

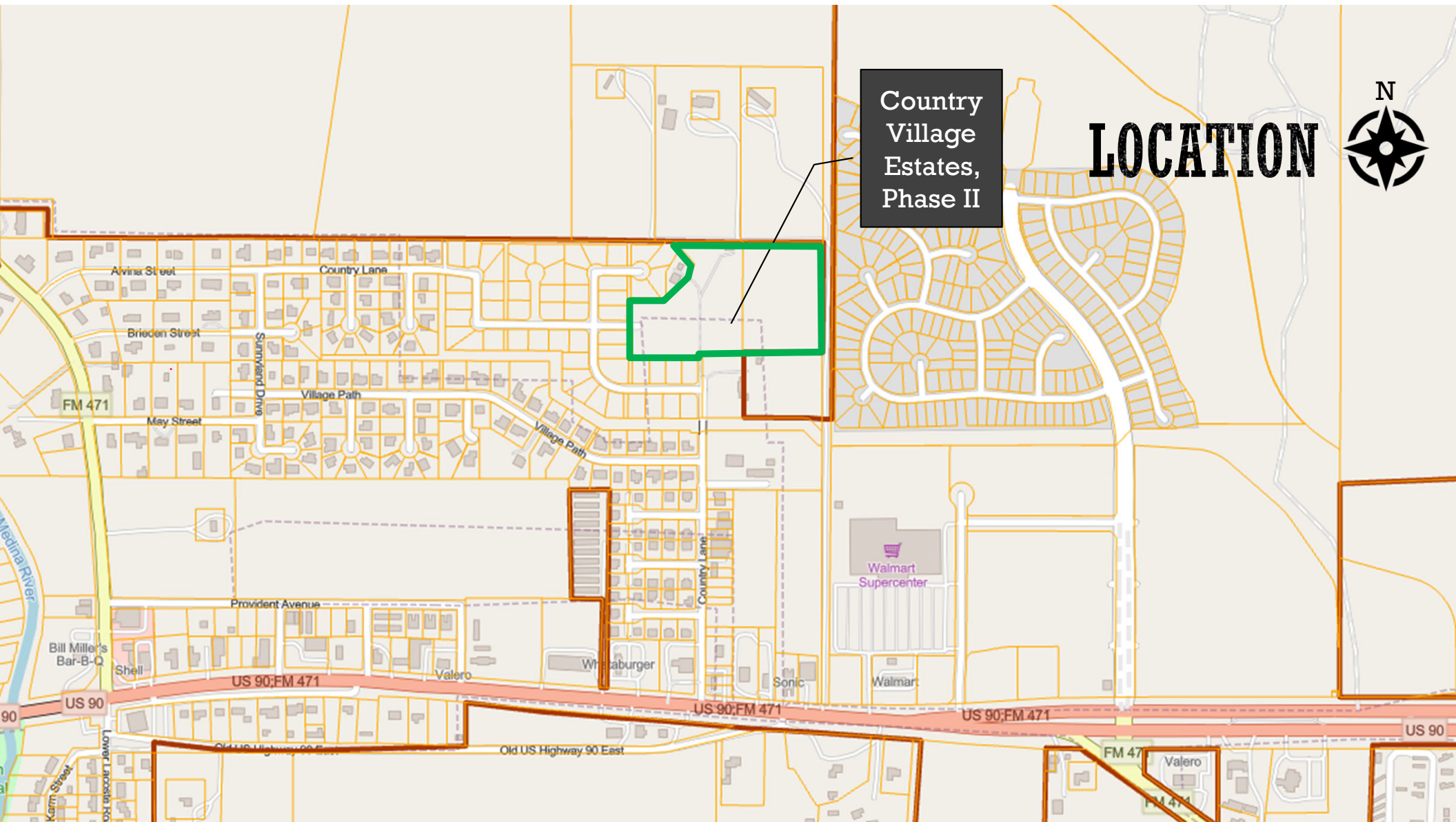
**COUNTRY VILLAGE ESTATES —
PHASE II FINAL PLAT**



Discussion and possible action on the Country Village Phase II - Final Plat.

