

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, May 17, 2023, 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,  
1<sup>st</sup> Floor – City Hall, 400 W. King Ave., Kingsville, Texas

## . PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

### COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Steve Zamora,

Chairman

### CITY STAFF

Herlinda Solis  
Administrative Assistant II

Kobby Agyekum  
Interim Director of Planning  
& Development Services

### COMMISSION MEMBERS

Debbie Tiffie

Larry Garcia

### *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) – April 19, 2023**
- **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 Vertical Bridge, David Petrakovitz Applicant/Agent; requesting a Special Use Permit for New Cell Tower in C-2 (Retail) at CLYDE, Block 4, Lot 6-8 (Flanagan’s Muffler Shop) also known as 1027 E Lott Kingsville TX, 78363**

**ITEM #2- Discuss and Consider Action on the request from Vertical Bridge, David Petrakovitz Applicant/Agent; requesting a Special Use Permit for New Cell Tower in C-2 (Retail) at CLYDE, Block 4, Lot 6-8 (Flanagan's Muffler Shop) also known as 1027 E Lott Kingsville TX, 78363**

**ITEM #3- Public Hearing on the request from**

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville.**

**ITEM #4- Discuss and Consider Action on the request from**

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville.**

**ITEM #5 - Public Hearing on the request from**

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset Phase 1.**

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

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset Phase 1.**

**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, May 17, 2023.



Kobby Agyekum  
Interim Director of Planning & Development Services

Posted  
@ 12:00 PM  
On 5-12-23  
By [Signature]  
[Signature]

**PLANNING AND ZONING COMISSION**  
**REGULAR MEETING MINUTES**  
**April 19, 2023**

**Planning and Zoning Members Present**

Steve Zamora  
Larry Garcia  
Debbie Tiffie  
Rev. Idotha Battle

**Citizens Present**

Jacob Carmona

**Staff Present**

Kobby Agyekum, Interim Director of Planning and Development Services  
Herlinda Solis, Administrative Assistant II  
Laura Perez, Administrative Assistant I  
Mark McLaughlin, City Manager

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**

Rev. Idotha Battle made a motion to approve the minutes from March 01, 2023, meeting as presented. Debbie Tiffie seconded. All in favor, none opposed. Motion carried.

3. **Public Comments on or off the agenda** – None
4. **Postponements** –None
5. **Old Business** – None
6. **New Business** – None
7. **Public Hearing on the request from**

Steve Zamora opened the public Hearing at 6:00 PM

**ITEM #1 - Public Hearing on the request from Jacob Carmona, Applicant; requesting a Special Use Permit for Indoor Recreational Use in C2 (Retail) at ANDREWS 1, LOT S '90 A, (FASTENAL) also known as 1911 S. Brahma Blvd., Kingsville, TX.**

Kobby stated that the proposed Special Use Permit presented to the department will be at a property zoned C2 which allows Indoor Recreational Use, although it requires Special Use Permits. Kobby recommends the board approves this request to improve recreational and commercial use in the city. He added that softball/baseball battling cages is a popular practice among citizens.

8. **Discuss and Consider Action on the request from**

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

**Jacob Carmona, Applicant; requesting a Special Use Permit for Indoor Recreational Use in C2 (Retail) at ANDREWS 1, LOT S '90 A, (FASTENAL) also known as 1911 S. Brahma Blvd., Kingsville, TX.**

Debbie Tiff asks if the Special Use Permit is for baseball/softball battling cages. Kobby replied yes.

Debbie Tiff made the motion to approve the request from Jacob Carmona, Applicant, requesting a Special Use Permit for Indoor Recreational Use in C2 (Retail) at ANDREWS 1, LOT S '90 A, (FASTENAL) also known as 1911 S. Brahma Blvd., Kingsville, TX. Idotha Battle seconded the motion all in favor; none opposed. Motion carried.

9. **Miscellaneous** – Mark McLaughlin announced that the city is working on rewriting an existing Ordinance pertaining to the use of only concrete on driveways, the proposed modification of the existing ordinance will allow citizens to use other surfaces such as stamped concrete, industrial pavers and tile bricks as well.

10. **Adjournment** - Meeting adjourned at 6:14 PM.

