

**AMENDED
PLANNING & ZONING COMMISSION AGENDA**

Wednesday, November 6, 2024, 6:00 PM
Regular Meeting
Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville, Texas

PLANNING & ZONING COMMISSION

COMMISSION MEMBERS

Mike Klepac	Steve Zamora, Chairman	Debbie Tiffée
Brian Coufal		Larry Garcia
Idotha Battle		Krystal Emery

CITY STAFF

Herlinda Solis Administrative Assistant	Erik Spitzer Director of Planning and Development Services
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The following rules of conduct have been adopted by this Commission:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning & Zoning Commission and will become a part of the permanent file.

A COPY OF CHAPTER 15 “LAND USAGE”, FROM THE CITY OF KINGSVILLE CODE OF ORDINANCES, IS AVAILABLE.

AGENDA

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – May 15, 2024**
- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**
- **OLD BUSINESS – *None.***
- **NEW BUSINESS –**

ITEM #1 - Public Hearing on the request from:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.

ITEM #2 - Discuss and Consider Action on the request from:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.

ITEM #3 - Public Hearing on the request from:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.

ITEM #4 – Discuss and Consider Action on the request from:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.

ITEM #5 - Public Hearing on the request from:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.

ITEM #6 - Discuss and Consider Action on the request from:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.


MISCELLANEOUS: Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

Please call the **CITY SECRETARY** at 595-8002 to obtain definitive and final City Commission Hearing Date.

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, November 6, 2024.


Erik Spitzer
Director of Planning and Development Services

Posted
@ 11-1-24
On 10:00 Am
By H. Solis

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
May 15, 2024**

Planning and Zoning Members Present

Steve Zamora
Debbie Tiffie
Rev. Idotha Battle
Mike Klepac
Larry Garcia

Citizens Present

Ernie Perez
Andrew Barclay
Krystal Emery

Staff Present

Erik Spitzer, Planning & Development Services Director
Mark McLaughlin, City Manager
Kwabena Agyekum, SNR Planner
Herlinda Solis, Administrative Assistant

1. The meeting was called to order at 6:00 p.m.

2. Discuss and take action on the meeting minutes of last meeting.

Mike Klepac made a motion to approve the minutes from March 6, 2024, meeting as presented. Debbie Tiffie seconded. All in favor, none opposed. Motion carried.

3. Public Comments on or off the agenda – Debbie Tiffie thanked the staff for the minutes being explicit, clear and concise. Herlinda Solis thanked Erik for reviewing and editing them.

4. Postponements – None

5. Old Business – None

6. New Business – None

Chairman opened the public Hearing at 6:02 PM

7. Public Hearing Public Hearing on the request from:

Ernesto Perez, applicant; J. Filiberto Garcia, LLC, Owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as East Corral, Kingsville, Texas. (Property ID 19868).

Erik Spitzer addressed the board, stating that Ernesto Perez, who is present, addressed the Planning Department on March 21, 2024, requesting the re-plat of 1 acre of an existing 36.726 acres of Kingsville Town Improvement Company, Block 5, Lot PT 11 also known as 2700 Block of East Corral. Staff has reviewed the request and is recommending approval. Of note, this property was purchased from Cathy Longoria who is executing the will and testament of the original owner; also of note, you will see on page 13 the replat and survey; this parcel has an existing structure in which Ernesto plans on using to store lawn equipment. Mark McLaughlin also stated that the property is in the Accident Potential Zone, but his intended use will not be in conflict with the U.S. Navy. Erik also stated that 26 letters were sent to surrounding property owners and we received zero calls or feedback.

Chairman opened the Action item at 6:06 PM

8. Discuss and Consider Action on the request from:

ITEM #2 - Public Hearing on the request from:

Ernesto Perez, applicant; J. Filiberto Garcia, LLC, Owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as East Corral, Kingsville, Texas. (Property ID 19868).

Debbie Tiffie made the motion to approve Ernesto Perez, applicant; J. Filiberto Garcia, LLC, Owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as East Corral, Kingsville, Texas. (Property ID 19868) Mike Klepac seconded the motion; all in favor, none opposed.

ITEM #3- Public Hearing on the request from:

Gabby McGinnis, applicant; South Texas Stash, LLC, owner; requesting a Special Use Permit for a Take 5 Oil Change Store in C2 (Retail) at ERARD EST #3, LOT 1, (VERIZON) also known as 1401 General Cavazos BLVD, Kingsville, TX. (Property ID 33088)

Erik Spitzer addressed the Board and stated that this commercial structure was a Starbucks back in the day then transformed into a Verizon store and is now proposed to become a Take 5 Oil Change Retail Store. The property is zoned C2 Retail and requires a Special Use Permit and that is why we are here. Gabby McGinnis approached the Planning Department on April 19, 2024, requesting this Special Use Permit. Staff has reviewed the application and is recommending approval. Mark McLaughlin stated that he would refrain from commenting because he is a member of Take 5 Oil Change.

Discuss and Consider Action on the request from:

ITEM #4- Public Hearing on the request from:

Erik Spitzer stated that 7 letters were sent to surrounding property owners with zero feedback. He asked Andrew Barclay if some of the existing structure would be used or if this would be a new build? Andrew Barclay addressed the Board and stated that he works for Driven Brands, the parent company of Take 5 Oil Change; his understanding is that they will have new construction with the typical 3 bays. They will not do other repairs other than oil changes; therefore, no overnight storage of vehicles will be on site. Adrew stated that they have four stores operating in Corpus Christi and one in Alice and the Kingsville store will be very similar. Mike Klepac asked if this would be a total demolition of the current structure; Andrew responded "yes." Mark McLaughlin stated that an under-ground pit would have to be built because the employee would be working under your vehicle; Andrew stated that the pit would be 2 ½ to 3 feet, therefore they would have to remove the entire structure; he also stated that they are very environmentally cautious during construction and after. Steve Zamora asked if the existing entrances and exits would be used. Andrew responded "yes," the front drive will have two access points to General Cavazos, and the back will only be used as an exit. Erik asked if Andrew could provide a rendering for the City Commission Meeting on May 28, 2024; Adrew stated "yes," he would bring them. Steve asked how many lanes they typically have; Andrew stated that they usually have 3, but, in some cases, they have 2 and in Florida, they have a few with 4. Mark stated that this is a great use for this empty space.

Larry Garcia made the motion to approve Gabby McGinnis, applicant; South Texas Stash, LLC, owner; requesting a Special Use Permit for a Take 5 Oil Change Store in C2 (Retail) at ERARD EST #3, LOT 1, (VERIZON) also known as 1401 General Cavazos BLVD, Kingsville, TX. (Property ID 33088) Rev. Battle seconded the motion; all in favor, none opposed.

9. **Miscellaneous** – Mark McLaughlin addressed the Board and introduced Krystal Emery, a Kingsville resident who previously ran for City Commission; she fell short, but is wanting to serve our community. Emery came to my office asking if we had any Boards she could serve on, and I have the Master list and saw that this Board had one vacancy. I asked Krystal to send me her resume and I will forward it to Planning. She will be a great fit to fill the last vacancy for this Board. It has been a long time since we have had it full due to people not wanting to volunteer. I will present her nomination at the June 11, 2024 City Commission Meeting.

10. **Adjournment** - Meeting adjourned at 6:15 PM

ITEMS 1 & 2



MEMO

Date: October 30th, 2024

To: Mark McLaughlin (City Manager)

From: Erik Spitzer (Director of Planning and Development Services)

Subject: **Urban Engineering, applicant; Somerset Land Company, LLC, owner, requesting approval of the final plat of a 14.27-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as “Somerset at Kingsville Unit 2B.”**

Urban Engineering, applicant, approached the department on October 8th, 2024, requesting the final plat of a 14.27-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as “Somerset at Kingsville Unit 2B.”

Background: This final plat is one of five final plats for the Subdivision to be known as “Somerset at Kingsville.” Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 2B amongst the original preliminary plat, and a depiction of all the units (current and planned).

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
 PLANNING AND ZONING DIVISION
 MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection Somerset Boulevard and F.M. 1717
 (Proposed) Subdivision Name Somerset at Kingsville Unit 2B Lot _____ Block _____
 Legal Description: being a final plat of a 14.270 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.
 Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Urban Engineering, LLC Phone 361-854-3101 FAX _____
 Email Address (for project correspondence only): xgalvan@dccm.com
 Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414
 Property Owner Somerset Land Company, LLC Phone 361-815-3528 FAX _____
 Email Address (for project correspondence only): wileymcilwain@aol.com and wiley.somersetlandco@gmail.com
 Mailing Address 530 Cecil Avenue City Kingsville State Texas Zip 78363

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<u>Annexation Request</u> _____	<u>No Fee</u>	<u>Preliminary Plat</u> _____	<u>Fee Varies</u>
<u>Administrative Appeal (ZBA)</u> _____	<u>\$250.00</u>	<input checked="" type="checkbox"/> <u>Final Plat</u> _____	<u>Fee Varies</u>
<u>Comp. Plan Amendment Request</u> _____	<u>\$250.00</u>	<u>Minor Plat</u> _____	<u>\$100.00</u>
<u>Re-zoning Request</u> _____	<u>\$250.00</u>	<u>Re-plat</u> _____	<u>\$250.00</u>
<u>SUP Request/Renewal</u> _____	<u>\$250.00</u>	<u>Vacating Plat</u> _____	<u>\$50.00</u>
<u>Zoning Variance Request (ZBA)</u> _____	<u>\$250.00</u>	<u>Development Plat</u> _____	<u>\$100.00</u>
<u>PUD Request</u> _____	<u>\$250.00</u>	<u>Subdivision Variance Request</u> _____	<u>\$25.00 ea</u>

Please provide a basic description of the proposed project:
a final plat containing 86 Single family residential lots

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature [Signature] Date: 10/7/24
 Property Owner's Signature [Signature] Date: 10/18/24
 Accepted by: [Signature] Date: 10/18/2024

Property Details

Account

Property ID:	50188	Geographic ID:	290002106005192
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Type:	R	Zoning:	
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Property Use:	
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Location

Situs Address:	
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Map ID:	A3	Mapsco:	
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Legal Description:	K T & I CO, BLOCK 21, LOT PT 6, ACRES 19.06		
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Abstract/Subdivision:	S2900
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Neighborhood:	
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Owner

Owner ID:	71440
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Name:	SOMERSET LAND COMPANY LLC
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Agent:	
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Mailing Address:	824 EARL GARRETT ST KERRVILLE, TX 78028
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
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Improvement Non-Homesite Value:	\$0 (+)
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Land Homesite Value:	\$0 (+)
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Land Non-Homesite Value:	\$95,610 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$95,610 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$95,610 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$95,610
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP3	NATIVE PASTURE	19.06	830,253.60	0.00	0.00	\$95,610	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$95,610	\$0	\$95,610	\$0	\$95,610
2023	\$0	\$136,030	\$3,190	\$3,190	\$0	\$3,190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/26/2022	WDVL	WARRANTY DEED W/VENDOR'S LEIN	YAKLIN EDDIE	SOMERSET LAND COMPANY LLC			331247



VG-403-2022-331247

Kleberg County
Stephanie G. Garza
Kleberg County Clerk

Instrument Number: 331247

Real Property Recordings

Recorded On: July 26, 2022 03:00 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 331247
Receipt Number: 20220726000026
Recorded Date/Time: July 26, 2022 03:00 PM
User: Clarissa M
Station: cclerk04

Record and Return To:

NORTHSHORE TITLE INC
108 N ARCHER
SINTON TX 78387



STATE OF TEXAS
Kleberg County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Kleberg County, Texas

Stephanie G. Garza
Kleberg County Clerk
Kleberg County, TX

Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas, with said 54.53 Acre Tract being more particularly described by metes and bounds on Exhibit "A" attached hereto, made a part hereof and incorporated by reference herein.

There is hereby reserved to **GRANTORS, GRANTORS'** heirs and assigns forever, all of the Mineral Estate owned by **GRANTORS**. The term "Mineral Estate" means all oil, gas and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals from the Property. In addition to the above and foregoing, **GRANTORS** reserve and retain the implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals.

The conveyance recited above is made and accepted subject to those Permitted Exceptions described in Exhibit "B" attached hereto, to the extent such remain in force and effect and affect the Property.

TO HAVE AND TO HOLD the above described Property unto the said **GRANTEE** herein, **GRANTEE'S** successors and/or assigns forever; and the undersigned **GRANTORS** hereby binds **GRANTORS, GRANTORS'** heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said **GRANTEE, GRANTEE'S** successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT it is expressly agreed and stipulated that the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are retained and reserved against the above described Property, premises and improvements until the above described Note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute; and the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are hereby transferred, assigned, sold and conveyed to **SUSSER BANK**, the Payee named in said Note, its successors and assigns, without recourse.

The Property is sold and conveyed in its present condition, "AS IS", as such term is defined in the Contract executed by and between Grantors and Grantee, reference to which is here made for all pertinent purposes.

DATED the 21st day of July, 2022.



EDDIE YAKLIN

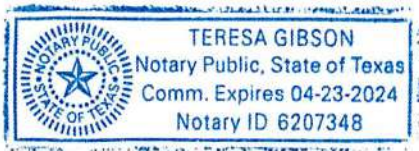


CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

This instrument was acknowledged before me on the 21 day of July, 2022, by EDDIE YAKLIN and wife, CHARIS YAKLIN.





Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PREPARED BY:

Law Offices Of R. Bryan Stone, P.C.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

GF No. 22-92001S-HO

Loan No.