Engineer/Surveyor: BGE, INC. – Omar Rodriguez
Property Owner: CV Country Lane, LLC – Jack Uptmore
Description: Approximately 11.978 acres, Part of Magnolia Subdivision, Lot 1
Location: Immediately North and East of the existing Castroville Country Village Subdivision
Current Zoning: R-A (One-Family Dwelling District)
Future Land Use Plan: Single Family





Country
Village
Estates,
Phase II

LOCATION

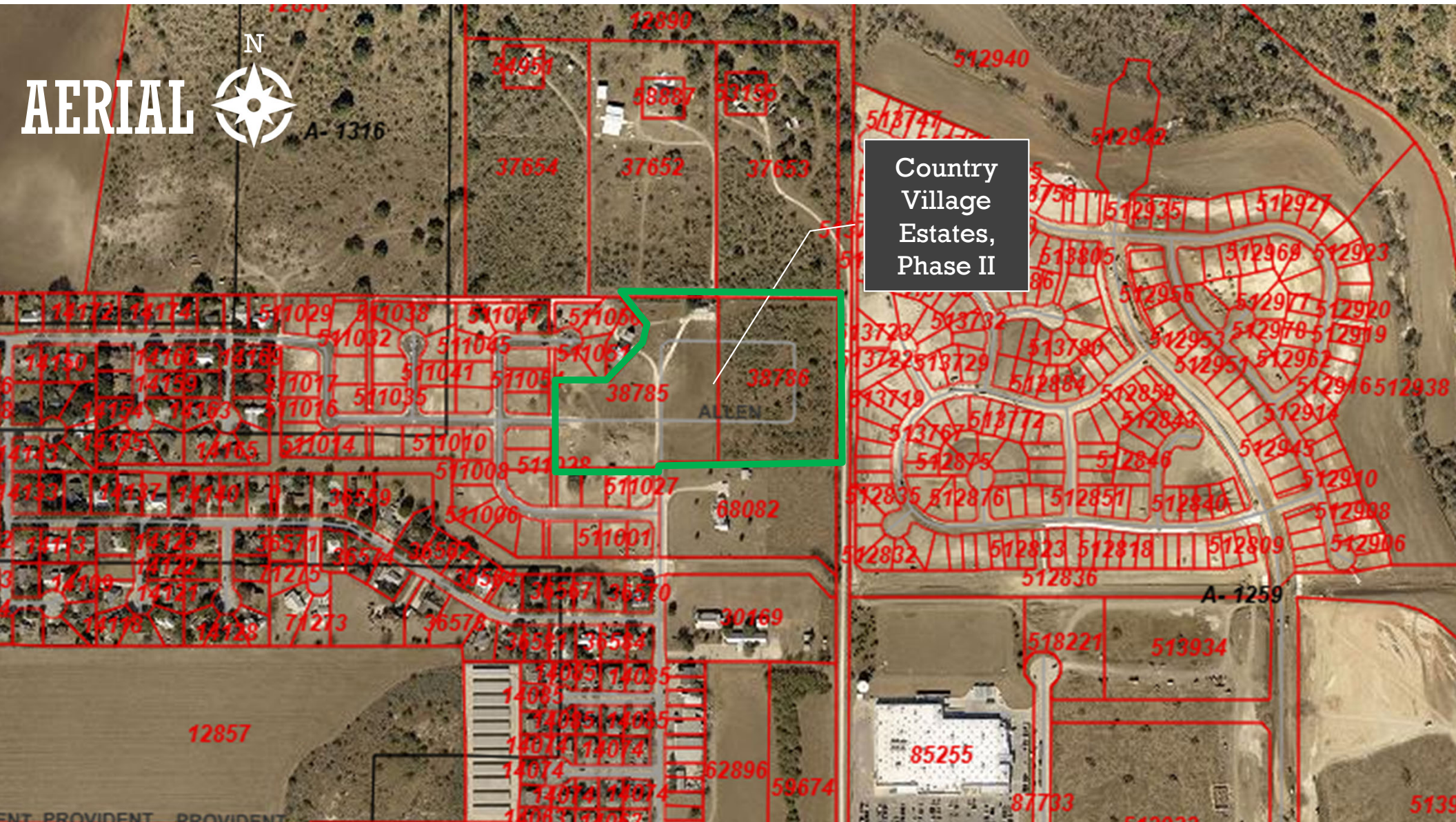


AERIAL



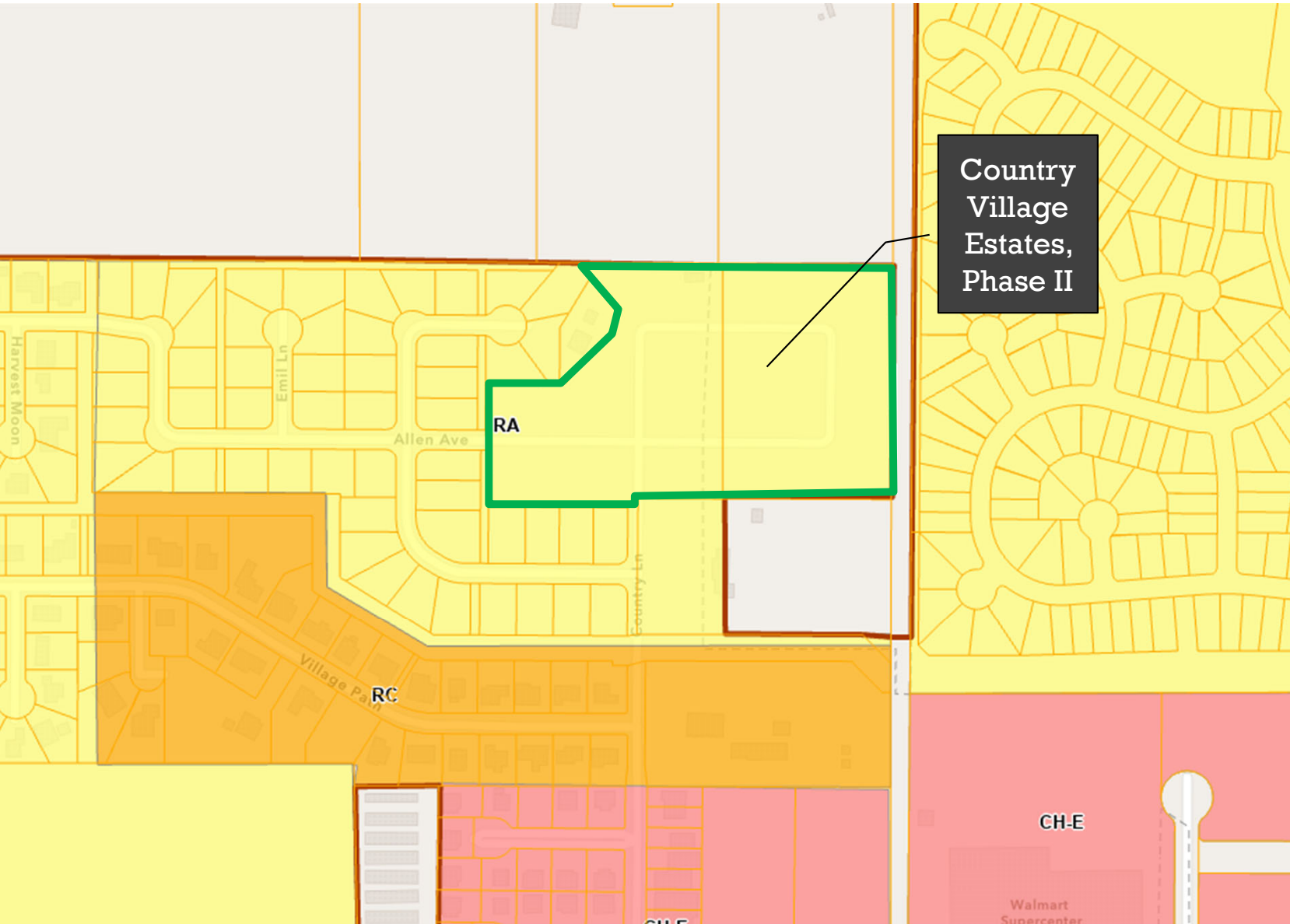
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Country
Village
Estates,
Phase II