ITEMS 1 & 2



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## MEMO

**Date:** May 10, 2023

**To:** Planning and Zoning Commission Members

**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** **Vertical Bridge, David Petrakovitz Applicant/Agent; requesting a Special Use Permit for New Cell Tower in C-2 (Retail) at CLYDE, Block 4, Lot 6-8 (Flanagan's Muffler Shop) also known as 1027 E. Lott, Kingsville, TX, 78363**

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into two lots of which 50 feet by 50 feet will be used for wireless telecommunication tower. The proposal as presented to the department would involve creating two properties each with their own address. One building is currently on the property, but the re-plat would ensure each lot has its own defined boundary so that vertical Bridge can install a Cell Phone Tower on the property to serve the City of Kingsville. The property is currently zoned C2 – Retail.

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant codes and Ordinances but requires a "Special Use" permit. Therefore, it is recommended that you consider the said application and approve same since this will improve internet use within the city of Kingsville.

Thank you.

A handwritten signature in black ink, appearing to read "Kobby Agyekum".

**Kobby Agyekum**  
Interim Director of Planning and  
Development Services

1027 E. LOTT AVE.

CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1400 Block Lott Ave <sup>1027 E LOTT</sup> Nearest Intersection 14th & Lott

(Proposed) Subdivision Name NA Lot 6, 7, 8 Block 4

Legal Description: Lots 6, 7, 8 Block 4 Clyde Addition

Existing Zoning Designation C-2 Retail Future Land Use Plan Designation C-2 Retail

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent VERTICAL BRIDGE Phone 281 701 0604 FAX -  
DAVID PETRAKOVITZ / AGENT

Email Address (for project correspondence only): dpetrakovitz@pyramdns.com

Mailing Address 3603 Sunlight Hill Ln City Spring State TX Zip 77386

Property Owner TANYA BAKER Phone 361.779.7516 FAX -

Email Address (for project correspondence only): tanyadf@yahoo.com

Mailing Address 7409 ELIZONDO Dr City Copus Christi State TX Zip 78414

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

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

Please provide a basic description of the proposed project:  
Proposed new cell tower - 1400 block of Lott Ave

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 D. Petrakovitz / Agent Date: 2-9-2023  
Property Owner's Signature D. Petrakovitz / Agent Date: \_\_\_\_\_  
Accepted by: Markus Speller Date: 3.21.2023





GSG Revocable Trust  
701 N Post Oak RD STE B9  
Houston, TX 77024  
#19222

Corner S Properties LLC  
PO Box 60410  
Corpus Christi, TX 78466  
#18458

Ernest Perez  
310 S 23<sup>rd</sup> St  
Kingsville, TX 78363  
#26035

Rahila I Charania  
1520 Wildwood Trail BLVD  
Kingsville, TX 78363  
#18946

Isaac Torres  
1116 E Lott Ave  
Kingsville, TX 78363  
#42821

Daniel Vidal  
1105 E Lott Ave  
Kingsville, TX 78363  
#11712

Daniel Vidal  
1109 E Lott Ave  
Kingsville, TX 78363  
#12518

Isaac Torres  
1116 E Lott Ave  
Kingsville, TX 78363  
#28386

Kingsville Food Corp Inc  
400 S 14<sup>th</sup> St  
Kingsville, TX 78363  
#18419

Dirty Dawg Car Wash LLC  
3418 Samoa Dr  
Corpus Christi, TX 78418  
#21527

Roel V Perez  
1104 E Huisache Ave  
Kingsville, TX 78363  
#21762

Fabrizio M Martorello  
614 W Richard Ave  
Kingsville, TX 78363  
#13306

Yolanda F Jimenez  
1112 E Huisache  
Kingsville, TX 78363  
#20998

Kelly XAC  
14726 Santa Gertrudis Dr  
Corpus Christi, TX 78410  
#22291

## OPTION AND AGREEMENT OF SALE

This OPTION AND AGREEMENT OF SALE (this "Agreement") is made as of the 29<sup>th</sup> day of Sept., 2022, by Tanya Baker and Chad Flanagan ("Seller"), and VB BTS II, LLC, a Delaware limited liability company ("Buyer").