Exhibit "A"

Fieldnotes, for a 54.53 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of a 27.22 Acre Tract of Land as described in a Warranty Deed with Vendor's Lien from Dawn Marie Hensley to Thomas Best and Glenda Best, recorded in Volume 487, Page 386, Official Records of Kleberg County, Texas, being the Northwest corner of a 20 Foot wide Drainage Easement as shown on the recorded plat of Manning Place, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, for the Southwest corner of the said 29.83 Acre Tract and a Southwest corner of this Tract;

Thence, North 00°52'59" West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 48°37'05" West, 2.99 Feet;

Thence, South 89°06'04" West, with the common boundary line of the said 27.22 Acre Tract and the said 27.21 Acre Tract, 276.60 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 27.21 Acre Tract bears, South 89°06'04" West, 842.75 Feet;

Thence, North 00°57'56" West, over and across the said 27.21 Acre Tract, 768.72

Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for an inner ell corner of this Tract;

Thence, South 89°06'04" West, over and across the said 27.21 Acre Tract, 842.75 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of the said 27.21 Acre Tract, for an outer corner of this Tract;

Thence, North 00°57'56" West, with the West boundary line of the said 27.21 Acres, at 281.59 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 1963" Found in concrete, in all 291.28 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of Lot 1, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the said Map Records, for the Northwest corner of the said 27.21 Acres and of this Tract;

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burris Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of a 16.73 Acre Tract as described in a Special Warranty Deed from Goldia Burroughs Hubert to Goldia Burroughs Hubert and Laverne Patrick Hubert, recorded in Document No. 308415, of the said Official Records, being the Southeast corner of the said Lot 5, Burris Acres, the Northeast corner of the said 27.21 Acres and for an outer ell corner of this Tract;

Thence, South 01°03'44" East, with the common boundary line of the said 16.73 Acres and the said 27.21 Acres, 188.12 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of the said 27.21 Acres, for the common corner of the said 16.73 Acres, the said 12.36 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 43°21'41" East, 3.26 Feet;

Thence, North 88°56'16" East, with the common boundary line of the said 16.73 Acres and the said 12.36 Acres, 639.51 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found, on the South boundary line of the said 16.73 Acres, for the common corner of Lot A, John Clayton Addition, a map of which is recorded in Envelope 145, of the said Map Records, the said 12.36 Acres and of this Tract;

Thence, South 01°03'44" East, with the common boundary line of Lots A and B, of the said John Clayton Addition and the said 12.36 Acres, at 350.00 Feet, pass a 5/8 Inch Iron Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch Iron Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

Thence, North 88°56'16" East, with the common boundary line of the said Lot B and the said 12.36 Acres, 622.30 Feet, to the West Right-of-Way line of F.M. 1717, a public roadway, the common corner of the said Lot B, the said 12.36 Acres and for a

Northeast corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South 01°01'10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod Found, for a common corner of the said Lot 5, the said 29.83 Acres and of this Tract;

Thence, South 88°55'20" West, with the said common boundary line, 202.62 Feet, to a 1/2 Inch Iron Rod Found, being the common corner of the said Lot 5, the said 29.83 Acres and for an inner ell corner of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Manning Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

Thence, North 88°55'20" East, with the common boundary line of the said Lot 1, Block 2 and the said 29.83 Acres, 204.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and of this Tract, for the beginning of a circular curve to the Left, having a delta of 90°36'13", a radius of 15.00 Feet, an arc length of 23.72 Feet, and a chord which bears North 44°13'27" East, 21.32 Feet;

Thence, with the common boundary line of the said Lot 1, the said 29.83 Acres and the said circular curve to the Left, 23.72 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, being a common corner of Lot 14, Block 1, of the said Manning Place, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°36'26" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 14, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 11-14, of the said Block 1 and the said 29.83 Acres, at 250.00 Feet, pass a 5/8 Inch Iron Rod Found, on the common corner of the said Lots 12 and 13, in all 499.50 Feet, to the North boundary line of Lot 9, Block 1, Manning Places, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, the Southwest corner of the said Lot 11, for the Southeast corner of the said 29.83 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears South 20°36'49" West, 0.29 Feet;

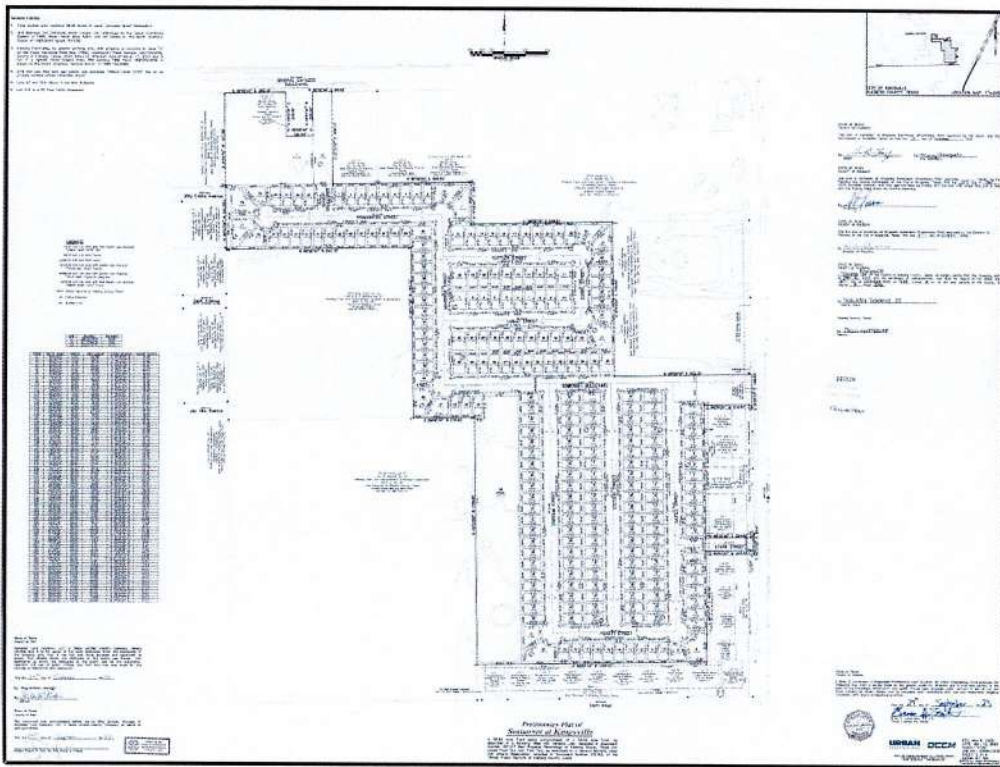
Thence, South 88°56'43" West, with the common boundary line of Lots 1-9, Block 1, of the said Manning Place, the said 20 Foot wide Drainage Easement and the said 29.83 Acres, 1045.47 Feet, to the Point of Beginning, containing 54.53 Acres (2,375,400 Sq. Ft) of Land, more or less.

EXHIBIT "B"
Permitted Exceptions

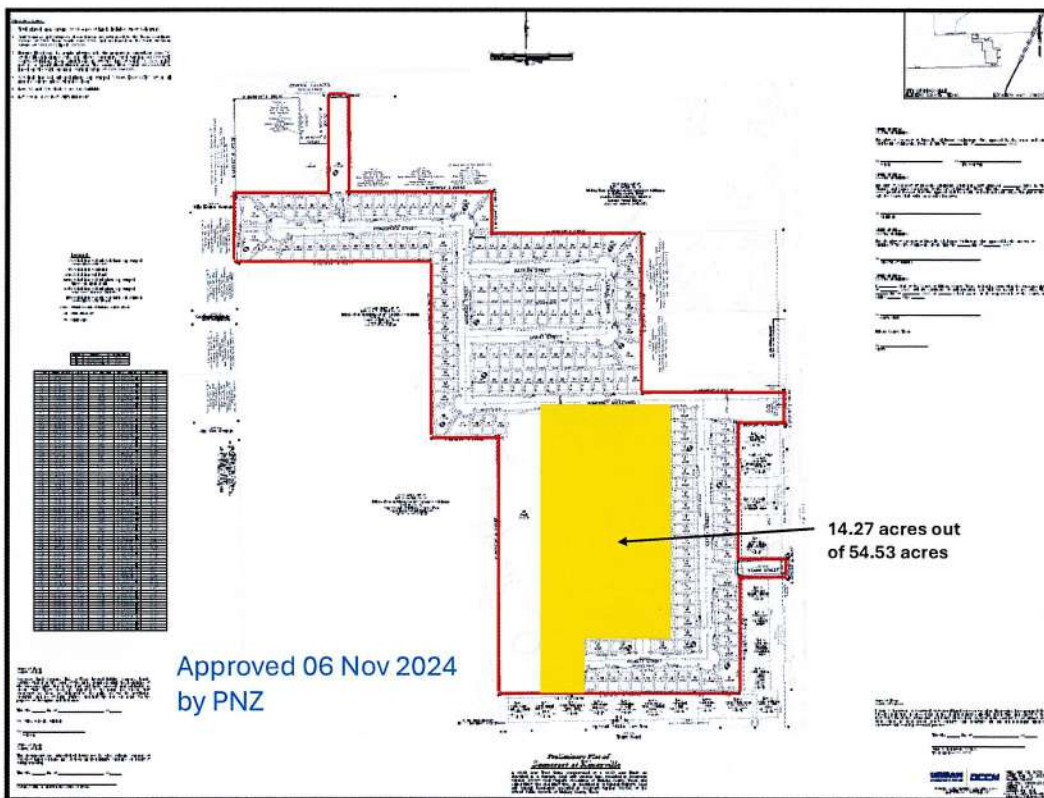
The conveyance is made and accepted subject to:

1. Drainage Easement dated Nov. 18, 1968, to State of Texas, recorded in Vol. 224, Page 333, Deed Records, Kleberg County, Texas.
2. Right of Way dated Oct. 25, 1940, from Henry Ondriz to Nueces Electric, recorded in Vol. 57, Page 34, Deed Records, Kleberg County, Texas.
3. Right of Way to CP&L Company, dated May 16, 1994, recorded in Vol. 102, Page 971, Deed Records, Kleberg County, Texas.
4. Mineral Reservation contained in Deed from J. R. Manning to Chester W, Kyle, dated Oct. 20, 1972, recorded in Vol. 267, Page 250, Deed Records, Kleberg County, Texas.
5. Bill of Sale dated June 6, 1967 from Houston Pipe Lin Co. to Houston Natural Gas Corp., recorded on December 20, 1968 in Volume 3, Page 143, Deed Records, Kleberg County, Texas.
6. All dedications, restrictions, ordinances, easements, rights of way, building set back lines, bulkhead lines, riparian rights, alleys, yard reservations, common areas, fences, requirements, limitations, pipelines, reservations, obligations and/or any other conditions or adverse circumstances affecting the title, as shown by map or plat of said property(ies) as recorded in (Tract I) Book A, Page 85; (Tract II) Envelopes 145 and 156; (Tract III) Envelope 18, Cabinet 1, of the Map Records of Kleberg County, Texas.
7. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether or not listed in Schedule B of any title commitment issued in connection with this transaction. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

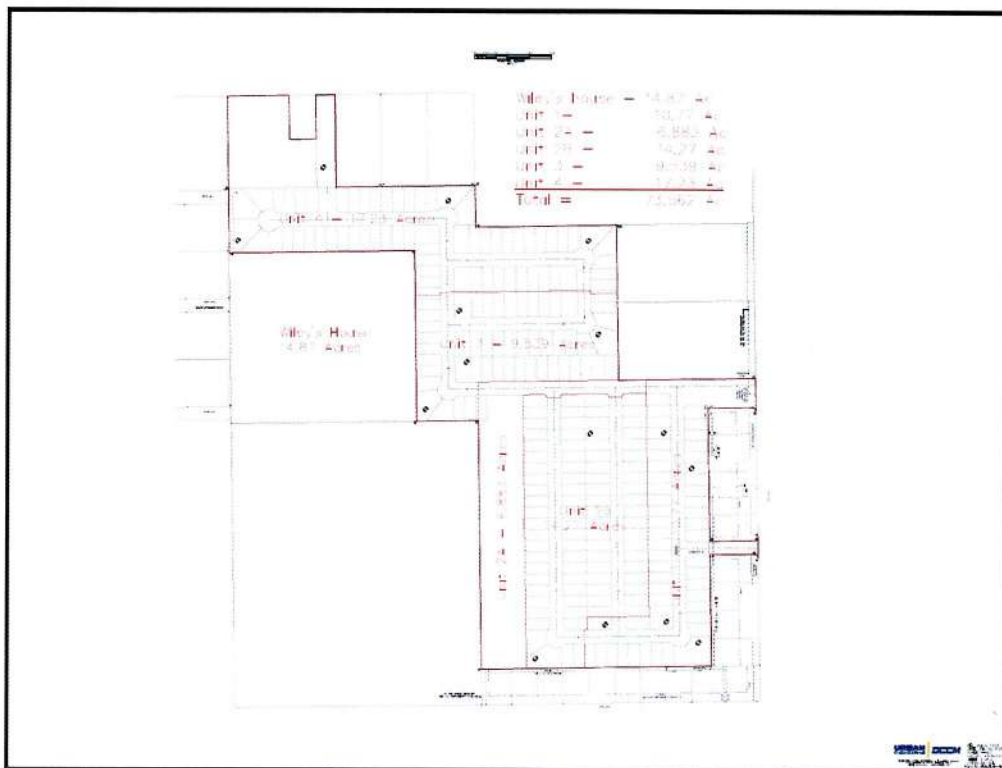
Preliminary Plat (recorded 29 September 2023)



Final Plat of "Somerset at Kingsville Unit 2B" – 14.27 acres



Summary Depiction of Somerset Final Plats



200-11 Dujett-Somerset at Kingsville Unit 2B
 Property Document Number 331247



Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page: 1/1
 Drawn By: R. PICK
 Last Update: 10/10/2024
 Note: Ownership is labeled with its Prop ID.