CURRENT ZONING

RA: Single Family Dwelling District



- RA: Single Family Dwelling District
- RC: General Residence District
- HE: Historical District
- MH: Manufactured Home Park
- CG: Central Business District
- CH-C: Central Commercial District
- CH-W: West Commercial District
- CH-E: East Commercial District
- I-I: Industrial District

CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	54.56'	50.00'	62°31'37"	S 20°09'43" W
C2	33.56'	15.00'	88°58'13"	N 44°43'22" W
C3	33.57'	15.00'	90°09'47"	S 45°16'38" W
C4	13.62'	15.00'	52°01'32"	N 63°42'22" W
C5	25.28'	50.00'	28°58'21"	S 52°10'56" E
C6	62.84'	50.00'	77°09'17"	N 77°19'45" E
C7	168.93'	50.00'	193°34'45"	N 45°30'52" E
C8	63.41'	50.00'	77°39'43"	N 04°59'45" E
C9	17.40'	50.00'	19°56'24"	N 41°18'19" W
C10	13.62'	15.00'	52°01'32"	S 25°15'55" E
C11	23.44'	15.00'	89°32'21"	N 45°30'52" E
C12	13.62'	15.00'	52°01'32"	S 63°42'22" E
C13	21.75'	50.00'	24°50'09"	N 50°58'20" W
C14	57.69'	50.00'	66°58'34"	S 84°19'49" W
C15	182.38'	50.00'	308°32'59"	S 37°14'45" W
C16	17.50'	15.00'	66°58'34"	N 33°08'10" W
C17	48.28'	50.00'	351°19'40"	S 36°54'55" E
C18	23.57'	15.00'	90°09'47"	N 45°16'38" E
C19	23.56'	15.00'	88°58'13"	S 44°43'22" E
C20	23.57'	15.00'	90°09'47"	S 45°16'38" E
C21	23.68'	15.00'	90°27'39"	N 44°29'08" W
C22	23.44'	15.00'	89°32'21"	N 45°30'52" E

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N89°46'57"W	25.00'
L2	N01°03'E	116.17'
L3	S89°42'58"E	35.00'
L4	N01°07'E	55.00'
L5	N89°42'58"W	43.53'
L6	S01°03'W	0.30'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	32	9.362 AC.
RENT-F-HAY	-	2.816 AC.
TOTAL	32	11.978 AC.

LEGEND

B.S.L. BUILDING SETBACK LINE
 D.O.C. DOCUMENT
 D.E. DRAINAGE EMBANKMENT
 E.E. EMBANKMENT
 NO. NUMBER
 O.P.R.M.C. OFFICIAL 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 ROBE" (UNLESS NOTED)
 ● FOUND 1" IRON PIPE (UNLESS NOTED)
 ● LET 1/2" IRON ROD W/CAP STAMPED "BOE INC"
 ○ CALCULATED POINT
 ① BLOCK IDENTIFICATION