### BACKGROUND

Seller is the owner of certain land, which is not the homestead of Seller, located in the County of Kleberg, State of Texas, together with any easements, rights-of-way, appurtenances, and hereditaments belonging or in any way appertaining thereto, including all improvements and fixtures located thereon (collectively, the "Premises"). The Premises is more fully described on Exhibit A attached hereto.

Buyer desires an option to purchase the Premises and Seller desires to grant an option to purchase (and if exercised, to sell) the Premises to Buyer on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the undersigned, with the intention to be legally bound hereby, and in consideration of the mutual promises herein, agree as follows:

1. **Option.** In consideration of [REDACTED] ("Initial Option Fee"), to be paid by Buyer to Seller within ten (10) days following the Effective Date, Seller hereby grants to Buyer the exclusive, irrevocable option (the "Option") to purchase the Premises for a period of one (1) year beginning on the Effective Date (the "Initial Option Period") and may be renewed by Buyer for one (1) additional year (the "Renewal Option Period") upon written notification to Seller and the payment of an additional [REDACTED] ("Renewal Option Fee") prior to the expiration date of the Initial Option Period. Unless utilized independently, the Initial Option Fee and the Renewal Option Fee shall be referred to as the "Option Fee" and the Initial Option Period and any Renewal Option Period shall be referred to as the "Option Period." The Option Fee shall be considered non-refundable if Buyer does not exercise the Option prior to expiration of the Option Period, and the Option hereunder shall lapse and be of no further force or effect, and neither party shall have any further liability or obligation to the other hereunder. Until expiration of the Option Period, Seller shall not grant or permit any third party to use or occupy the Premises.

2. **Sale of the Premises, Effective Date.** In the event Buyer exercises the Option, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase, the Premises. The effective date ("Effective Date") of this Agreement shall be the later of (a) the date this Agreement is signed by Buyer, or (b) if this Agreement is signed by Buyer first, then the date this Agreement is signed by Seller and delivered to Buyer, by hand delivery or in the manner provided for giving notices, or by telecopy. A telecopied or other electronic signature shall be deemed to be an original signature.

3. **Purchase Price.** The total consideration or purchase price for the Premises shall be [REDACTED] ("Purchase Price") less any Option Fee paid by Buyer to Seller.

4. **Survey.** If Buyer causes a survey of the Premises to be made prior to Closing (defined below), the deed to be delivered by Seller at Closing shall describe the Premises in accordance therewith.

5. **Quality of Title.** Title to the Premises shall be good and marketable and free and clear of all liens, restrictions, easements and other encumbrances and title objections and shall be insurable as such at ordinary rates by any reputable title insurance company selected by Buyer.

6. **Conditions Precedent to Buyer's Obligation.**

(a) **Conditions.** Notwithstanding anything else herein contained, Buyer's obligation to consummate Closing hereunder is contingent upon the following:

(i) In accordance with the rules and requirements of the jurisdiction in which the Premises is located, Seller shall cause to have Seller's parent parcel (described in Exhibit A) subdivided in order to carve out the approximately 50' x 50' area, measuring approximately 2,500 square feet, comprising the Premises, and Seller shall provide sufficient documentation acceptable to Buyer to demonstrate the subdivision.

(ii) Seller's warranties and representations herein being true and correct in all material respects as of the Closing Date, and Seller having complied with all of Seller's obligations under this Agreement.

(b) **Failure of Condition.** Upon failure of any such condition(s) set forth above, Buyer may terminate this Agreement and neither party shall have any further liability or obligation to the other hereunder. Buyer may waive any condition in writing.

7. **Time and Place of Settlement.** Consummation of this Agreement for the purchase and sale of the Premises ("Closing") shall be held at the offices of either party's counsel or title company or wherever or however the parties may mutually agree within thirty (30) days of exercise of the Option by Buyer (the "Closing Date"). Time shall be of the essence of this Agreement.

8. **Possession.** Possession shall be given by delivery of Seller's special warranty deed at Closing, at which time the Premises shall be entirely vacant and subject to no rights of possession in any third party other than broadband carrier tenant leases on the communications tower to be constructed on the Premises.