DISCLAIMER:
 THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.



CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
 400 W King Ave; Kingsville, TX 78363
 Office: (361) 595-8007
 Fax: (361) 595-8064

Thomas Best ETUX Glenda
PO Box 1167
Kingsville, TX 78364
#12457

Somerset Land Company LLC
824 Earl Garrett St
Kerrville, TX 78028
#50917,50918,50919,50920,50921,50922,50923,
50924,50925,50926,50927,50928,50999,51000,
51001, 51002,51003,51004,51005,51006, 51007,

Rodolfo Morales Jr
ETUX Linda
614 E Trant RD
Kingsville, TX 78363
#22512

51008,51009,51010,51011,51012,51013,
51014,51015,50975,50976,50977,50978,50979,
50980,50981,50982,50983,50984,50985,50986,
50987,50988,50989,50990,50991,50992,50993,
50994,50995,50996, & 50998

King Bordeaux Investors LTD
Tarantino Properties INC
7887 San Felipe St
STE 237
Houston, TX 77063
#22212

Virginia K Zimmer
Peggy J Zimmer (WROS)
624 E Trant RD
Kingsville, TX 78363
#14917

Arturo Luna Est
ETUX Norma J
704 E Trant RD
Kingsville, TX 78363
#23276

Margaret Hennessey
714 E Trant RD
Kingsville, TX 78363
#15707

Kathryn M Jewell
724 E Trant RD
Kingsville, TX 78363
#24032

Juan M Ramirez
ETUX Martha E
804 E Trant RD
Kingsville, TX 78363
#16444



Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

PUBLIC HEARING NOTICE

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Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

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Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

Sixth grade All-A: Alanis Ilianna, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidan, Cantu Adalyn, Couvillon Sofia, Diaz Blake, Dominguez Elyana, Gonzales Makalee, Hinojosa Cast, Ilse Aubrie, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Delilah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Meiah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

Seventh grade All-A: Baker Cade, Bustamante Ciana, Carrillo Angela, De Leon Alina, Espiritu Pablo, Garcia Arian, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saenz Jaedyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

Eighth grade All-A: Acuna Eryanna, Duran Mia, Ek Milo, Gonzales Kasandra, Ozuna Khloe, Silva Cesar, Vision Wesley, Wedell Sadie

Sixth grade A-B: Almaraz Armando, Alvar-

do Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Ryan, Fuentes Zaria, Garcia Joaquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Iann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Jozeph

Seventh grade A-B: Clore Eli, De La Paz Nathen, Ek Coraline, Garcia Iliana, Keiper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Katie, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tesman Kyleigh, Urban Trevor

Eighth grade A-B: Ballard Christopher, Bernal Aislyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cisneros Marco, Gomez Issabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahan Ever, Munoz Elizaz, Ruizve Ashley, Oeffler Lillian, Ringer Clara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John.

Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

Third grade All A: Ramin Atwah, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

Third grade A-B: Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Kaeson Del Moral, Carolina Espitia, Gemma Gaona, Dominic Garza, Gracey Haunschuld, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelyne Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

Fourth grade All A: Leandro Alanis, Jordan Butler, Faith Castillo, Isaac Couvillon, Aryana Dominguez, Jaeden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia MArical Cruz, Elise Marroquin, Silas Mejia, Raeanne Olivarez, Christian Ortega

Fourth grade A-B: Kayson Amaya, Brynn Arredondo, Camille Avelar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Joslin Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huez, Thomas Ilse, Winnie Krueger, Abigail Ledesma, Landon Mejia, Isaiiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Romo, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

Fifth grade All A: Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapa, Katalya Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzales, Eden Medrano, Ade Ozuna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Saldana, Joshua Silguero, Sophia Silva, Madison Valadez

Fifth grade A-B: Ariana Bonilla, Christian Briseno, Christian Garcia, Layla Garcia, Sebastian Garcia, Summer Garcia, Kryslin Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Juliana Navarro Adame, Giana Perez, Cross Reyna, Cy Rivera, Kali Rodriguez, Omar Rojas, Camila Salinas, Xavier Saucedo, Sadie Strubhart, Logan Villarrreal.

Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

First grade All-A: Carter Brzenski, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

First grade A-B: Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Mata, Natalia Oliver, Amira Orozco and Santos Serna Jr

Second grade All-A: Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddeus Ulley and Beau Woodard

Second grade A-B: Zaiyon DeLaRosa, Hayzi Garcia, Rhett McBryar and Kristen Ortega

Third grade A-B: Xzavier Harbison, Karileya

Lerma, Xander Salinas and Sandra Wolf

Fourth grade All-A: Emery Baker, Faith Bothe and Grayson Dieterle

Fourth grade A-B: Reagan Luttenbacher, Mateo Marichalar and Chayil Vela

Fifth grade All-A: Evelynne Cantu, Jasper Forkum, Camila Garnica, Jordyn Robinson and Xavier Salinas

Fifth grade A-B: Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brookelton Ley, Ezra Oliver and Audrey Thompson

Sixth grade All-A: Luke Strauss and Cora Yeary

Sixth grade A-B: Logan Garcia and Larach Vela.

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Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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ITEMS 3 & 4



MEMO

Date: October 30th, 2024

To: Mark McLaughlin (City Manager)

From: Erik Spitzer (Director of Planning and Development Services)

Subject: **Urban Engineering, applicant; Somerset Land Company, LLC, owner, requesting approval of the final plat of a 9.539-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as “Somerset at Kingsville Unit 3.”**

Urban Engineering, applicant, approached the department on October 8th, 2024, requesting the final plat of a 9.539-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as “Somerset at Kingsville Unit 3.”

Background: This final plat is one of five final plats for the Subdivision to be known as “Somerset at Kingsville.” Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 3 amongst the original preliminary plat, and a depiction of all the units (current and planned).

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
 PLANNING AND ZONING DIVISION
 MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection Somerset Boulevard and F.M. 1717
 (Proposed) Subdivision Name Somerset at Kingsville Unit 3 Lot _____ Block _____
 Legal Description: being a final plat of a 9.539 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.
 Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Urban Engineering, LLC Phone 361-854-3101 FAX _____
 Email Address (for project correspondence only): xgalvan@dccm.com
 Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414
 Property Owner Somerset Land Company, LLC Phone 361-815-3528 FAX _____
 Email Address (for project correspondence only): wileymciltwain@aol.com and wiley.somersetlandco@gmail.com
 Mailing Address 530 Cecil Avenue City Kingsville State Texas Zip 78363

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<u>Annexation Request</u> _____	<u>No Fee</u>	<u>Preliminary Plat</u> _____	<u>Fee Varies</u>
<u>Administrative Appeal (ZBA)</u> _____	<u>\$250.00</u>	<input checked="" type="checkbox"/> <u>Final Plat</u> _____	<u>Fee Varies</u>
<u>Comp. Plan Amendment Request</u> _____	<u>\$250.00</u>	<u>Minor Plat</u> _____	<u>\$100.00</u>
<u>Re-zoning Request</u> _____	<u>\$250.00</u>	<u>Re-plat</u> _____	<u>\$250.00</u>
<u>SUP Request/Renewal</u> _____	<u>\$250.00</u>	<u>Vacating Plat</u> _____	<u>\$50.00</u>
<u>Zoning Variance Request (ZBA)</u> _____	<u>\$250.00</u>	<u>Development Plat</u> _____	<u>\$100.00</u>
<u>PUD Request</u> _____	<u>\$250.00</u>	<u>Subdivision Variance Request</u> _____	<u>\$25.00 ea</u>

Please provide a basic description of the proposed project:
a final plat containing 52 Single family residential lots

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature [Signature] Date: 10/7/2024
 Property Owner's Signature [Signature] Date: 10/8/2024
 Accepted by: [Signature] Date: 10/18/2024

Plat of Somerset at Kingsville Unit 3

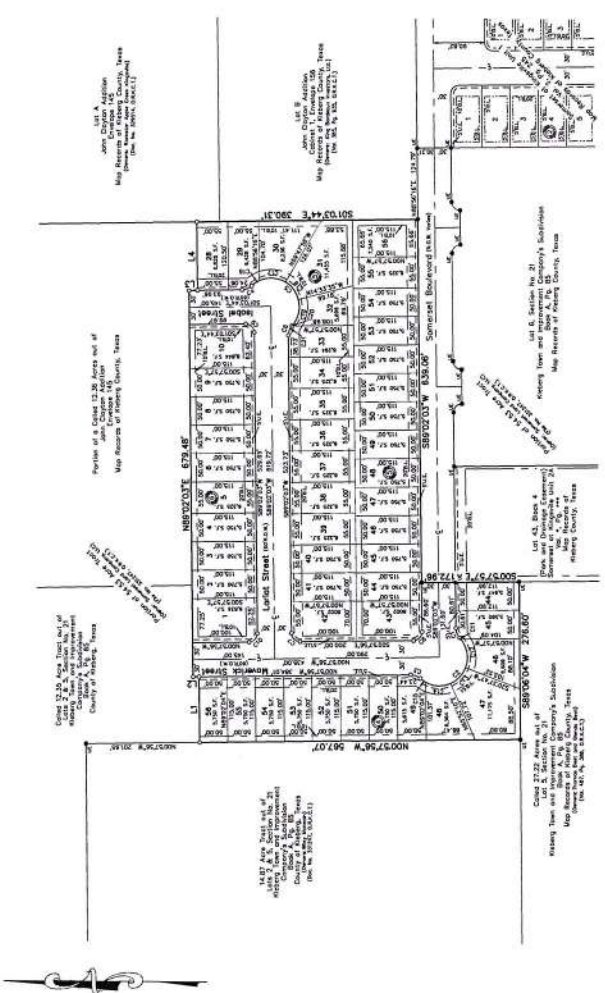
Being a final plat of a 0.939 Acre Tract of Land, out of a 54.53 Acre Tract as defined in the Official Records of Kingsville, Texas, Document Number 331247, Official Records of Kingsville, Texas.

- SURVEY NOTES:**
- Total platted area contains 0.939 Acres of Land. (Includes Street Dedication)
 - Coordinate System of 1983, NAD 83, State Plane Texas North Central Zone, GRS 80, Zone 14N, Datum of 1983 (2011) Epoch 2010.00. Distances shown are ground distances.
 - Existing flood plain, by graphic platting only, this property is currently in Zone "X" 48720205E, County of Kingsville, Texas, which bears an effective date of March 18, 2008. Flood plain boundaries are shown in blue on this plat. Flood plain boundaries are shown in blue on this plat. Flood plain boundaries are shown in blue on this plat.
 - Set 5/8 inch iron rod with red plastic caps stamped "URBAN EDCM" at all property corners unless otherwise shown.
 - 5' wide building line for all side porches unless otherwise shown.

Legend:

- Four 5/8 inch iron rod
- Four 1/2 inch iron rod
- Four 5/8 inch iron rod
- Survey "URBAN EDCM" C.C.T.C.
- Set 5/8 inch iron rod
- Survey "URBAN EDCM"
- Orange markers of Survey
- U.C. Utility Encumbrance
- R.L. Right of Way

SECTION	TOWNSHIP	RANGE	COUNTY	STATE
36	10N	10E	KINGSVILLE	TEXAS
35	10N	10E	KINGSVILLE	TEXAS
34	10N	10E	KINGSVILLE	TEXAS
33	10N	10E	KINGSVILLE	TEXAS
32	10N	10E	KINGSVILLE	TEXAS
31	10N	10E	KINGSVILLE	TEXAS
30	10N	10E	KINGSVILLE	TEXAS
29	10N	10E	KINGSVILLE	TEXAS
28	10N	10E	KINGSVILLE	TEXAS
27	10N	10E	KINGSVILLE	TEXAS
26	10N	10E	KINGSVILLE	TEXAS
25	10N	10E	KINGSVILLE	TEXAS
24	10N	10E	KINGSVILLE	TEXAS
23	10N	10E	KINGSVILLE	TEXAS
22	10N	10E	KINGSVILLE	TEXAS
21	10N	10E	KINGSVILLE	TEXAS
20	10N	10E	KINGSVILLE	TEXAS
19	10N	10E	KINGSVILLE	TEXAS
18	10N	10E	KINGSVILLE	TEXAS
17	10N	10E	KINGSVILLE	TEXAS
16	10N	10E	KINGSVILLE	TEXAS
15	10N	10E	KINGSVILLE	TEXAS
14	10N	10E	KINGSVILLE	TEXAS
13	10N	10E	KINGSVILLE	TEXAS
12	10N	10E	KINGSVILLE	TEXAS
11	10N	10E	KINGSVILLE	TEXAS
10	10N	10E	KINGSVILLE	TEXAS
9	10N	10E	KINGSVILLE	TEXAS
8	10N	10E	KINGSVILLE	TEXAS
7	10N	10E	KINGSVILLE	TEXAS
6	10N	10E	KINGSVILLE	TEXAS
5	10N	10E	KINGSVILLE	TEXAS
4	10N	10E	KINGSVILLE	TEXAS
3	10N	10E	KINGSVILLE	TEXAS
2	10N	10E	KINGSVILLE	TEXAS
1	10N	10E	KINGSVILLE	TEXAS



City of Kingsville, Texas
 County of Kingsville, Texas
 This is the final plat of Somerset at Kingsville, Unit 3, approved by the Director of Planning of the City of Kingsville, Texas.
 This is the _____ day of _____, 20____.

City Secretary

City Clerk

State of Texas
 County of Kingsville
 I, _____, Clerk of the County of Kingsville, Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears on file in my office for record in my office this _____ day of _____, 20____, at _____ o'clock _____ P.M., in the map records of the County in Volume _____ Page _____ of _____.

