

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			
JIMS 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.				

SAN ANTONIO, TX 78213

PHONE: <u>210-696-2522</u>

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: <u>09/2/2025</u>

SURVEYOR: BGE, INC. (DION ALBERTSON, RPLS) PHONE: (210) 581-3600 ENGINEER: BGE, INC. (AARON 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-1046 TBPELS Licensed Surveying Firm No. 10106500

SHEET 1 OF 2

PIAT CV COUNTRY LANE, LLC, BEING THE OWNER OF A 23.098 ACRE TRACT (TRACT 1) AN A 92.30 ACRE TRACT (TRACT 2) OF LAND OUT OF THE E, PINEMON SURVEY SECTION 97, ABSTRACT NO. 1356 AND THE LM. COLARD SURVEY, SECTION 97, ABSTRACT NO. 1259, MEDINA COUNTY, TEXAS, AS CONVEYED IN DOCUMENT INMERE 2015003164 OF THE PIBLIC OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: COUNTRY VILLAGE ESTATES PHASE 2 THE OWNER OF THE LAND SHOWN THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED ACCORDANCE WITH THE ATTACHED MAP OF PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE PERSON OF THE PUBLIC FOREYER ALL STREETS ALLEYS PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC FOREYER ALL STREETS ALLEYS PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC FLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WITNESS MY HAND, THIS THE DAY OF		HESE PRESENTS:			
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STATE OF TEXAS

COUNTY OF MEDINA

GINA CHAMPION, COUNTY CLERK MEDINA COUNTY, TEXAS

SECRETARY

STATE OF TEXAS

COUNTY OF MEDINA

NOTES:

1. BASIS OF BEARING RECITED HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.

I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS

O'CLOCK, _M AND DULY RECORDED THIS __ DAY OF _____, 20___ A.D. AT__O'CLOCK, _M, IN THE PLAT RECORDS OF

SAID COUNTY IN CABINET ____, SLIDE ____. TO CERTIFY WHICH, WITNESS MY HAND AND DEAL AT THE COUNTY COURT OF SAID

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE __ DAY OF _____, 20___ A.D. AT

- 2. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLE POINTS, PC'S AND PT'S WILL BE MARKED WITH A 1/2" IRON ROD SET WITH CAP STAMPED "BGE, INC." UPON COMPLETION OF CONSTRUCTION.
- 3. APPROXIMATELY 2,143 LINEAR FEET OF PUBLIC ROADS WILL BE CONSTRUCTED TO CITY STANDARDS AND MAINTAINED BY CITY OF CASTROVILLE.
- 4. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF CASTROVILLE.

COUNTY, AT MY OFFICE IN HONDO, TEXAS, THE DATE SHOWN ABOVE WRITTEN.

- 5. SEWAGE FACILITIES SHALL BE PROVIDED BY CITY OF CASTROVILLE.
- 6. THE SUBDIVISION IS LOCATED PARTIALLY WITHIN AND PARTIALLY OUTSIDE OF THE EXTRA TERRITORIAL JURISDICTION OF CASTROVILLE.
- 7. THE SUBDIVISION IS WHOLLY LOCATED WITHIN THE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT.
- 8. ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF CASTROVILLE.
- 9. TELEPHONE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THE AREA.
- 10. COMMERCIAL WASTE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THE AREA.
- 11. THERE IS HEREBY DEDICATED DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE CITY MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE MEDINA COUNTY COURTHOUSE. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, ETC.) THE CITY OF CASTROVILLE RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 12. A TEN (10) FOOT UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE PLATTED LOT, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
- 13. ENCROACHMENTS ARE PROHIBITED WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAINS, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER DEVELOPMENTS, UNLESS CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER IS PROVIDED DEMONSTRATING ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING OCCURRENCE OF BASE FLOOD DISCHARGE.
- 14. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS.

- 15. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- 16. THIS DEVELOPMENT WILL CONSIST OF RESIDENTIAL LOTS, WITH A MINIMUM LOT AREA = 12,000 SQ. FT.
- 17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM.
- 18. A SIDEWALK SHALL BE CONSTRUCTED PER CITY OF CASTROVILLE STANDARDS ALONG BOTH SIDES OF THE ROAD AT THE TIME OF LOT DEVELOPMENT BY THE LOT OWNER.
- 19. TYPICAL BUILDING SETBACK LINE: 20' FRONT; 25' REAR'; 10' SIDE; 15' SIDE FOR CORNER LOTS.

DRAINAGE NOTES:

- 1. NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) FOR MEDINA COUNTY, TEXAS ON MAP NUMBER 48325C0530D, DATED MAY 15, 2020 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- 2. THE TRACT DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE (EARZ) OR CONTRIBUTING ZONE.
- 3. DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

UTILITY EASEMENT

- 1. UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")
- 2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.
- 3. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- 4. THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

DRAINAGE EASEMENT:

- ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:
- 1. DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")
- 2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.
- 3. WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

PLAT NOTES:

FENCE NOTES:

ASEMENT ACCESS AT FENCES:

 $\hbox{\tt DOUBLE SWING GATES OR A REMOVABLE FENCE PANEL SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY EASEMENTS.}$

OBSTRUCTIONS OF DRAINAGE:

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

IDEWALK NOTES

REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

CAPITAL RECOVERY FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF CASTROVILLE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 239.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME ____, PAGE ____, MEDINA COUNTY OFFICIAL RECORDS.

FINAL PLAT

VACATING A 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



BGE, Inc.

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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500