9. **Inspection; Right of Entry.**

(a) **Inspection.** During the Option Period Seller hereby grants Buyer and its agents, employees and contractors permission to go upon the Premises between the Effective Date and the time of Closing to conduct such inspections, test borings, surveys, percolation tests, and other engineering studies and site analyses as Buyer may require, including environmental investigations (the "Tests"). Seller will cooperate with Buyer in making such Tests. The Tests shall be made solely at Buyer's expense. If the Tests indicate, in Buyer's sole opinion, that the Premises is not suitable for Buyer's intended use of the Premises, Buyer may, at its option, cancel this Agreement and neither party shall have any further liability or obligation hereunder.

(b) **Right-of-Entry.** Seller grants to Buyer, its agents, employees, and contractors, the right to enter upon the Premises during the term of this Agreement in order to prepare surveys and other plans, and to visit the Premises with potential lenders, tenants or other occupants, and taxing authorities.

10. **Taxes - Apportionments.**

(a) In the event of Buyer's purchase of the Premises, Real estate taxes, and water and sewer rents, if any, for the Premises shall be paid by Buyer. Transfer taxes associated with the sale of the Premises shall be paid by Buyer. So-called "Roll Back Taxes," if any, shall be paid by Buyer.

(b) If Seller is a "foreign person" as defined in Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), Buyer shall deduct and withhold from the proceeds of the sale such amounts as are required by Section 1445 of the Code.

11. **Seller's Warranties.** As a material inducement to cause Buyer to enter into this Agreement, Seller hereby represents, warrants and agrees as follows:

(a) **Authority.** Seller represents and warrants that this Agreement and all agreements, instruments and documents to be executed and delivered by Seller are duly authorized; Seller has the capacity and authority to consummate the transactions herein provided; and nothing prohibits or restricts the right or ability of Seller to close the transactions contemplated hereunder and carry out the terms hereof.

(b) **Assessments.** No assessments for public improvements have been made against the Premises which remain unpaid and no such assessments will be made for any street paving, curbing, water or sewer lines or other public improvements which might have been installed prior to the Effective Date.

(c) **Litigation.** There is no litigation or proceeding pending (or to Seller's knowledge threatened) against or relating to the Premises, nor does Seller know or have reasonable grounds to know of any basis for any such action other than possible personal injury claims adequately covered by insurance.

(d) **Condemnation.** Seller has no knowledge of any pending or threatened condemnation or eminent domain proceedings which would affect the Premises or any part thereof.

(e) **Environment.** At Closing, the Premises shall not be in violation of any Environmental Law (defined below). No complaints, citations, claims, notices, information requests, orders (including but not limited to clean-up orders) or directives regarding Environmental Laws have been delivered to, served on Seller, or to Seller's knowledge, made or pending relating to the Premises; to Seller's knowledge, the Premises has not been used as a dump, and no underground storage tanks are in or on the Premises; to Seller's knowledge, no material or reportable omissions, spills, seepage, releases, or discharges of any Hazardous Substance (defined below) have occurred into or upon the air, soils, or improvements or any sewer or septic system located on the Premises; to Seller's knowledge, no asbestos or asbestos containing materials are installed, used or incorporated into the Premises, and no asbestos or asbestos containing materials have been disposed of on the Premises; and to Seller's knowledge, no PCBs are located on or in the Premises, in the form of electrical transformers, fluorescent light fixtures with ballast, cooling oils, or in any other device. For this purpose, the following definitions apply:

(i) The term "**Environmental Law**" shall mean any federal, state or local, statute, act, law, ordinance, rule, regulation or order pertaining to the environment and public health whether now or hereafter enacted.

(ii) "**Hazardous Substance**" shall mean any hazardous or toxic substance, pollutants, contaminant, solid waste or hazardous waste, as defined in any Environmental Law or in any rule, regulation or order issued pursuant to an Environmental Law, including asbestos, asbestos containing material, and petroleum products.

(f) **Foreign Person.** Seller represents and warrants that it is not a foreign person as defined in Section 1445(f)(3) of the Code. Seller will deliver to Buyer at Closing a Certificate of Non-Foreign Status certifying the correctness of this paragraph.

(g) **Documentary Rights or Possession.** There are no unrecorded mortgages, contracts, purchase agreements, options, permits, leases, easements or other agreements or interest relating to the Premises, and as of the Closing Date there will be no persons or parties in possession of any portion of the Premises other than broadband carrier tenant leases on the communications tower to be constructed on the Premises.