County Clerk

State of Texas
 County of Kingsville
 I, _____, Mayor of the City of Kingsville, Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears on file in my office for record in my office this _____ day of _____, 20____, at _____ o'clock _____ P.M., in the map records of the County in Volume _____ Page _____ of _____.

Mayor

State of Texas
 County of Kingsville
 I, _____, City Secretary of the City of Kingsville, Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears on file in my office for record in my office this _____ day of _____, 20____, at _____ o'clock _____ P.M., in the map records of the County in Volume _____ Page _____ of _____.

City Secretary

State of Texas
 County of Kingsville
 I, _____, City Clerk of the City of Kingsville, Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears on file in my office for record in my office this _____ day of _____, 20____, at _____ o'clock _____ P.M., in the map records of the County in Volume _____ Page _____ of _____.

City Clerk

State of Texas
 County of Kingsville
 I, _____, Mayor of the City of Kingsville, Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears on file in my office for record in my office this _____ day of _____, 20____, at _____ o'clock _____ P.M., in the map records of the County in Volume _____ Page _____ of _____.

Mayor



Urban **DCCM**

DATE: Oct. 8, 2024
 JOB NO.: 000000988
 PROJECT: SOMERSET AT KINGSVILLE UNIT 3
 DRAWN BY: J.C.

Property Details

Account

Property ID:	13811	Geographic ID:	137100001000192
Type:	R	Zoning:	
Property Use:			

Location

Situs Address:			
Map ID:	A3	Mapsco:	
Legal Description:	JOHN CLAYTON, ACRES 12.36		
Abstract/Subdivision:	S371		
Neighborhood:			

Owner

Owner ID:	71440
Name:	SOMERSET LAND COMPANY LLC
Agent:	
Mailing Address:	824 EARL GARRETT ST KERRVILLE, TX 78028
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)

Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$130,560 (+)
Market Value:	\$130,560 (=)
Agricultural Value Loss: ?	\$128,940 (-)
Appraised Value:	\$1,620 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$1,620
Ag Use Value:	\$1,620

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMPR3	IMPROVED PASTURE	12.36	522,720.00	0.00	0.00	\$130,560	\$1,620

Property Roll Value History

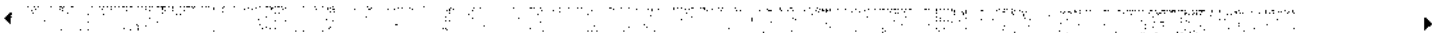
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$130,560	\$1,620	\$1,620	\$0	\$1,620
2023	\$0	\$90,400	\$940	\$940	\$0	\$940
2022	\$0	\$39,550	\$980	\$980	\$0	\$980
2021	\$0	\$39,550	\$1,350	\$1,350	\$0	\$1,350
2020	\$0	\$39,550	\$1,200	\$1,200	\$0	\$1,200
2019	\$0	\$39,550	\$1,430	\$1,430	\$0	\$1,430
2018	\$0	\$39,550	\$1,520	\$1,520	\$0	\$1,520
2017	\$0	\$39,550	\$1,430	\$1,430	\$0	\$1,430
2016	\$0	\$39,550	\$1,320	\$1,320	\$0	\$1,320

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	N
	OT	Other	KYLE PROPERTIES INC	MENDOZA JOSE ANTONIO	66	549	
	OT	Other	UNKNOWN	KYLE PROPERTIES INC			
3/13/1998	WD	WARRANTY DEED	MENDOZA JOSE ANTONIO	YAKLIN EDDIE L	157	271	

7/26/2022 WDVL WARRANTY YAKLIN SOMERSET
DEED EDDIE L LAND
W/VENDOR'S COMPANY
LEIN LLC

;



Property Details

Account

Property ID:	20148	Geographic ID:	290002102000192
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Type:	R	Zoning:	
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Property Use:		
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Location

Situs Address:	520 CECIL,
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Map ID:	A3	Mapsco:	
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Legal Description:	K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 12.35
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Abstract/Subdivision:	S2900
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Neighborhood:	
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Owner

Owner ID:	71440
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Name:	SOMERSET LAND COMPANY LLC
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Agent:	
---------------	--

Mailing Address:	824 EARL GARRETT ST KERRVILLE, TX 78028
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)

Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$61,950 (+)
Market Value:	\$61,950 (=)
Agricultural Value Loss:?	\$60,330 (-)
Appraised Value:	\$1,620 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$1,620
Ag Use Value:	\$1,620

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMPR3	IMPROVED PASTURE	12.35	537,966.00	0.00	0.00	\$61,950	\$1,620

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$61,950	\$1,620	\$1,620	\$0	\$1,620
2023	\$0	\$56,320	\$940	\$940	\$0	\$940
2022	\$42,500	\$77,500	\$1,910	\$44,410	\$0	\$44,410
2021	\$37,940	\$80,700	\$2,750	\$40,690	\$0	\$40,690
2020	\$38,040	\$80,700	\$2,450	\$40,490	\$0	\$40,490
2019	\$40,030	\$80,700	\$2,930	\$42,960	\$0	\$42,960
2018	\$37,540	\$80,700	\$3,100	\$40,640	\$0	\$40,640
2017	\$44,810	\$80,700	\$2,930	\$47,740	\$0	\$47,740
2016	\$47,360	\$80,700	\$2,700	\$50,060	\$0	\$50,060

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Numk
	OT	Other	UNKNOWN	NIX HARREL D			
	OT	Other	VICTORIA BANK & TRUST CO	YAKLIN EDDIE	79	154	
	OT	Other	NIX HARREL D	VICTORIA BANK & TRUST CO	63	966	
7/26/2022	WDVL	WARRANTY DEED W/VENDOR'S LEIN	YAKLIN EDDIE L	SOMERSET LAND COMPANY LLC			3312



Kleberg County
Stephanie G. Garza
Kleberg County Clerk

Instrument Number: 331247

Real Property Recordings

Recorded On: July 26, 2022 03:00 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 331247
Receipt Number: 20220726000026
Recorded Date/Time: July 26, 2022 03:00 PM
User: Clarissa M
Station: cclerk04

Record and Return To:

NORTHSHORE TITLE INC
108 N ARCHER
SINTON TX 78387



STATE OF TEXAS
Kleberg County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Kleberg County, Texas

Stephanie G. Garza
Kleberg County Clerk
Kleberg County, TX

Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas, with said 54.53 Acre Tract being more particularly described by metes and bounds on Exhibit "A" attached hereto, made a part hereof and incorporated by reference herein.

There is hereby reserved to GRANTORS, GRANTORS' heirs and assigns forever, all of the Mineral Estate owned by GRANTORS. The term "Mineral Estate" means all oil, gas and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals from the Property. In addition to the above and foregoing, GRANTORS reserve and retain the implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals.


The conveyance recited above is made and accepted subject to those Permitted Exceptions described in Exhibit "B" attached hereto, to the extent such remain in force and effect and affect the Property.


TO HAVE AND TO HOLD the above described Property unto the said GRANTEE herein, GRANTEE'S successors and/or assigns forever; and the undersigned GRANTORS hereby binds GRANTORS, GRANTORS' heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said GRANTEE, GRANTEE'S successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT it is expressly agreed and stipulated that the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are retained and reserved against the above described Property, premises and improvements until the above described Note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute; and the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are hereby transferred, assigned, sold and conveyed to **SUSSER BANK**, the Payee named in said Note, its successors and assigns, without recourse.

The Property is sold and conveyed in its present condition, "AS IS", as such term is defined in the Contract executed by and between Grantors and Grantee, reference to which is here made for all pertinent purposes.

DATED the 21st day of July, 2022.



EDDIE YAKLIN


CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

This instrument was acknowledged before me on the 21 day of July, 2022, by EDDIE YAKLIN and wife, CHARIS YAKLIN.





Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PREPARED BY:
Law Offices Of R. Bryan Stone, P.C.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

GF No. 22-92001S-HO

Loan No.

Exhibit "A"

Fieldnotes, for a 54.53 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of a 27.22 Acre Tract of Land as described in a Warranty Deed with Vendor's Lien from Dawn Marie Hensley to Thomas Best and Glenda Best, recorded in Volume 487, Page 386, Official Records of Kleberg County, Texas, being the Northwest corner of a 20 Foot wide Drainage Easement as shown on the recorded plat of Manning Place, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, for the Southwest corner of the said 29.83 Acre Tract and a Southwest corner of this Tract;

Thence, North $00^{\circ}52'59''$ West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North $48^{\circ}37'05''$ West, 2.99 Feet;

Thence, South $89^{\circ}06'04''$ West, with the common boundary line of the said 27.22 Acre Tract and the said 27.21 Acre Tract, 276.60 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 27.21 Acre Tract bears, South $89^{\circ}06'04''$ West, 842.75 Feet;

Thence, North $00^{\circ}57'56''$ West, over and across the said 27.21 Acre Tract, 768.72

Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for an inner ell corner of this Tract;

Thence, South 89°06'04" West, over and across the said 27.21 Acre Tract, 842.75 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of the said 27.21 Acre Tract, for an outer corner of this Tract;

Thence, North 00°57'56" West, with the West boundary line of the said 27.21 Acres, at 281.59 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 1963" Found in concrete, in all 291.28 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of Lot 1, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the said Map Records, for the Northwest corner of the said 27.21 Acres and of this Tract;

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burris Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of a 16.73 Acre Tract as described in a Special Warranty Deed from Goldia Burroughs Hubert to Goldia Burroughs Hubert and Laverne Patrick Hubert, recorded in Document No. 308415, of the said Official Records, being the Southeast corner of the said Lot 5, Burris Acres, the Northeast corner of the said 27.21 Acres and for an outer ell corner of this Tract;

Thence, South 01°03'44" East, with the common boundary line of the said 16.73 Acres and the said 27.21 Acres, 188.12 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of the said 27.21 Acres, for the common corner of the said 16.73 Acres, the said 12.36 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 43°21'41" East, 3.26 Feet;

Thence, North 88°56'16" East, with the common boundary line of the said 16.73 Acres and the said 12.36 Acres, 639.51 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found, on the South boundary line of the said 16.73 Acres, for the common corner of Lot A, John Clayton Addition, a map of which is recorded in Envelope 145, of the said Map Records, the said 12.36 Acres and of this Tract;

Thence, South 01°03'44" East, with the common boundary line of Lots A and B, of the said John Clayton Addition and the said 12.36 Acres, at 350.00 Feet, pass a 5/8 Inch Iron Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch Iron Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

Thence, North 88°56'16" East, with the common boundary line of the said Lot B and the said 12.36 Acres, 622.30 Feet, to the West Right-of-Way line of F.M. 1717, a public roadway, the common corner of the said Lot B, the said 12.36 Acres and for a

Northeast corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South 01°01'10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod Found, for a common corner of the said Lot 5, the said 29.83 Acres and of this Tract;

Thence, South 88°55'20" West, with the said common boundary line, 202.62 Feet, to a 1/2 Inch Iron Rod Found, being the common corner of the said Lot 5, the said 29.83 Acres and for an inner ell corner of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Manning Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

Thence, North 88°55'20" East, with the common boundary line of the said Lot 1, Block 2 and the said 29.83 Acres, 204.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and of this Tract, for the beginning of a circular curve to the Left, having a delta of 90°36'13", a radius of 15.00 Feet, an arc length of 23.72 Feet, and a chord which bears North 44°13'27" East, 21.32 Feet;

Thence, with the common boundary line of the said Lot 1, the said 29.83 Acres and the said circular curve to the Left, 23.72 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, being a common corner of Lot 14, Block 1, of the said Manning Place, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°36'26" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 14, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 11-14, of the said Block 1 and the said 29.83 Acres, at 250.00 Feet, pass a 5/8 Inch Iron Rod Found, on the common corner of the said Lots 12 and 13, in all 499.50 Feet, to the North boundary line of Lot 9, Block 1, Manning Places, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, the Southwest corner of the said Lot 11, for the Southeast corner of the said 29.83 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears South 20°36'49" West, 0.29 Feet;

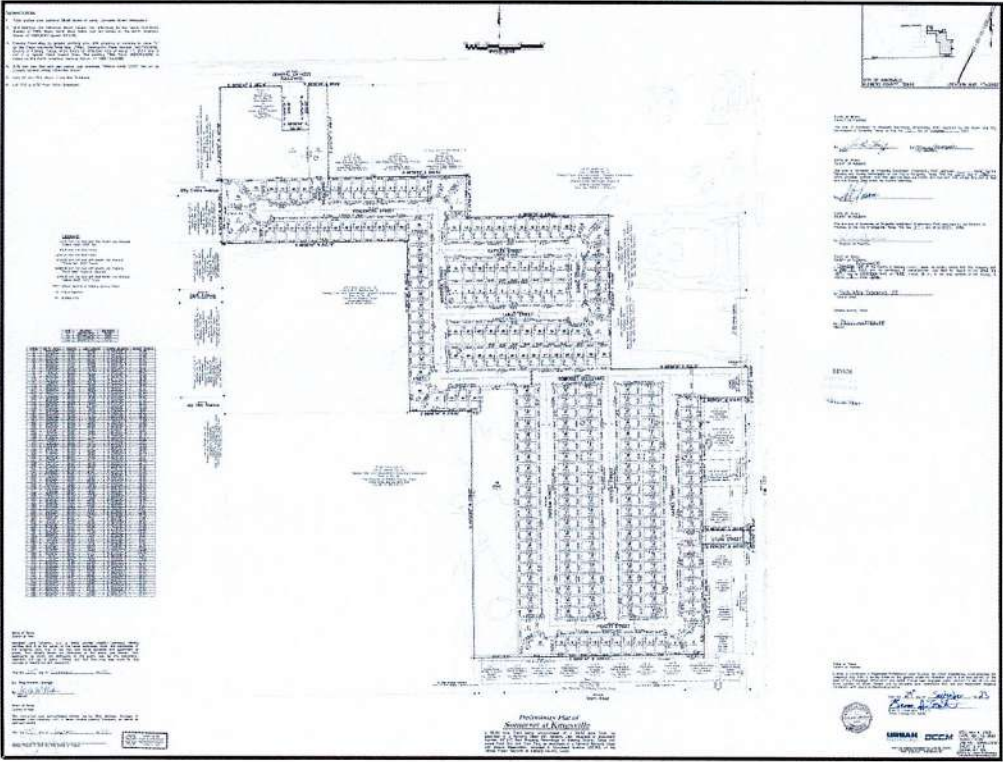
Thence, South 88°56'43" West, with the common boundary line of Lots 1-9, Block 1, of the said Manning Place, the said 20 Foot wide Drainage Easement and the said 29.83 Acres, 1045.47 Feet, to the Point of Beginning, containing 54.53 Acres (2,375,400 Sq. Ft) of Land, more or less.