FINAL 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

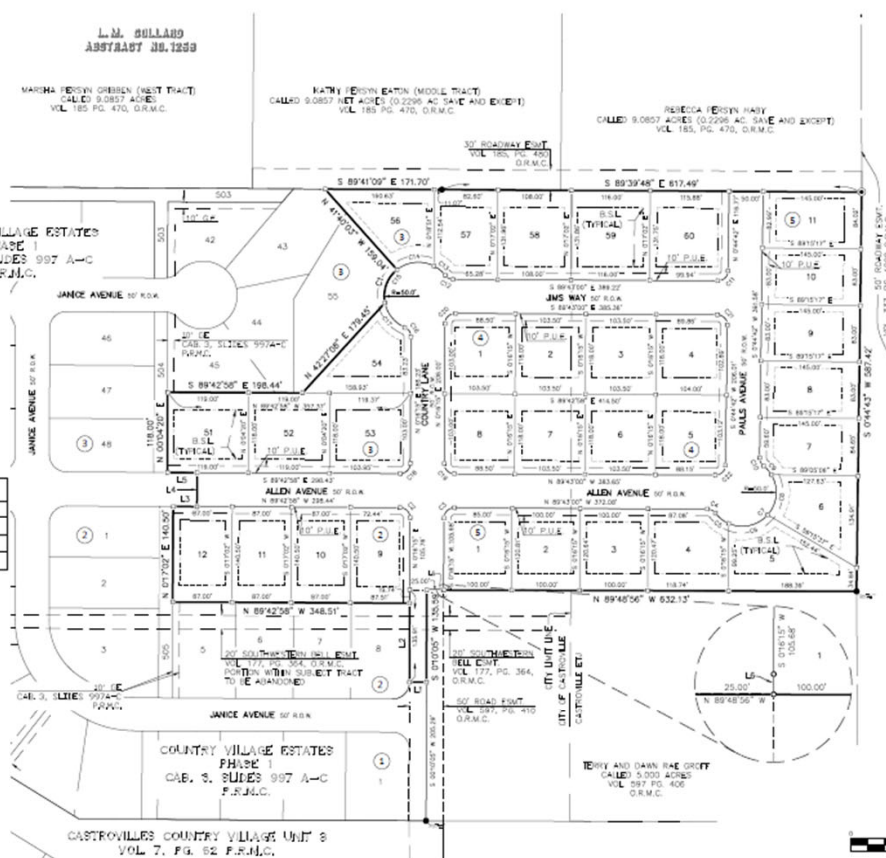
L.M. COLLARD
 ABSTRACT NO. 1259

MARINA PERRY GREEN (WEST TRACT)
 CALLED 9.0857 ACRES
 VOL. 185, PG. 470, O.R.M.C.

KATHY PERRY EATON (MIDDLE TRACT)
 CALLED 9.0857 ACRES (0.2298 AC. DAVE AND EXCEPT)
 VOL. 185, PG. 470, O.R.M.C.

REBECCA PERRY HAY
 CALLED 9.0857 ACRES (0.2298 AC. DAVE AND EXCEPT)
 VOL. 185, PG. 470, O.R.M.C.

COUNTRY VILLAGE ESTATES
 PHASE 1
 CAR. S. SUEDES 997 A-C
 F.R.J.A.C.



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

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
JANS WAY	50 FT	468 FT	MAJOR STREET
ALDEN AVENUE	50 FT	802 FT	MAJOR STREET
PAIS AVENUE	50 FT	443 FT	MAJOR STREET
COUNTRY LANE	R.O.W. VARIED	432 FT	MAJOR STREET
TOTAL LINEAR FEET		2,143 FT	

OWNER: CV COUNTRY LANE, LLC
 ADDRESS: 101 E. HUNTER LANE
 PHONE: 210-581-3600
 ACREAGE: 11.978 ACRES
 SURVEY(S): L.M. COLLARD SURVEY, SECTION 97, ABSTRACT NO. 1259
 NUMBER AND ACREAGE BY LOT TYPE: RESIDENTIAL 32 LOTS/9.362 ACRES
 RENT-F-HAY: 2.816 ACRES
 PLAT PREPARED: 09/27/2023
 SURVEYOR: BGE INC. (OPEN AUCTION, FIELD)
 PHONE: 210-581-3600
 ENGINEER: BGE INC. (OPEN AUCTION, FIELD)
 PHONE: 210-581-3600



BGE, Inc.
 7800 San Pedro, Suite 301
 San Antonio, Texas 78216
 Tel: 210-581-3600 • www.bgeinc.com
 TPELS Registration No. F-1046
 TPELS Licensed Surveying Firm No. 10105500

PARKLAND DEDICATION

- Fee in lieu of parkland dedication
- 5% of Appraised Value
- $(\$158,320 + \$83,990) \times 0.05 = \$12,115.50$
- Paid on September 24, 2025.



Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$76,090	\$82,230	\$0	\$158,320	\$0	\$118,411

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$83,990	\$0	\$83,990	\$0	\$83,990



WATER RIGHTS

- A total of 19.584 acre-feet of water rights must be provided at the time of final platting. At this stage, only a signed letter is required, which has been provided.



September 22, 2025

City of Castroville
Community Development Department
703 Paris St.
Castroville, TX 78009

RE: Water Rights Transfer/Country Village, Phase II

Dear Breana Soto,

In accordance with City Code Chapter 100, Section 100-25(c), we shall transfer water rights to the City of Castroville prior to Final Plat recordation. The amount for the water rights acquisition is 19.584 acre feet.

- .612 x 32 lots= 19.584 acre feet

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jack Uptmore'.

Jack Uptmore

FINANCIAL GUARANTEE



October 9, 2025

Re: Castroville's Country Village, Phase II

To the City of Castroville Community Development Department,

Please allow this letter to serve as evidence that IBC Bank is committed to providing financing to CV Country Lane, LLC (Jack Uptmore) for the streets, utilities, and erosion control in the amount of \$1,110,035 related to the above referenced project. IBC Bank is prepared to offer this letter of credit to Mr. Uptmore for up to 24 months, effective immediately, with extensions available as required. Mr. Uptmore and his family have had a banking relationship with IBC Bank for over 30 years. He keeps substantial deposits and has always paid as agreed. Should you have any questions or concerns please do not hesitate to contact me directly, thank you!

A handwritten signature in blue ink, appearing to read "P. Nanney".

Philip Nanney
Assistant Vice President
Commercial Lending
philipnanney@ibc.com
Cell: 210-284-5188
Office: 210-518-2513

COUNTRY VILLAGE ESTATES COST ESTIMATE

SECTION 1 - PAVING IMPROVEMENTS					
BID ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1-01	MOISTURE CONDITIONED SUBGRADE PREPARATION (5/8"), PER SQUARE YARD, CIP	10.059	SY	\$	3.00
1-02	CRUSHED LAMINATED BASE 11-INCH THICKNESS, PER SQUARE YARD, CIP	10.059	SY	\$	13.00
1-03	PRIME 2-INCH THICKNESS TYPE D, PER SQUARE YARD, CIP	8.191	SY	\$	15.50
1-04	MACHINE LAID 7" CURB, PER LINEAR FOOT, CIP	4.500	LF	\$	19.50
1-05	CONCRETE VALLEY GUTTER, PER EACH, CIP	3	EA	\$	7,650.00
1-06	PC CONCRETE SIDEWALKS, 4-INCH THICKNESS, 5-FT WIDE, PER LINEAR FOOT, CIP	.204	LF	\$	71.40
1-07	SIDEWALK/ADA RAMP WITH PAVERS (TYPE 1), PER EACH, CIP	11	EA	\$	2,500.00
1-08	SIGNS AND PAVEMENT MARKINGS, PER LUMP SUM, CIP	1	LS	\$	7,100.00
1-09	STREET END BARRICADES, PER EACH, CIP	1	EA	\$	3,210.00
SUBTOTAL WATER IMPROVEMENTS					\$ 450,988.10