(h) **Moratorium.** Seller has no knowledge of the imposition or applicability of a moratorium on any utility service that may affect the development of the Premises.

12. **Operations Prior to Settlement.**

(a) **Leasing.** Seller shall not rent, license, or grant occupancy rights in or to any portion of the Premises other than broadband carrier tenant leases on the communications tower to be constructed on the Premises.

(b) **Management.** Seller shall continue to operate and manage the Premises in the same manner as it has done in the past. Seller shall not perform any work in or on the Premises which might give rise to any mechanics' liens on the Premises.

(c) **Encumbrances.** From and after the date of this Agreement until Closing, Seller will not convey or encumber the Premises or take any action which materially adversely affects any portion of the Premises.

13. **Documents to be Delivered at Settlement.** At Closing, Seller will deliver to Buyer the following, executed, acknowledged and in recordable form, as appropriate:

(a) **Deed.** The special warranty deed to the Premises;

(b) **Title Company Documents.** Such affidavits or letters of indemnity as may be required by Buyer's title insurer to enable such title insurer to insure Buyer's title to the Premises without exception for unfiled mechanics' or materialmen's liens, without payment of any special or additional premium;

(c) **FIRPTA.** The Certificate of Non-foreign Status;

(d) **Certification.** A certificate of Seller stating that the representations and warranties of Seller remain true and correct as of the Closing Date; and

(e) **Miscellaneous.** Such other documents as may be required to effectuate this Agreement.

At Closing, Buyer shall deliver the balance of the Purchase Price and such other documents as may be required to effectuate this Agreement.

14. **Eminent Domain.**

(a) **Notice of Taking.** In the event Seller receives any notice of any condemnation proceedings, or other proceedings in the nature of eminent domain, it will forthwith send a copy of such notice to Buyer. If all or any part of the Premises is taken by eminent domain, Buyer may, upon written

notice to Seller, elect to cancel this Agreement, and neither party shall have any further liability or obligation hereunder.

(b) **Effect of Taking.** If all or any portion of the Premises has been or is hereafter taken or condemned and this Agreement is not cancelled, Buyer shall have the right to negotiate, settle, or litigate the condemnation award related to the Premises. The proceeds of any such award collected prior to Closing shall be paid or credited to Buyer at Closing, and Seller shall, at Closing, credit or assign to Buyer all of Seller's right, title and interest in and to any awards in condemnation, or damages of any kind, to which Seller may have become entitled or may thereafter be entitled by reason of any exercise of the power of eminent domain with respect to or for the taking of the Premises or any portion thereof.

15. **Default.** In the event Seller is in default under this Agreement after notice and a reasonable opportunity to cure, in addition to any rights given to Buyer under this Agreement, Buyer shall have all remedies available at law or in equity, including specific performance, and to recoup reasonable attorneys' fees and costs in connection with enforcing this Agreement.

16. **Survival of Warranties.**

(a) **Survival.** Notwithstanding any legal presumption to the contrary, all covenants, conditions, representations and warranties contained in this Agreement shall survive Closing. This provision shall be effective as to all such covenants, conditions and representations, notwithstanding that as to some of them it is expressly provided that they survive. Any inspection of the Premises or records pertaining thereto, or of Seller's records, by Buyer or its representatives shall not be construed as a waiver of any warranty contained herein.

(b) **Indemnity.** In the event of the breach, in any material respect, of any representation or warranty by Seller in this Agreement, Seller will indemnify Buyer and save Buyer harmless from any and all liabilities, losses, costs or expenses (including reasonable attorneys' fees) arising out of such breach, and without limitation, this indemnity and hold harmless shall include any and all claims, fines, costs of investigation and remediation, and legal fees and expenses arising by reason of or in connection with any violation by Seller of the representations and warranties contained in this Agreement, and this indemnity and hold harmless clause shall survive the Closing.

17. **Assignment.** This Agreement may not be assigned by Buyer, except to an entity controlled by or affiliated with Buyer, without Seller's prior written consent, which consent shall not be unreasonably withheld.