EXHIBIT "B"
Permitted Exceptions

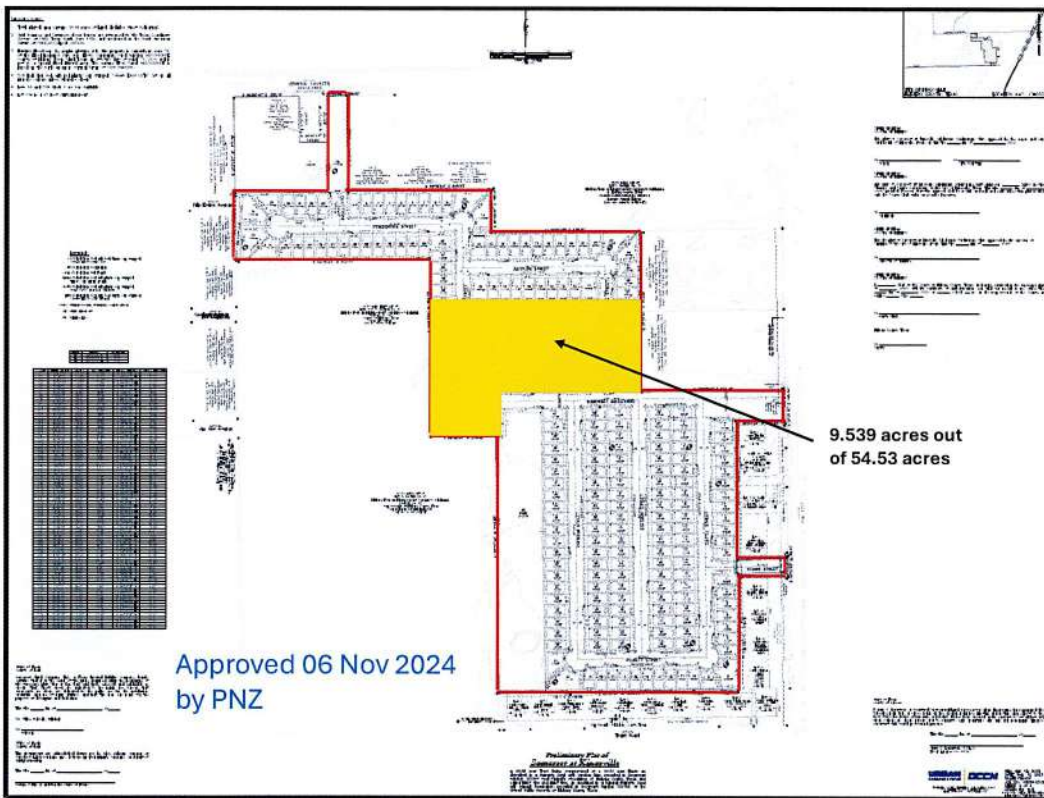
The conveyance is made and accepted subject to:

1. Drainage Easement dated Nov. 18, 1968, to State of Texas, recorded in Vol. 224, Page 333, Deed Records, Kleberg County, Texas.
2. Right of Way dated Oct. 25, 1940, from Henry Ondriz to Nueces Electric, recorded in Vol. 57, Page 34, Deed Records, Kleberg County, Texas.
3. Right of Way to CP&L Company, dated May 16, 1994, recorded in Vol. 102, Page 971, Deed Records, Kleberg County, Texas.
4. Mineral Reservation contained in Deed from J. R. Manning to Chester W, Kyle, dated Oct. 20, 1972, recorded in Vol. 267, Page 250, Deed Records, Kleberg County, Texas.
5. Bill of Sale dated June 6, 1967 from Houston Pipe Lin Co. to Houston Natural Gas Corp., recorded on December 20, 1968 in Volume 3, Page 143, Deed Records, Kleberg County, Texas.
6. All dedications, restrictions, ordinances, easements, rights of way, building set back lines, bulkhead lines, riparian rights, alleys, yard reservations, common areas, fences, requirements, limitations, pipelines, reservations, obligations and/or any other conditions or adverse circumstances affecting the title, as shown by map or plat of said property(ies) as recorded in (Tract I) Book A, Page 85; (Tract II) Envelopes 145 and 156; (Tract III) Envelope 18, Cabinet 1, of the Map Records of Kleberg County, Texas.
7. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether or not listed in Schedule B of any title commitment issued in connection with this transaction. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

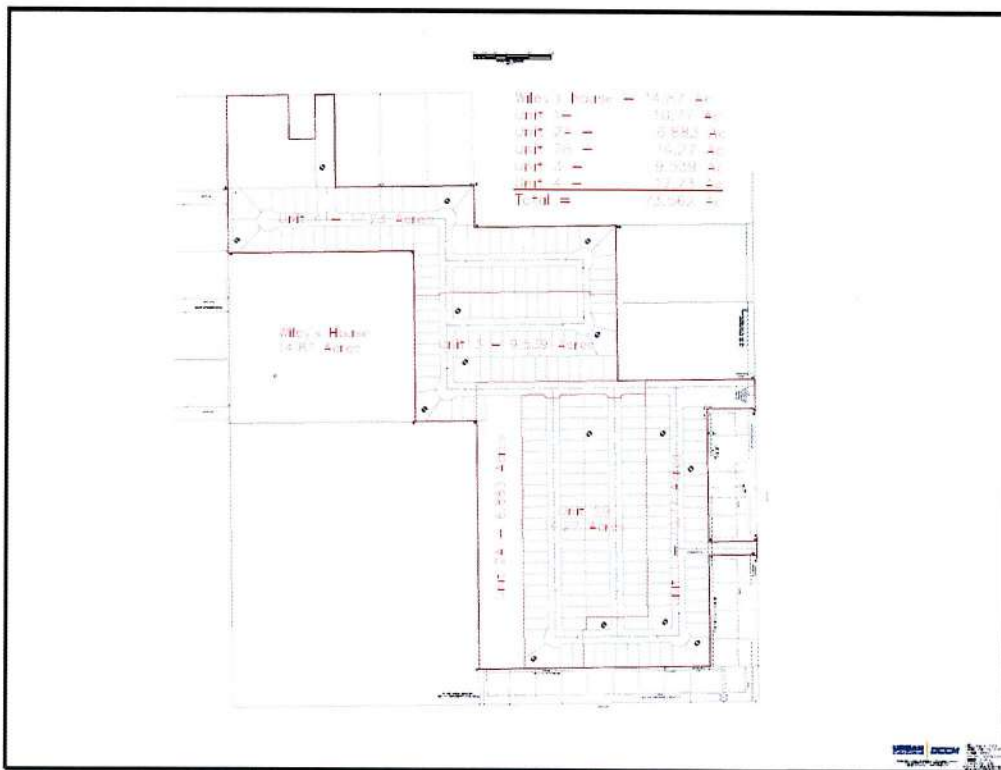
Preliminary Plat (recorded 29 September 2023)



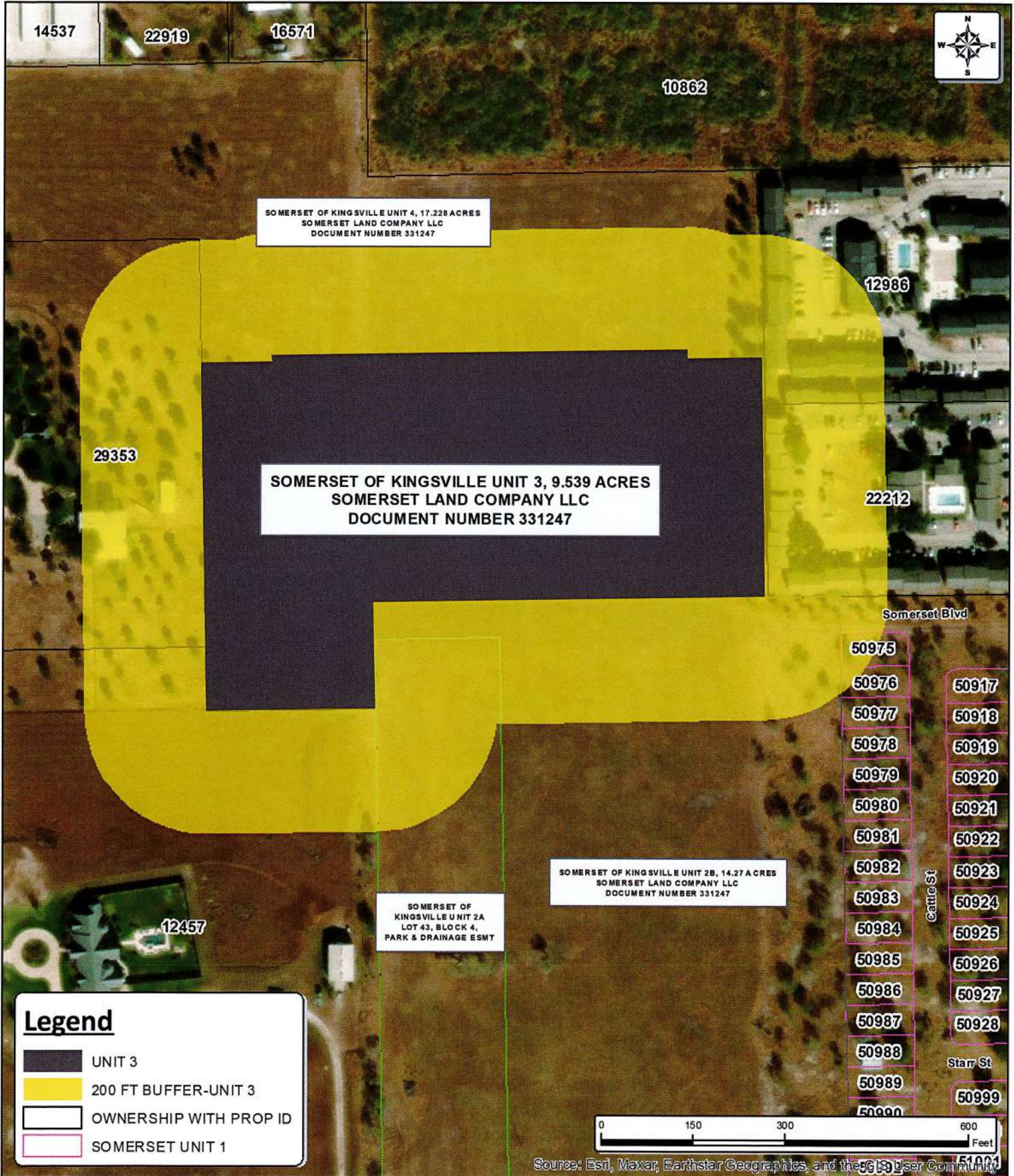
Final Plat of "Somerset at Kingsville Unit 3" – 9.539 acres



Summary Depiction of Somerset Final Plats



200-F1 Duffel-Somerset at Kingsville Unit 3
 Property Document Number 331247



Page: 1 / 1

Drawn By: R. PICK

Last Update: 10/10/2024

Note: Ownership is labeled with its Prop ID.

DISCLAIMER:
 THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
 400 W King Ave; Kingsville, TX 78363
 Office: (361) 595-8007
 Fax: (361) 595-8064

Thomas Best ETUX Glenda
PO Box 1167
Kingsville, TX 78364
#12457

Wiley McIlwain
ETUX Mary Olga
520 Cecil
Kingsville, TX 78363
#29353

Rockstar Apple Creek Kingsville
720 N Post Oak RD STE 650
Houston, TX 77024
#12986

King Bordeaux Investors LTD
7887 San Felipe St
STE 237
Houston, TX 77063
#22212

Somerset Land Company LLC
824 Earl Garrett St
Kerrville, TX 78028
#50975 & 50976



Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, November 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.**

The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

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Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

Sixth grade All-A: Alaniz Ilianna, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidan, Cantu Adaly, Couvillon Sofia, Diaz Blake, Dominguez Elyana, Gonzales Makalee, Hinojosa Cast, Ise Aubrie, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Delilah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Metah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

Seventh grade All-A: Baker Cade, Bustamante Giana, Carrillo Angela, De Leon Alina, Espiritu Pablo, Garcia Arian, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saenz Jaedyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

Eighth grade All-A: Acuna Eryanna, Duran Mia, Ek Milo, Gonzales Kassandra, Ozuna Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

Sixth grade A-B: Almaraz Armando, Alvara-

do Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Rylan, Fuentes Zariah, Garcia Joaquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Iann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Joseph

Seventh grade A-B: Clore Eli, De La Paz Nathen, Ek Coraline, Garcia Iliana, Keiper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Katie, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tesman Kyleigh, Urban Trevor

Eighth grade A-B: Ballard Christopher, Bernal Aislyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cisneros Marco, Gomez Isabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahan Ever, Munoz Elizarr, Muzhvez Ashley, Oeffler Lillian, Ringer Ciara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John.

Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

Third grade All A: Ramin Atwah, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

Third grade A-B: Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Kaeson Del Moral, Carolina Espitia, Gemma Gaona, Dominic Garcia, Graceyn Haunschuld, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelyne Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

Fourth grade All A: Leandro Alaniz, Jordan Butler, Faith Castillo, Isaac Couvillon, Aryana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia MARcial Cruz, Elise Marroquin, Silas Mejia, Raeanne Olivarez, Christian Ortega

Fourth grade A-B: Kayson Amaya, Brynn Arredondo, Camille Avelar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Joslin Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huey, Thomas Ise, Winnie Krueger, Abigail Lelesma, Landon Mejia, Isaiiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Romo, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

Fifth grade All A: Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapa, Katalya Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzales, Eden Medrano, Axle Ozuna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Saldana, Joshua Siguero, Sophia Silva, Madison Valdez

Fifth grade A-B: Ariana Bonilla, Christian Briseno, Christian Garcia, Layla Garcia, Sebastian Garcia, Summer Garcia, Kryslyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Juliana Navarro Adame, Giana Perez, Cross Reyna, Cy Rivera, Kali Rodriguez, Omar Rojas, Camila Salinas, Xavier Saucedo, Sadie Strubhart, Logan Villarreal.

Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

First grade All-A: Carter Brzenski, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

First grade A-B: Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Mata, Natalia Oliver, Amira Orozco and Santos Serna Jr.

Second grade All-A: Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddaeus Utley and Beau Woodard

Second grade A-B: Zaiyon DeLaRosa, Hayzi Garcia, Rhett McBryar and Kristen Ortega

Third grade A-B: Xzavier Harbison, Karleya

Lerma, Xander Salinas and Sandra Wolf

Fourth grade All-A: Emery Baker, Faith Bothe and Grayson Dieterle

Fourth grade A-B: Reagan Lutenbacher, Mateo Marichalar and Chayli Vela

Fifth grade All-A: Evelynne Cantu, Jasper Forkum, Camila Garnica, Jordyn Robinson and Xavier Salinas

Fifth grade A-B: Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brookelon Ley, Ezra Oliver and Audrey Thompson

Sixth grade All-A: Luke Strauss and Cora Yeary

Sixth grade A-B: Logan Garcia and Larzeh Vela.

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The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 6, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, November 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.**

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ITEMS 5 & 6



MEMO

Date: October 30th, 2024

To: Mark McLaughlin (City Manager)

From: Erik Spitzer (Director of Planning and Development Services)

Subject: **Urban Engineering, applicant; Somerset Land Company, LLC, owner, requesting approval of the final plat of a 17.23-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as “Somerset at Kingsville Unit 4.”**

Urban Engineering, applicant, approached the department on October 8th, 2024, requesting the final plat of a 17.23-Acre Tract of land out of a 54.53-Acre Tract on 8 October, 2024. This parcel of land is located west of South Brahma Blvd. and north of Trant Road. This tract to be known as “Somerset at Kingsville Unit 4.”

Background: This final plat is one of five final plats for the Subdivision to be known as “Somerset at Kingsville.” Units 1 and 2A have previously been approved and recorded. Attached please find the Preliminary Plat (recorded on 29 September 2023), a depiction of Unit 4 amongst the original preliminary plat, and a depiction of all the units (current and planned).

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
 PLANNING AND ZONING DIVISION
 MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection General Cavazos Boulevard & Business Highway 77

(Proposed) Subdivision Name Somerset at Kingsville Unit 4 Lot _____ Block _____

Legal Description: being a final plat of a 17.228 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas; all of Lot 1 and a portion of Lot 2, Burns Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas

Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Urban Engineering, LLC Phone 361-854-3101 FAX _____

Email Address (for project correspondence only): xgalvan@dccm.com

Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414

Property Owner Somerset Land Company, LLC Phone 361-815-3528 FAX _____

Email Address (for project correspondence only): wileymcilwain@aol.com and wiley.somersetlandco@gmail.com

Mailing Address 530 Cecil Avenue City Kingsville State Texas Zip 78363

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<u>Annexation Request</u>	<u>No Fee</u>	<u>Preliminary Plat</u>	<u>Fee Varies</u>
<u>Administrative Appeal (ZBA)</u>	<u>\$250.00</u>	<u>X Final Plat</u>	<u>Fee Varies</u>
<u>Comp. Plan Amendment Request</u>	<u>\$250.00</u>	<u>Minor Plat</u>	<u>\$100.00</u>
<u>Re-zoning Request</u>	<u>\$250.00</u>	<u>Re-plat</u>	<u>\$250.00</u>
<u>SUP Request/Renewal</u>	<u>\$250.00</u>	<u>Vacating Plat</u>	<u>\$50.00</u>
<u>Zoning Variance Request (ZBA)</u>	<u>\$250.00</u>	<u>Development Plat</u>	<u>\$100.00</u>
<u>PUD Request</u>	<u>\$250.00</u>	<u>Subdivision Variance Request</u>	<u>\$25.00 ea</u>

Please provide a basic description of the proposed project:

a final plat containing 64 Single family residential lots and 1 commercial lot

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature [Signature] Date: 10/7/2024
 Property Owner's Signature [Signature] Date: 10/07/2024
 Accepted by: [Signature] Date: 10/17/2024

Surveyor's Block:

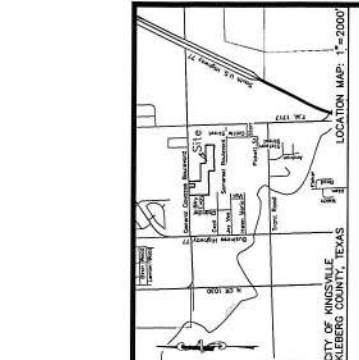
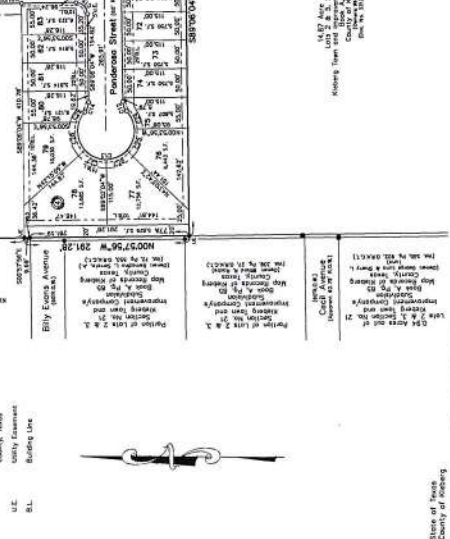
1. Total plat area contains 17.23 Acres of Land. (Includes Street Dedication)
2. Boundaries shown hereon are old bearings and referenced to the Texas State Plane American Datum of 1983 (2011) Epoch 2010.00. Distances shown are ground distances.
3. Existing Flood Maps by graphic plotting only, this property is currently in Zone "X" (4872520305, County of Kingsburg, Texas, which shows an effective date of March 17, 2014 and is not in a Special Flood Hazard Area. The existing FEMA Flood Map 1706010002E is based on the North American Vertical Datum of 1988 (NAVD88).
4. Property corners are marked with plastic caps stamped "URBAN DCCM" at all corners.
5. 5' wide building line for all side yards unless otherwise shown.
6. Lot 77A, Block 4 is a utility easement and a non-buildable lot.

Plat of Somersat at Kingsville Unit 4

being a final plat of a 17.23 Acre Tract of Land, out of a 54.53 Acre Tract of Land, as shown on the plat hereto attached, recorded in Document Number 331247, Official Records of Kingsburg County, Texas, all of Lot 1 and a portion of Lot 2, Burns Acres, a Map recorded in Volume 36, Page 50, Map Records of Kingsburg County, Texas, on described in Certificate No. 332162, Official Records of Kingsburg County, Texas, in Document Number 332162, Official Records of Kingsburg County, Texas.

Block	Lot	Area (Acres)	Area (Sq. Ft.)
1	1	0.10	6,913
1	2	0.10	6,913
1	3	0.10	6,913
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1	200	0.10	6,913

Block	Lot	Area (Acres)	Area (Sq. Ft.)
2	1	0.10	6,913
2	2	0.10	6,913
2	3	0.10	6,913
2	4	0.10	6,913
2	5	0.10	6,913
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2	100	0.10	6,913



CITY OF KINGSVILLE
KLEBERG COUNTY, TEXAS

LOCATION MAP, 1"=2000'

State of Texas
County of Kingsburg
Kingsburg, Texas

This is the final plat of Som

Property Details

Account

Property ID: 13811 **Geographic ID:** 137100001000192

Type: R **Zoning:**

Property Use:

Location

Situs Address:

Map ID: A3 **Mapsco:**

Legal Description: JOHN CLAYTON, ACRES 12.36

Abstract/Subdivision: S371

Neighborhood:

Owner

Owner ID: 71440

Name: SOMERSET LAND COMPANY LLC

Agent:

Mailing Address: 824 EARL GARRETT ST
KERRVILLE, TX 78028

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$130,560 (+)
Market Value:	\$130,560 (=)
Agricultural Value Loss: ⓘ	\$128,940 (-)
Appraised Value:	\$1,620 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,620
Ag Use Value:	\$1,620

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMPR3	IMPROVED PASTURE	12.36	522,720.00	0.00	0.00	\$130,560	\$1,620

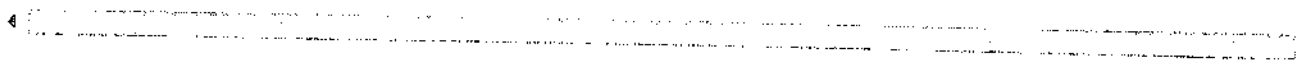
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$130,560	\$1,620	\$1,620	\$0	\$1,620
2023	\$0	\$90,400	\$940	\$940	\$0	\$940
2022	\$0	\$39,550	\$980	\$980	\$0	\$980
2021	\$0	\$39,550	\$1,350	\$1,350	\$0	\$1,350
2020	\$0	\$39,550	\$1,200	\$1,200	\$0	\$1,200
2019	\$0	\$39,550	\$1,430	\$1,430	\$0	\$1,430
2018	\$0	\$39,550	\$1,520	\$1,520	\$0	\$1,520
2017	\$0	\$39,550	\$1,430	\$1,430	\$0	\$1,430
2016	\$0	\$39,550	\$1,320	\$1,320	\$0	\$1,320

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	N
	OT	Other	KYLE PROPERTIES INC	MENDOZA JOSE ANTONIO	66	549	
	OT	Other	UNKNOWN	KYLE PROPERTIES INC			
3/13/1998	WD	WARRANTY DEED	MENDOZA JOSE ANTONIO	YAKLIN EDDIE L	157	271	

7/26/2022	WDVL	WARRANTY	YAKLIN	SOMERSET
		DEED	EDDIE L	LAND
		W/VENDOR'S		COMPANY
		LEIN		LLC



Property Details**Account**

Property ID: 20148 **Geographic ID:** 290002102000192

Type: R **Zoning:**

Property Use:**Location**

Situs Address: 520 CECIL,

Map ID: A3 **Mapsc0:**

Legal Description: K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 12.35

Abstract/Subdivision: S2900

Neighborhood:**Owner**

Owner ID: 71440

Name: SOMERSET LAND COMPANY LLC

Agent:

Mailing Address: 824 EARL GARRETT ST
KERRVILLE, TX 78028

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$61,950 (+)
Market Value:	\$61,950 (=)
Agricultural Value Loss: ⓘ	\$60,330 (-)
Appraised Value:	\$1,620 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,620
Ag Use Value:	\$1,620

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMPR3	IMPROVED PASTURE	12.35	537,966.00	0.00	0.00	\$61,950	\$1,620

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$61,950	\$1,620	\$1,620	\$0	\$1,620
2023	\$0	\$56,320	\$940	\$940	\$0	\$940
2022	\$42,500	\$77,500	\$1,910	\$44,410	\$0	\$44,410
2021	\$37,940	\$80,700	\$2,750	\$40,690	\$0	\$40,690
2020	\$38,040	\$80,700	\$2,450	\$40,490	\$0	\$40,490
2019	\$40,030	\$80,700	\$2,930	\$42,960	\$0	\$42,960
2018	\$37,540	\$80,700	\$3,100	\$40,640	\$0	\$40,640
2017	\$44,810	\$80,700	\$2,930	\$47,740	\$0	\$47,740
2016	\$47,360	\$80,700	\$2,700	\$50,060	\$0	\$50,060

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Numk
	OT	Other	UNKNOWN	NIX HARREL D			
	OT	Other	VICTORIA BANK & TRUST CO	YAKLIN EDDIE	79	154	
	OT	Other	NIX HARREL D	VICTORIA BANK & TRUST CO	63	966	
7/26/2022	WDVL	WARRANTY DEED W/VENDOR'S LEIN	YAKLIN EDDIE L	SOMERSET LAND COMPANY LLC			3312



VG-403-2022-331247

**Kleberg County
Stephanie G. Garza
Kleberg County Clerk**

Instrument Number: 331247

Real Property Recordings

Recorded On: July 26, 2022 03:00 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 331247
Receipt Number: 20220726000026
Recorded Date/Time: July 26, 2022 03:00 PM
User: Clarissa M
Station: cclerk04

Record and Return To:

NORTHSHORE TITLE INC
108 N ARCHER
SINTON TX 78387



**STATE OF TEXAS
Kleberg County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Kleberg County, Texas

Stephanie G. Garza
Kleberg County Clerk
Kleberg County, TX

Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas, with said 54.53 Acre Tract being more particularly described by metes and bounds on Exhibit "A" attached hereto, made a part hereof and incorporated by reference herein.