SECTION 2 - WATER IMPROVEMENTS					
BID ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
2-01	8-INCH C-900, DR-18 POTABLE (BLUE) WATERLINE AND APPURTENANCES, ALL DEPTHS, PER LINEAR FOOT, CIP	2.357	LF	\$	68.00
2-02	TRENCH SAFETY SYSTEMS, ALL DEPTHS, PER LINEAR FOOT, CIP	2.357	LF	\$	2.00
2-03	SINGLE WATER SERVICE, PER EACH, CIP	22	EA	\$	1,500.00
2-04	DOUBLE WATER SERVICE, PER EACH, CIP	3	EA	\$	2,000.00
2-05	RELOCATE EXISTING WATER SERVICE, PER EACH	1	EA	\$	500.00
2-06	8" GATE VALVE, PER EACH, CIP	5	EA	\$	2,520.00
2-07	2" PERMANENT BLOWOFF ASSEMBLY, PER EACH, CIP	3	EA	\$	1,220.00
2-08	FIRE HYDRANT INCLUDING 6" LEAD AND 6" VALVE, PER EACH, CIP	6	EA	\$	6,200.00
2-09	GRAND REMOVAL AND DISPOSAL OF EXISTING WATER PIPE, PER LINEAR FOOT, CIP	612	LF	\$	30.00
2-10	WET CONNECTIONS, 8" X 8" DIAMETER, PER EACH, CIP	1	EA	\$	1,000.00
SUBTOTAL DRAINAGE IMPROVEMENTS					\$ 287,870.00

SECTION 3 - WASTEWATER IMPROVEMENTS					
BID ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
3-01	8-INCH PVC SDR-26 WASTEWATER PIPE (GREEN) AND APPURTENANCES, 0' TO 8' DEEP, PER LINEAR FOOT, CIP	1.315	LF	\$	58.00
3-02	8-INCH PVC SDR-26 WASTEWATER PIPE (GREEN) AND APPURTENANCES, 8'-10' DEEP, PER LINEAR FOOT, CIP	517	LF	\$	64.00
3-03	8-INCH PVC SDR-26 WASTEWATER PIPE (GREEN) AND APPURTENANCES, 10' TO 12' DEEP, PER LINEAR FOOT, CIP	336	LF	\$	76.00
3-04	TRENCH SAFETY, PER LINEAR FOOT, CIP	2.168	LF	\$	2.00
3-05	STD MANHOLE, 4' DIA, PER DETAIL, PER EACH, CIP	10	EA	\$	9,250.00
3-06	EXTRA VERTICAL DEPTH, PER VERTICAL LINEAR FOOT, CIP	10	VLF	\$	800.00
3-07	WET CONNECTIONS, 8" X 8" DIAMETER, PER EACH, CIP	1	EA	\$	2,500.00
3-08	SINGLE WASTEWATER SERVICE, PER EACH, CIP	30	EA	\$	2,000.00
3-09	CONNECT EXISTING LINE TO NEW MANHOLE, PER EACH, CIP	1	EA	\$	2,500.00
3-11	DEMO, REMOVE AND DISPOSAL OF EXISTING WASTEWATER PIPE, PER LINEAR FOOT, CIP	635	LF	\$	30.00
3-12	BYPASS PUMPING OF EXISTING SEWER LINE, PER WEEK, CIP	2	WK	\$	5,000.00
SUBTOTAL PAVING IMPROVEMENTS					\$ 333,780.00

SECTION 4 - EROSION CONTROL IMPROVEMENTS					
BID ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
4-01	CONCRETE WASHOUT, PER EACH, CIP	1	EA	\$	1,700.00
4-02	STABILIZED CONSTRUCTION ENTRANCE, PER EACH, CIP	2	EA	\$	4,000.00
4-03	REVEGETATION/STABILIZATION OF SLOPE, PER ACRE, CIP	9	AC	\$	1,690.00
4-04	TREE WELL, PER EACH, CIP	2	EA	\$	2,000.00
4-05	SILT FENCE FOR EROSION CONTROL, PER LINEAR FOOT, CIP	1.976	LF	\$	4.00
SUBTOTAL EROSION AND SEDIMENTATION CONTROLS					\$ 7,400.50



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
- City Engineer has reviewed and approved the final plat and plans