18. **Notices.** All notices required or permitted to be given hereunder shall be in writing and sent by overnight carrier service by a nationally recognized service, such as UPS or Federal Express, customarily obtaining proof of delivery, postage paid by the sender, addressed as follows:

If to Seller: Tanya Baker and Chad Flanagan



If to Buyer: VB BTS II, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487  
Attention: General Counsel

or to such other person or address as the party to be charged with such notice may designate by notice given in the aforesaid manner. Notice may be given by counsel for any party to this Agreement. If the last or appointed day for taking of any action required or permitted hereby shall be a Saturday, Sunday or legal holiday in Boca Raton, Florida, or a day on which banking institutions in such city are authorized by law or executive order to close, then such action may be taken on the next succeeding business day for banking institutions in such city.

19. **Brokerage.** Buyer and Seller each represents and warrants to the other that it has had no dealings, negotiations or consultations with respect to the Premises or this transaction with any broker or intermediary, and that no other broker or intermediary is entitled to a fee or commission in connection with this Agreement. In the event that any other broker or intermediary claims a fee or commission in connection with this Agreement based upon the acts of Buyer or Seller, that party will be responsible for and will indemnify and save the other harmless from and against all costs, damages, fees (including, without limitation, reasonable attorneys' fees), expenses, liabilities, and claims incurred or suffered by the other as a result thereof. This Section shall survive Closing.

20. **Parties Bound.** This Agreement shall be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and assigns.

21. **Captions.** The captions contained herein are not a part of this Agreement. They are only for the convenience of the parties and do not in any way modify, amplify, or give full notice of any of the terms, covenants or conditions of this Agreement.

22. **Number and Gender.** For purpose of this Agreement, the masculine shall be deemed to include the feminine and the neuter, and the singular shall be deemed to include the plural, and the plural the singular, as the context may require.

23. **Recording.** Buyer may, at its election, record a notice of the existence of the Option hereunder, and Seller shall join in any such notice for recording.

24. **Entire Agreement - Amendment.** This Agreement (including any exhibits attached hereto) contains the entire agreement between Seller and Buyer with respect to the transaction discussed herein and the Premises; there are no other terms, covenants, obligations or representations, oral or written, of any kind whatsoever related to the subject matter of this transaction. This Agreement may be amended only by a written instrument executed by the party against whom the amendment is being enforced.

25. **Governing Law.** The substantive laws of the State of Florida will govern the validity, construction and enforcement of this Agreement. The parties consent to the venue and jurisdiction of any federal or state courts of Palm Beach County, Florida, in any action brought to enforce the terms of this Agreement. The parties irrevocably and unconditionally submit to the jurisdiction (both subject matter and personal) of any such court and irrevocably and unconditionally waive: (a) any objection any party might now or hereafter have to the venue in any such court; and (b) any claim that any action or proceeding brought in any such court has been brought in an inconvenient forum.

26. **Construction.** The parties acknowledge that each party and each party's counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.



27. **Counterparts or Electronic Signatures.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but which together shall constitute one and the same instrument. Electronic including pdf signatures on this Agreement shall be deemed to be original signatures.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have caused this Agreement to be signed the day and year first above written.

**SELLER:**

Tanya Baker  
Tanya Baker

Date: 9-23-22

Chad Flanagan  
Chad Flanagan

Date: 9/23/22

**BUYER:**

**VB BTS II, LLC**  
a Delaware limited liability company

By: (See next page)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

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Tanya Baker  
Tanya Baker

Date: 9-23-22

Chad Flanagan  
Chad Flanagan

Date: 9/23/22

**BUYER:**

**VB BTS II, LLC**  
a Delaware limited liability company

Tim Tuck  
By: Tim Tuck

Name: Tim Tuck  
Title: Vice President - Lease Administration

Date: 9-29-2022

LEGAL 

# Kleberg CAD

## Property Search > 12267 BAKER TANYA for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID:	12267	Legal Description:	CLYDE, BLOCK 4, LOT 6-8, (FLANAGAN'S MUFFLER SHOP)
Geographic ID:	115900406000192	Zoning:	C2
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	1027 E LOTT	Mapsc0:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

#### Owner

Name:	BAKER TANYA	Owner ID:	67417
Mailing Address:	CHAD FLANAGAN 7409 ELIZONDO DR CORPUS CHRISTI, TX 78414	% Ownership:	100.000000000000%

Exemptions:

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	





City of Kingsville  
410 West King Avenue  
Kingsville, Texas 78363  
Planning & Development Department

Re: Proposed Cell Tower at 1400 block of Lott Avenue (County ID #12267)

On behalf of Vertical Bridge/T-Mobile (Applicant) please accept the attached SUP application for a new 120' monopole communication tower to be located in the 1400 block of Lott St (south side of Lott St).