There is hereby reserved to **GRANTORS, GRANTORS' heirs and assigns forever**, all of the Mineral Estate owned by **GRANTORS**. The term "Mineral Estate" means all oil, gas and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals from the Property. In addition to the above and foregoing, **GRANTORS** reserve and retain the implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals.

The conveyance recited above is made and accepted subject to those Permitted Exceptions described in Exhibit "B" attached hereto, to the extent such remain in force and effect and affect the Property.

TO HAVE AND TO HOLD the above described Property unto the said **GRANTEE** herein, **GRANTEE'S** successors and/or assigns forever; and the undersigned **GRANTORS** hereby binds **GRANTORS, GRANTORS' heirs, executors, administrators, successors and/or assigns** to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said **GRANTEE, GRANTEE'S** successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT it is expressly agreed and stipulated that the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are retained and reserved against the above described Property, premises and improvements until the above described Note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute; and the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are hereby transferred, assigned, sold and conveyed to **SUSSER BANK**, the Payee named in said Note, its successors and assigns, without recourse.

The Property is sold and conveyed in its present condition, "AS IS", as such term is defined in the Contract executed by and between Grantors and Grantee, reference to which is here made for all pertinent purposes.

DATED the 21st day of July, 2022.

Eddie Yaklin

EDDIE YAKLIN
Charis Yaklin

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

This instrument was acknowledged before me on the 21 day of July, 2022, by EDDIE YAKLIN and wife, CHARIS YAKLIN.



Teresa Gibson

Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PREPARED BY:
Law Offices Of R. Bryan Stone, P.C.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

GF No. 22-92001S-HO

Loan No.

Exhibit "A"

Fieldnotes, for a 54.53 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of a 27.22 Acre Tract of Land as described in a Warranty Deed with Vendor's Lien from Dawn Marie Hensley to Thomas Best and Glenda Best, recorded in Volume 487, Page 386, Official Records of Kleberg County, Texas, being the Northwest corner of a 20 Foot wide Drainage Easement as shown on the recorded plat of Manning Place, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, for the Southwest corner of the said 29.83 Acre Tract and a Southwest corner of this Tract;

Thence, North 00°52'59" West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 48°37'05" West, 2.99 Feet;

Thence, South 89°06'04" West, with the common boundary line of the said 27.22 Acre Tract and the said 27.21 Acre Tract, 276.60 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 27.21 Acre Tract bears, South 89°06'04" West, 842.75 Feet;

Thence, North 00°57'56" West, over and across the said 27.21 Acre Tract, 768.72

Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for an inner ell corner of this Tract;

Thence, South 89°06'04" West, over and across the said 27.21 Acre Tract, 842.75 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of the said 27.21 Acre Tract, for an outer corner of this Tract;

Thence, North 00°57'56" West, with the West boundary line of the said 27.21 Acres, at 281.59 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 1963" Found in concrete, in all 291.28 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of Lot 1, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the said Map Records, for the Northwest corner of the said 27.21 Acres and of this Tract;

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burris Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of a 16.73 Acre Tract as described in a Special Warranty Deed from Goldia Burroughs Hubert to Goldia Burroughs Hubert and Laverne Patrick Hubert, recorded in Document No. 308415, of the said Official Records, being the Southeast corner of the said Lot 5, Burris Acres, the Northeast corner of the said 27.21 Acres and for an outer ell corner of this Tract;

Thence, South 01°03'44" East, with the common boundary line of the said 16.73 Acres and the said 27.21 Acres, 188.12 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of the said 27.21 Acres, for the common corner of the said 16.73 Acres, the said 12.36 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 43°21'41" East, 3.26 Feet;

Thence, North 88°56'16" East, with the common boundary line of the said 16.73 Acres and the said 12.36 Acres, 639.51 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found, on the South boundary line of the said 16.73 Acres, for the common corner of Lot A, John Clayton Addition, a map of which is recorded in Envelope 145, of the said Map Records, the said 12.36 Acres and of this Tract;

Thence, South 01°03'44" East, with the common boundary line of Lots A and B, of the said John Clayton Addition and the said 12.36 Acres, at 350.00 Feet, pass a 5/8 Inch Iron Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch Iron Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

Thence, North 88°56'16" East, with the common boundary line of the said Lot B and the said 12.36 Acres, 622.30 Feet, to the West Right-of-Way line of F.M. 1717, a public roadway, the common corner of the said Lot B, the said 12.36 Acres and for a

Northeast corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South 01°01'10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod Found, for a common corner of the said Lot 5, the said 29.83 Acres and of this Tract;

Thence, South 88°55'20" West, with the said common boundary line, 202.62 Feet, to a 1/2 Inch Iron Rod Found, being the common corner of the said Lot 5, the said 29.83 Acres and for an inner ell corner of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Manning Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

Thence, North 88°55'20" East, with the common boundary line of the said Lot 1, Block 2 and the said 29.83 Acres, 204.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and of this Tract, for the beginning of a circular curve to the Left, having a delta of 90°36'13", a radius of 15.00 Feet, an arc length of 23.72 Feet, and a chord which bears North 44°13'27" East, 21.32 Feet;

Thence, with the common boundary line of the said Lot 1, the said 29.83 Acres and the said circular curve to the Left, 23.72 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, being a common corner of Lot 14, Block 1, of the said Manning Place, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°36'26" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 14, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 11-14, of the said Block 1 and the said 29.83 Acres, at 250.00 Feet, pass a 5/8 Inch Iron Rod Found, on the common corner of the said Lots 12 and 13, in all 499.50 Feet, to the North boundary line of Lot 9, Block 1, Manning Places, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, the Southwest corner of the said Lot 11, for the Southeast corner of the said 29.83 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears South 20°36'49" West, 0.29 Feet;

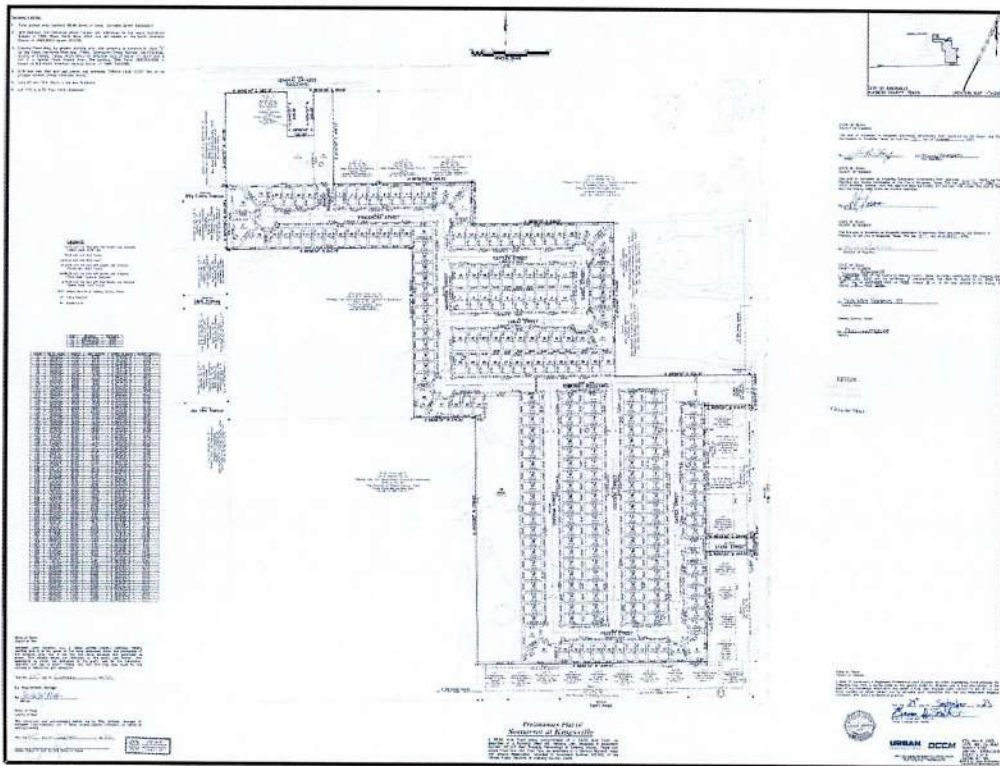
Thence, South 88°56'43" West, with the common boundary line of Lots 1-9, Block 1, of the said Manning Place, the said 20 Foot wide Drainage Easement and the said 29.83 Acres, 1045.47 Feet, to the Point of Beginning, containing 54.53 Acres (2,375,400 Sq. Ft) of Land, more or less.

EXHIBIT "B"
Permitted Exceptions

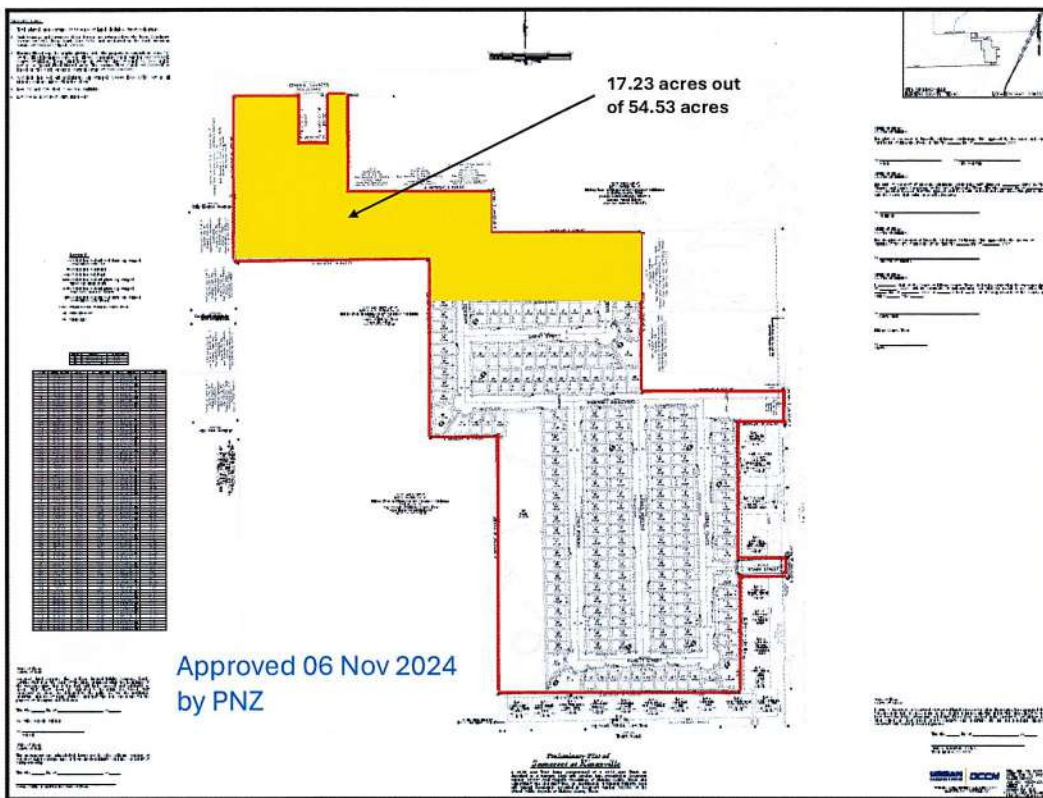
The conveyance is made and accepted subject to:

1. Drainage Easement dated Nov. 18, 1968, to State of Texas, recorded in Vol. 224, Page 333, Deed Records, Kleberg County, Texas.
2. Right of Way dated Oct. 25, 1940, from Henry Ondriz to Nueces Electric, recorded in Vol. 57, Page 34, Deed Records, Kleberg County, Texas.
3. Right of Way to CP&L Company, dated May 16, 1994, recorded in Vol. 102, Page 971, Deed Records, Kleberg County, Texas.
4. Mineral Reservation contained in Deed from J. R. Manning to Chester W, Kyle, dated Oct. 20, 1972, recorded in Vol. 267, Page 250, Deed Records, Kleberg County, Texas.
5. Bill of Sale dated June 6, 1967 from Houston Pipe Lin Co. to Houston Natural Gas Corp., recorded on December 20, 1968 in Volume 3, Page 143, Deed Records, Kleberg County, Texas.
6. All dedications, restrictions, ordinances, easements, rights of way, building set back lines, bulkhead lines, riparian rights, alleys, yard reservations, common areas, fences, requirements, limitations, pipelines, reservations, obligations and/or any other conditions or adverse circumstances affecting the title, as shown by map or plat of said property(ies) as recorded in (Tract I) Book A, Page 85; (Tract II) Envelopes 145 and 156; (Tract III) Envelope 18, Cabinet 1, of the Map Records of Kleberg County, Texas.
7. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether or not listed in Schedule B of any title commitment issued in connection with this transaction. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

