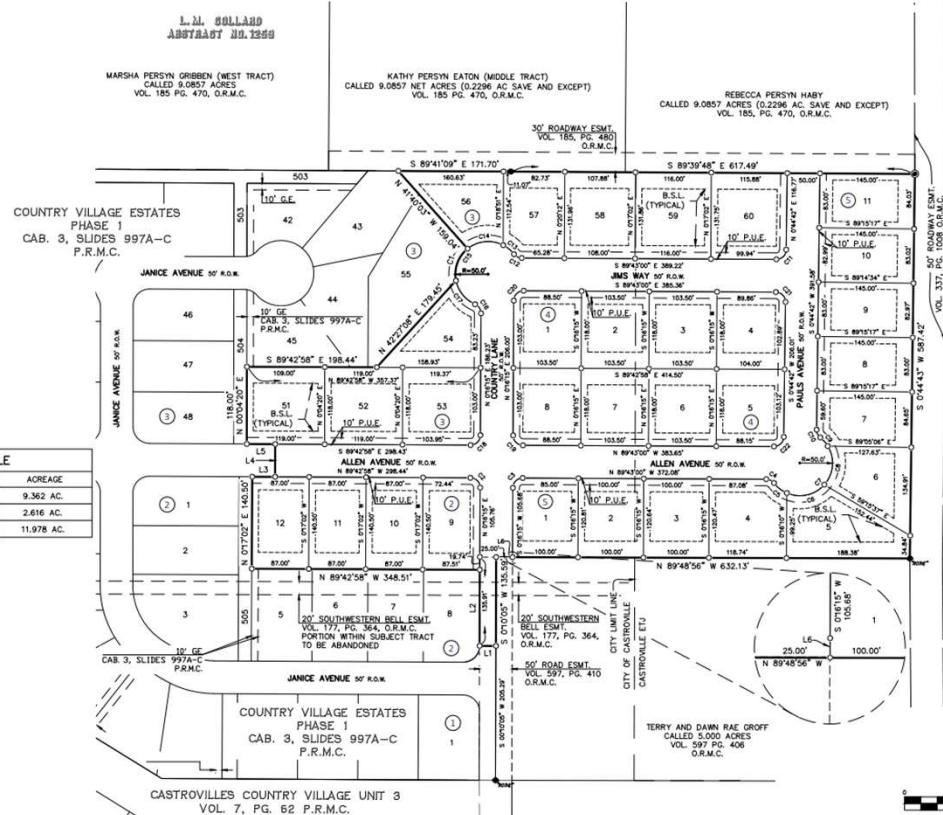
LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N89°49'57" W	25.00'
L2	N07°03' E	116.17'
L3	S89°42'58" E	35.00'
L4	N07°02' E	50.00'
L5	N89°42'58" W	43.53'
L6	S07°03' W	0.30'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	32	9.362 AC.
RIGHT-OF-WAY	-	2.616 AC.
TOTAL	32	11.978 AC.

LEGEND	
B.S.L.	BUILDING SETBACK LINE
D.C.	DOCUMENT
D.E.	DRAINAGE EASEMENT
G.E.	GRADING EASEMENT
ESMT.	EASEMENT
NO.	NUMBER
O.R.M.C.	OFFICIAL RECORDS OF MEDINA COUNTY
O.P.R.M.C.	OFFICIAL PROPERTY RECORDS OF MEDINA COUNTY
P.R.M.C.	PLAT RECORDS OF MEDINA COUNTY
R.O.W.	RIGHT-OF-WAY
---	BUILDING SETBACK LINE
●	FOUND 5/8" IRON ROD
●	FOUND 5/8" IRON ROD W/CAP STAMPED "CHARLES ROTHE"
●	FOUND 1" IRON PIPE (UNLESS NOTED)
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
○	CALCULATED POINT
①	BLOCK IDENTIFICATION

PRELIMINARY PLAT
VACATING THE REMAINING PORTION OF MAGNOLIA SUBDIVISION VOL. 7, PG.
229, P.R.M.C.
REPLATTING AS
COUNTRY VILLAGE ESTATES PHASE 2

A SUBDIVISION OF 11.978 ACRES OF LAND
 LOCATED IN THE
 L.M. COLLARD SURVEY, SECTION 97, ABSTRACT NO. 1259
 MEDINA COUNTY, TEXAS



STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
JMS WAY	50 FT.	466 FT.	MINOR STREET
ALLEN AVENUE	50 FT.	802 FT.	MINOR STREET
PAULS AVENUE	50 FT.	443 FT.	MINOR STREET
COUNTRY LANE	R.O.W. VARIES	432 FT.	MINOR STREET
TOTAL LINEAR FEET		2,143 FT.	

OWNER: CV COUNTRY LANE, LLC
 ADDRESS: 103 E. HUNTER LANE
 SAN ANTONIO, TX 78213
 PHONE: 210-696-2522
 ACREAGE: 11.978 ACRES
 SURVEY(S): L.M. COLLARD SURVEY, SECTION 97, ABSTRACT NO. 1259
 NUMBER AND ACREAGE: RESIDENTIAL: 32 LOTS/9.362 ACRES
 BY LOT TYPE: RIGHT-OF-WAY: 2.616 ACRES

PLAT PREPARED: 05/22/2025
 SURVEYOR: BGE, INC. (JOHN ALBERTSON, RPLS)
 PHONE: (210) 581-3600
 ENGINEER: BGE, INC. (ARON J. NEUMANN, PE)
 PHONE: (210) 581-3600



BGE, Inc.
 7300 San Pedro, Suite 301
 San Antonio, Texas 78216
 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Registration No. F-1048
 TBPELS Licensed Surveying Firm No. 10106500

REBECCA PERSYN HABY
CALLED 9.0857 ACRES (0.2296 AC. SAVE AND EXCEPT)
VOL. 185, PG. 470, O.R.M.C.

JANICE AVENUE 50° R.O.W.

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CASTROVILLES COUNTRY VILLAGE UNIT 3
VOL. 7, PG. 62 P.R.M.C.

30° ROADWAY ESMT.
VOL. 185, PG. 480
O.R.M.C.

JMS WAY 50' R.O.W.

ALLEN AVENUE 50' R.O.W.

W 383.65'

ALLEN AVENUE 50' R.O.W.

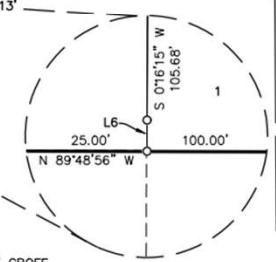
20' SOUTHWESTERN BELL ESMT.
VOL. 177, PG. 364, O.R.M.C.
PORTION WITHIN SUBJECT TRACT
TO BE ABANDONED

50' ROAD ESMT.
VOL. 597, PG. 410
O.R.M.C.

TERRY AND DAWN RAE GROFF
CALLED 5.000 ACRES
VOL. 597 PG. 406
O.R.M.C.

KATHY EATON, ET AL.
CALLED 25.7512 ACRES
VOL. 191 PG. 450
O.P.R.M.C.

50' ROADWAY ESMT.
VOL. 337, PG. 1008 O.R.M.C.



General Information

- R-A Single Family District
- Approximately 11.978 Acres
- 32 Lots
- Setbacks
 - Front – 20'
 - Side – 10', 15' Adjacent to ROW
 - Rear – 25'
- No Variances Requested
- 19.584 AF of water due at time of final platting
- Fee in lieu of parkland dedication
- City Engineer has reviewed and approved the preliminary plat and plans