The tower will provide high speed communications (voice, data, text) to the area around the tower as demonstrated on the coverage maps attached to the application. These maps call out coverage levels using the colors Yellow (good in-vehicle coverage) and Green (good In-building coverage).

As the communication facility will be unmanned the site will generate no traffic other than periodic (about once per month) maintenance of the site ground equipment which is performed during standard day time business hours in the form of own or two service vans or trucks.

The site as proposed was chosen for its compliance with Section 15-6-47(I) as it is not within a Residential Use Zone nor within sight of a Residential use, nor in the front or side yard of a public road, and owing to the surrounding zoning districts or existing buildings. Security fencing per City Code Sec 15-6-47(D)(1) is proposed. As the ground equipment may be visible from Lott St, the applicant is willing to paint their equipment cabinets as required by Sec 15-6-47(D)(3). Should the City so request the Applicant is willing to install a Wood screening fence around the site.

The proposed location of the new tower works to keep the tower directly and visually off of main thoroughfares such as 14<sup>th</sup> and King. Several locations were considered including City owned land in the area if Kenedy and 12<sup>th</sup>. Each of the other locations were either in Residential zones or highly visible from such residential uses. There was only one possible colocatable structure in the vicinity of the proposed new tower. That as the City owned water tower on Kenedy Ave between 12<sup>th</sup> and 13<sup>th</sup>. We approached the City about using this tower but were told the City was not interested in placing antenna on that tower. There were no other colocatable structures in the area.

The tower is designed to accommodate additional carriers such as AT&T, Verizon, and Dish. The proposed tower will help provide high speed data to cell phone users in the area of the tower while the City works through its current own high-speed city-wide provisioning program.

The Applicant does seek a Waiver from Sec 15-6-47(E)(2). Per page Z-1 of the attached drawings the tower is in compliance with lands to the south and west of the tower. However, to the north (Lott - 105') and east (15<sup>th</sup> - 115') the tower does not meet the city setback requirements but when the right-of-way distances are added in safety distances exceed the proposed tower height.

We look forward to working with the City as the Applicant endeavors to provide enhanced high speed data and voice coverage to the City of Kingsville.

A handwritten signature in blue ink that reads "D. Petrakovitz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dave Petrakovitz  
Agent for Vertical Bridge



March 31, 2023

VB BTS II, LLC

Attn: To Whom It May Concern

SUBJECT: Project Number: 576465-03
Site Name: US-TX-5897 Flato - Kingsville, TX
Pole Designed with a Theoretical Fall Radius of 20 ft

Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures for over fifty years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication poles have proven to be very reliable products. To our knowledge Valmont has never experienced an in-service failure of a communication pole due to weather induced overloading. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

This 120' AGL (119' steel height) structure is designed to the following criteria:

- Exposure category C
Topographical category 1
Risk category II
Site elevation 59 feet
136 MPH ultimate wind speed (no ice) per ASCE 7-16
30 MPH with 0.5 inch ice per ANSI/TIA-222-H

The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the shaft at or above the midpoint with the upper section(s) folding over onto the intact lower section(s). The result, if it were to fail, would be a theoretical fall zone at or above 20 ft.

I hope these comments address any issues that you might encounter relative to the anticipated performance of this structure.

Sincerely,

Nathan Dowler, Associate Engineer
Phone +1 (805) 889-8124
Nathan.Dowler@valmont.com

Nathanael Toenies
Digitally signed by Nathanael Toenies
Date: 2023.04.05 09:08:24 -05'00'



Valmont Industries, Inc
PO Box 358, 28800 Ida Street
Valley, NE 68064 USA



**PUBLIC NOTICES**   **PUBLIC NOTICES**   **PUBLIC NOTICES**   **PUBLIC NOTICES**   **PUBLIC NOTICES**   **PUBLIC NOTICES**

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 17, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Vertical Bridge, David Petrakovitz Applicant/Agent; requesting a Special Use Permit for New Cell Tower in C-2 (Retail) at CLYDE, Block 4, Lot 6-8 (Flanagan's Muffler Shop) also known as 1027 E. Lott, Kingsville, TX, 78363**

The meeting will be held at City Hall, 400 West King, 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 Monday, May 22, 2023, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

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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.

