

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	21.75'	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	N0°10'03"E	116.17'
L3	S89°42'58"E	35.00'
L4	N0°17'02"E	50.00'
L5	N89°42'58"W	43.53'
L6	S0°10'03"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
DOC.	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
● "ROTHE"	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.

COUNTRY VILLAGE ESTATES PHASE 2

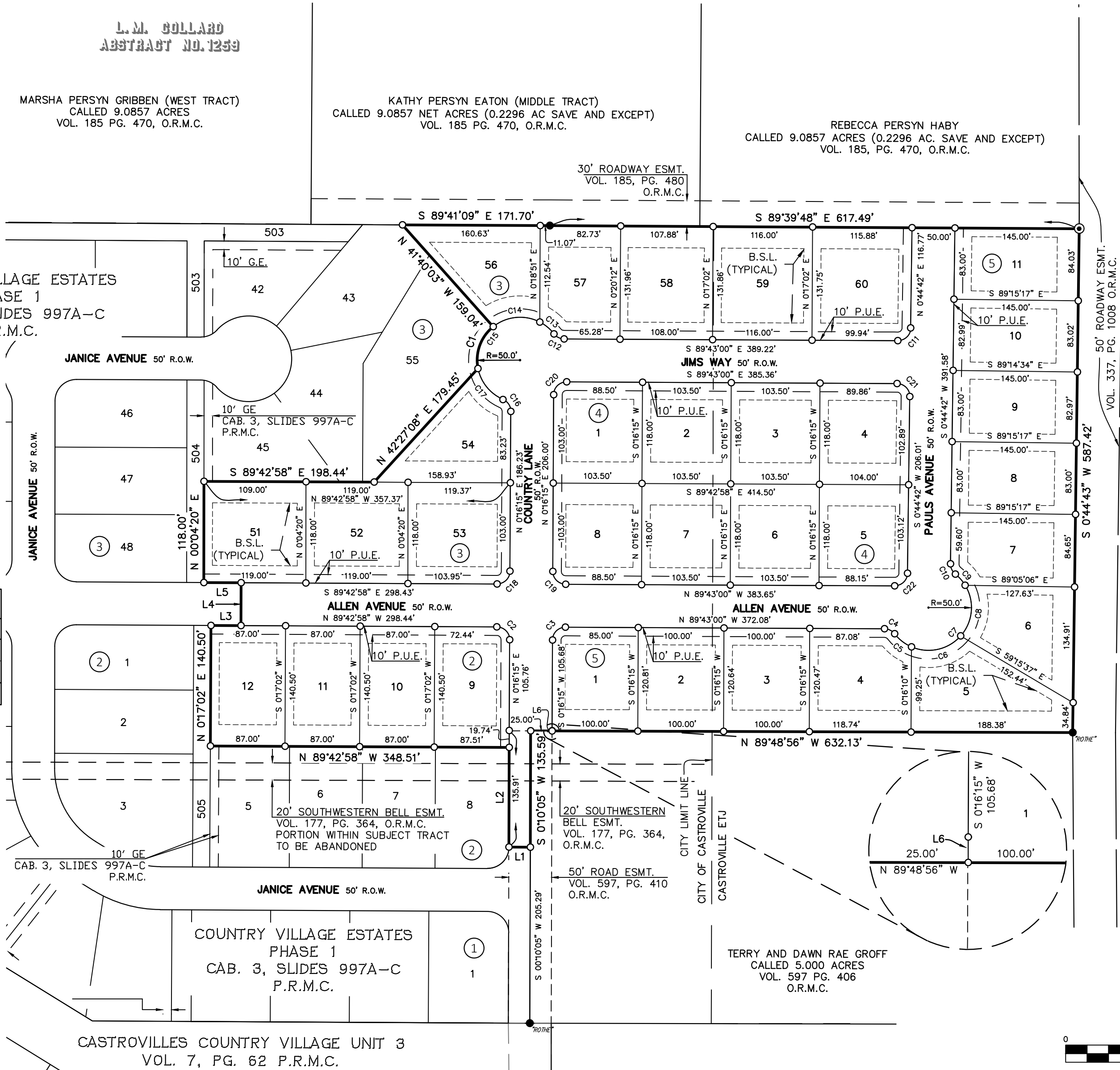
A SUBDIVISION OF 11.978 ACRES OF LAND
LOCATED IN THE
L.M. COLLARD SURVEY, SECTION 97, ABSTRACT NO. 1259
MEDINA COUNTY, TEXAS

L.M. COLLARD
ABSTRACT NO. 1259

MARSHA PERSYN GRIBBEN (WEST TRACT)
CALLED 9.0857 ACRES
VOL. 185 PG. 470, O.R.M.C.

KATHY PERSYN EATON (MIDDLE TRACT)
CALLED 9.0857 NET ACRES (0.2296 AC. SAVE AND EXCEPT)
VOL. 185 PG. 470, O.R.M.C.

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



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

OWNER: CV COUNTRY LANE, LLC
ADDRESS: 103 S. WINSTON 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. (DION ALBERTSON, RPLS)
PHONE: (210) 581-3600
ENGINEER: BGE, INC. (AARON J. NEUMANN, PE)
PHONE: (210) 581-3600

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.	



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

STATE OF TEXAS §
COUNTY OF MEDINA §

KNOW ALL MEN BY THESE PRESENTS:

THAT CV COUNTRY LANE, LLC, BEING THE OWNER OF A 23.098 ACRE TRACT (TRACT 1) AND A 9.230 ACRE TRACT (TRACT 2) OF LAND OUT OF THE E. PINGENOT SURVEY SECTION 8, ABSTRACT NO. 1316 AND THE L.M. COLLARD SURVEY, SECTION 97, ABSTRACT NO. 1259, MEDINA COUNTY, TEXAS, AS CONVEYED IN DOCUMENT NUMBER 2016009154 OF THE PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 11.978 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

COUNTRY VILLAGE ESTATES PHASE 2

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

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

JACK UPTMORE
CV COUNTRY LANE, LLC
103 S. WINSTON LANE
SAN ANTONIO, TX 78213

STATE OF TEXAS §
COUNTY OF MEDINA §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JACK UPTMORE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON FEBRUARY 11, 2025. THAT ALL NECESSARY SURVEY MONUMENTS WILL BE CORRECTLY SET OR FOUND AS SHOWN THEREON, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 301
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS §
COUNTY OF MEDINA §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE.

REGISTERED PUBLIC ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, ____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS,

PRELIMINARY PENDING FINAL REVIEW

AARON J. NEUMANN, P.E. DATE
BGE, INC.
7330 SAN PEDRO AVE, SUITE 301
SAN ANTONIO, TEXAS 78216
210-581-3600
TEXAS REGISTERED ENGINEERING FIRM F-1046

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF COUNTRY VILLAGE ESTATES PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS ____ DAY OF _____, 20____

BY: _____
MAYOR

BY: _____
CITY SECRETARY

THIS PLAT OF COUNTRY VILLAGE ESTATES PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 20____

BY: _____
CHAIR

BY: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF MEDINA §

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

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

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

GINA CHAMPION, COUNTY CLERK
MEDINA COUNTY, TEXAS

NOTES:

1. BASIS OF BEARING RECITED HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
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.
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 SUBDIVSION 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 SUBDIVSION 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 MITGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.
4. THE CITY SHALL MAKE COMMERCIALY 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:

EASEMENT ACCESS AT FENCES:

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.

SIDEWALK 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.



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

PRELIMINARY 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