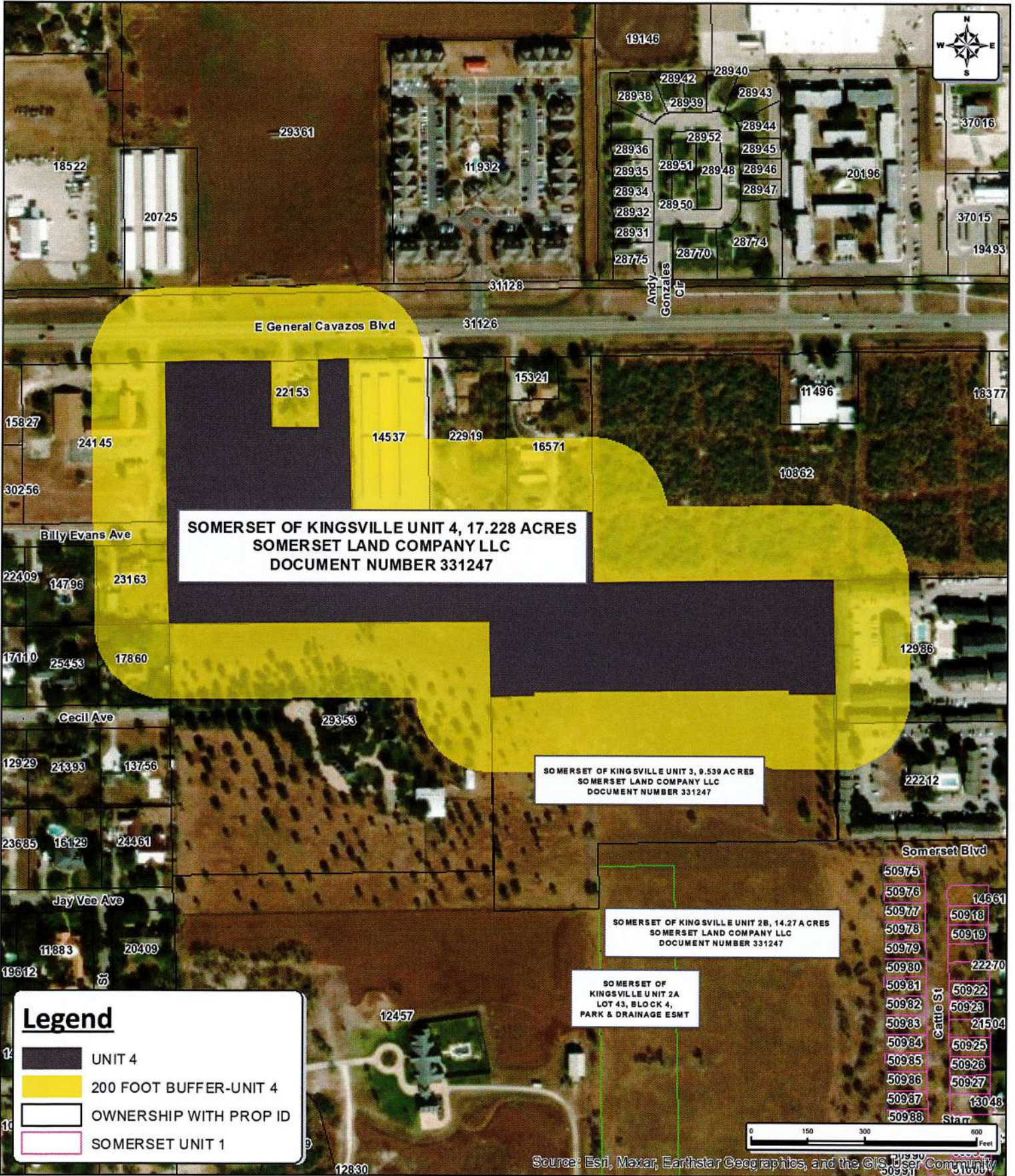
Preliminary Plat (recorded 29 September 2023)



Final Plat of "Somerset at Kingsville Unit 4" – 17.23 acres



200-Ft Buffer-Somerset at Kingsville Unit 4
 Property Document Number 331247



**SOMERSET OF KINGSVILLE UNIT 4, 17.228 ACRES
 SOMERSET LAND COMPANY LLC
 DOCUMENT NUMBER 331247**

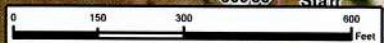
**SOMERSET OF KINGSVILLE UNIT 3, 9.539 ACRES
 SOMERSET LAND COMPANY LLC
 DOCUMENT NUMBER 331247**

**SOMERSET OF KINGSVILLE UNIT 2B, 14.27 ACRES
 SOMERSET LAND COMPANY LLC
 DOCUMENT NUMBER 331247**

**SOMERSET OF KINGSVILLE UNIT 2A
 LOT 43, BLOCK 4,
 PARK & DRAINAGE ESMT**

Legend

- UNIT 4
- 200 FOOT BUFFER-UNIT 4
- OWNERSHIP WITH PROP ID
- SOMERSET UNIT 1



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page: 1/1
 Drawn By: R. PICK
 Last Update: 10/10/2024
 Note: Ownership is labeled with its Prop ID.

DISCLAIMER:
 THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.



**CITY OF KINGSVILLE
 ENGINEERING DEPARTMENT**
 400 W King Ave, Kingsville, TX 78363
 Office: (361) 595-8007
 Fax: (361) 595-8064

Preis Properties Inc
5734 Crosstown SH #286
Corpus Christi, TX 78417
#20725

Rockstar Apple Creek Kingsville
720 N Post Oak RD STE 650
Houston, TX 77024
#12986

Gene M Jones
PO Drawer A
Kingsville, TX 78364
#29361

Goldia B Hubert Marital Trust
870 E FM 772
Riviera, TX 78379
#10862

Jose M Graveley
ETUX Evelyn
343 W CR 2170
Kingsville, TX 78363
#22153

Sheila B Jean
529 General Cavazos BLVD
Kingsville, TX 78363
#22919

Retama Park Baptist Church
PO Box 433
Kingsville, TX 78364
#24145

AGAP Kingsville LLC
Andover Properties LLC
150 E 52nd St 32nd FL
New York, NY 10022
#14537

Octavio Javier Rodriguez II
413 Billy Evans Ave
Kingsville, TX 78363
#14796

Texas Department of Transportation
125 E 11th St
Austin, TX 78701
#31126

Bernadino L Serrato Jr
ETUX Carola G
PO Box 682
Kingsville, TX 78364
#23163

W & M Allen Holdings LLC
621 General Cavazos BLVD
Kingsville, TX 78363
#16571

Donald M Brock Jr
PO Box 1203
Kingsville, TX 78364
#25453

Willard R Raabe Est
ETUX Dale R Raabe (Ind Exec)
502 Cecil Ave
Kingsville, TX 78363
#17860

Wiley McIlwain
ETUX Mary Olga
520 Cecil
Kingsville, TX 78363
#29353

King Bordeaux Properties LTD
787 San Felipe St
STE 237
Houston, TX 77063
#22212



Riviera ISD wins T-Mobile sweepstakes

Riviera ISD entered into the T-Mobile Friday Night 5G Lights sweepstakes in early September. The sweepstakes included posting pictures from the school and community that showed school spirit on Instagram and other social media sites using specific hashtags. Kaufer Early College High School was announced as the 5K Friday Winner on Sept. 27. The school won \$5,000 to put towards their students. Over the six-week sweepstakes contest, 300 schools nationwide were awarded \$5,000 from T-Mobile. Of those 300, 16 schools were selected as finalists to move into the next round to win \$25,000. No South Texas schools were picked for the next round. (Contributed photo)

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Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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Ricardo Middle School honor roll listed

Ricardo Middle School has announced the honor roll for the first nine weeks of the 2024-25 school year.

Sixth grade All-A: Alanis Ilianna, Alaniz Jenna, Bowers Olivia, Butler Logan, Cano Aidan, Cantu Adalyn, Couvillon Sofia, Diaz Blake, Dominguez Elyana, Gonzales Makalee, Hinojosa Cast, Ilse Aubrie, Kemper Greyson, McClellan Bryan, Montemayor Kinley, Novanto Kanon, Nunez Delilah, Pendergrass Maddison, Perez Precilla, Reyes Janie, Rodriguez Meiah, Salinas-Grimaldo Adriana, Terrell Ashlyn, Vasquez Damien, Zuniga Luna

Seventh grade All-A: Baker Cade, Bustamante Ciara, Carrillo Angela, De Leon Alina, Espiritu Pablo, Garcia Arian, Garcia Lucas, Ortega Allison, Ortega Michael, Resendez Olivia, Saenz Jaedyn, Salinas Zane, Sandoval Emmalee, Terrell Tinsley, Torres Autumn

Eighth grade All-A: Acuna Eryanna, Duran Mia, Ek Milo, Gonzales Kassandra, Ozuna Khloe, Silva Cesar, Vivion Wesley, Wedell Sadie

Sixth grade A-B: Almaraz Armando, Alvara-

do Jasmine, Bernal Jaxon, Castillo Bryson, De La Paz Julian, Duffy-Quinones Clayton, Flores Joaquin, Flores Saleen, Fryar Rylan, Fuentes Zarah, Garcia Joaquin, Hinojosa Camila, Hubert Braylin, Martinez Aaron, Martinez Martiza, Mendoza Jann, Perez Juan, Polhemus Ethan, Porterfield Ty, Ramirez Sofia, Reyes Adahlia, Saldana Jozeph

Seventh grade A-B: Clore Eli, De La Paz Nathen, Ek Coraline, Garcia Iliana, Keiper Elizabeth, Lopez Evan, McManus Mollie, Mooney Case, Moore Kaylee, Olivarez Abigail, Osburn Katie, Reyes Robert, Salinas Clarissa, Salinas Khloe, Schubert Emma, Soliz Madison, Tesson Kyleigh, Urban Trevor

Eighth grade A-B: Ballard Christopher, Bernal Aislyn, Braunstein Kenzie, Cano Mackenzie, Castro Lily, Cisneros Marco, Gomez Issabella, Gonzalez Ezequiel, Holden Trevin, Longoria Rebecca, McMahan Ever, Munoz Eliazar, Muzheve Ashley, Oeffler Lillian, Ringer Ciara, Ruiz Xander, Salinas Dylan, Turlington Elle, Ward Layne, Ybarra John.

Ricardo Elementary School honor roll posted

Ricardo Elementary School has announced the honor roll for the first nine weeks of the 2024-25 school year.

Third grade All A: Ramin Atwah, Ruben Cano, Adan Garcia, Julian Phelps, Emma Ruiz

Third grade A-B: Kaylee Alaniz, Abdo Alarabi, Xavier Bernal, Cecilia Bowers, Kaeson Del Moral, Carolina Espitta, Gemma Gaona, Dominic Garza, Gracyn Haunschuld, Morgan Johnson, Ana Juarez, Avery Lopez, Peyton Montemayor, Nathaniel Navarro Adame, Oliver Perez, Jaelyne Ramirez, Ivette Rojas, Roman Salas, Meagan Sandoval, Sebastian Silva, Harley Zavala

Fourth grade All A: Leandro Alanis, Jordan Butler, Faith Castillo, Isaac Couvillon, Aryana Dominguez, Jaiden Garcia, Paisley Guerrero, Levi Hinojosa, Natalia Marcial Cruz, Elise Marroquin, Silas Mejia, Raeanne Olivarez, Christian Ortega

Fourth grade A-B: Kayson Amaya, Brynn Arredondo, Camille Avelar, Hunter Ballard, Adela Bo-

nilla, Shyanne Del Bosque, Bella Diaz, Joslin Diaz, Emalee Galindo, Vladimir Gray, Charlotte Huey, Thomas Ilse, Winnie Krueger, Abigail Ledesma, Landon Mejia, Isaiiah Moreno, Kariana Ochoa, Kabir Patel, Jayden Perez, Brooklyn Polhemus, Bethany Rojas, Ida Romo, Edward Schubert, Logan Thompson, Kiran Torres, Wyatt Vivion

Fifth grade All A: Catalina Aguilar, Aracely Bonilla, Gwendolyn Chapa, Katalya Chavez, Zander Ek, Courtney Flores, Jayden Garza, Jaxon Gonzales, Eden Medrano, Axle Ozuna, Cade Pineda, Bristol Powell, Amara Reyna, Mikayla Salana, Joshua Silguero, Sophia Silva, Madison Valadez

Fifth grade A-B: Ariana Bonilla, Christian Briseno, Christian Garcia, Layla Garcia, Sebastian Garcia, Summer Garcia, Kryshyn Gonzalez, Clara Hernandez, Rico Hernandez, Justin Moreno, Julianna Navarro Adame, Giana Perez, Cross Reyna, Cy Rivera, Kali Rodriguez, Omar Rojas, Camila Salinas, Xavier Saucedo, Sadie Strubhart, Logan Villarreal.

Sarita Elementary School honor roll announced

Sarita Elementary School has announced its first nine weeks honor roll for the 2024-25 school year.

First grade All-A: Carter Brzenski, Joshua Coronado, Joaquin Mendoza, Sara Robinson, Charlotte Schubert and Kathryn Schubert

First grade A-B: Tessa Herrera, Jericho Lerma, Matias Marichalar, Raphael Mata, Natalia Oliver, Amira Orozco and Santos Serna Jr.

Second grade All-A: Tucker Dieterle, Piper Elizondo, Maverick Forkum, Noah Salinas, Thaddeus Utley and Beau Woodard

Second grade A-B: Zaiyun DeLaRosa, Hayzi Garcia, Rhett McBryar and Kristen Ortega

Third grade A-B: Xzavier Harbison, Karileya

Lerma, Xander Salinas and Sandra Wolf

Fourth grade All-A: Emery Baker, Faith Bothe and Grayson Dieterle

Fourth grade A-B: Reagan Lutenbacher, Mateo Marichalar and Chayil Vela

Fifth grade All-A: Evelynne Cantu, Jasper Furkum, Camilla Garnica, Jordyn Robinson and Xavier Salinas

Fifth grade A-B: Carolina Gomez, Avarie Gonzalez, Ryden Lerma, Brooklon Ley, Ezra Oliver and Audrey Thompson

Sixth grade All-A: Luke Strauss and Cora Yeara

Sixth grade A-B: Logan Garcia and Larash Vela.

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