Application has been made with Texas Alcoholic Beverage Commission for Wine and Malt Beverage Retailer's On-Premises Permit by Silvia Cristina Sandoval, dba The Reel Baffin Bay Country Store, LLC. Located at 943 EFM 628 Riviera, Kleberg County, Texas 78379. Officers of said LLC and Managers is Silvia Cristina Sandoval.

(Senior Vice President), Roger Dean (Treasurer), John Mitchell, Jr. (Secretary), Jonathan Elder (Vice President - Tax), Harry Spencer (Assistant Secretary).

LEGAL NOTICE Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit by Family Dollar Stores of Texas, LLC d/b/a Family Dollar 24356 to be located at 4542 Kostorz Rd Corpus Christi, TX 78415. Officers of said LLC are Peter Barnett (President), Todd Littler (Senior Vice President), Roger Dean (Treasurer), John Mitchell, Jr. (Secretary), Jonathan Elder (Vice President - Tax), Harry Spencer (Assistant Secretary).

**PUBLIC NOTICES**   **PUBLIC NOTICES**   **PUBLIC NOTICES**   **PUBLIC NOTICES**

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**Eden Hernandez, Owner/Applicant; requesting a Zoning Variance Request (Fence) for KT & I CO, BLOCK 3, Lot PT 10, Acres 6.0 also known as 2460 N. Young Dr., Kingsville TX, 78363**

The meeting will be held at City Hall, 400 West King, 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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**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville.**

The meeting will be held at City Hall, 400 West King, 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 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 City Commission of the City of Kingsville will hold a Public Hearing Monday, May 22, 2023, at 5:00 P.M. to discuss and/or take action on the following item: Request for an alcohol variance for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for the establishment known as Beto's Community Meal Market at 1102 E. Yoakum Ave, Kingsville TX, 78363. The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have

*Trying to reach Classifieds?*

*Please call:*



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 State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_



ITEMS 3 & 4



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## MEMO

**Date:** May 10, 2023

**To:** Planning and Zoning Commission Members

**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** **Urban engineering, Agent/Applicant; requesting approval of preliminary plat of 73.56 acres comprising portions of Lots 2, 5, & 6, BLOCK 21 K. T. & I Subdivision; Burris Acres; and portion of the John Clayton Addition, also known as 520 Cecil Road and 700 Block General Cavazos Boulevard, Kingsville Texas 78363 to be called Sommerset Kingsville.**

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into 234 lots. The proposal as presented to the department would involve creating 234 lots for single-family residential properties each with their own address. The lots are currently used for agriculture purposes, but the re-plat would ensure each house has its own defined boundary. The property is currently zoned R1 (Single-family Residential).

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant codes and Ordinances. Therefore, it is recommended that you consider the said application and approve same since this will encourage housing development within the city of Kingsville.

Thank you.

A handwritten signature in black ink, appearing to read "Kobby Agyekum".

**Kobby Agyekum**  
Interim Director of Planning and  
Development Services

CITY OF KINGSVILLE  
 PLANNING AND ZONING DIVISION  
 MASTER APPLICATION

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address 520 Cecil Nearest Intersection Brahma and E General Cavazos  
 (Proposed) Subdivision Name Somerset at Kingsville Lot \_\_\_\_\_ Block \_\_\_\_\_  
 Legal Description: 73.56 Acres comprising portions of Lots 2, 5, & 6, K. T. & I. Sub.; Portions of Lot 1 & 2, Burris Acres, and a portion of the John Clavton Addition.  
 Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): Brian@urbaneng.com  
 Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414  
 Property Owner Somerset Land Company Phone 361-815-3528 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): wileymcilwain@aol.com  
 Mailing Address 824 Earl Garret Street City Kerrville State Texas Zip 78028

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

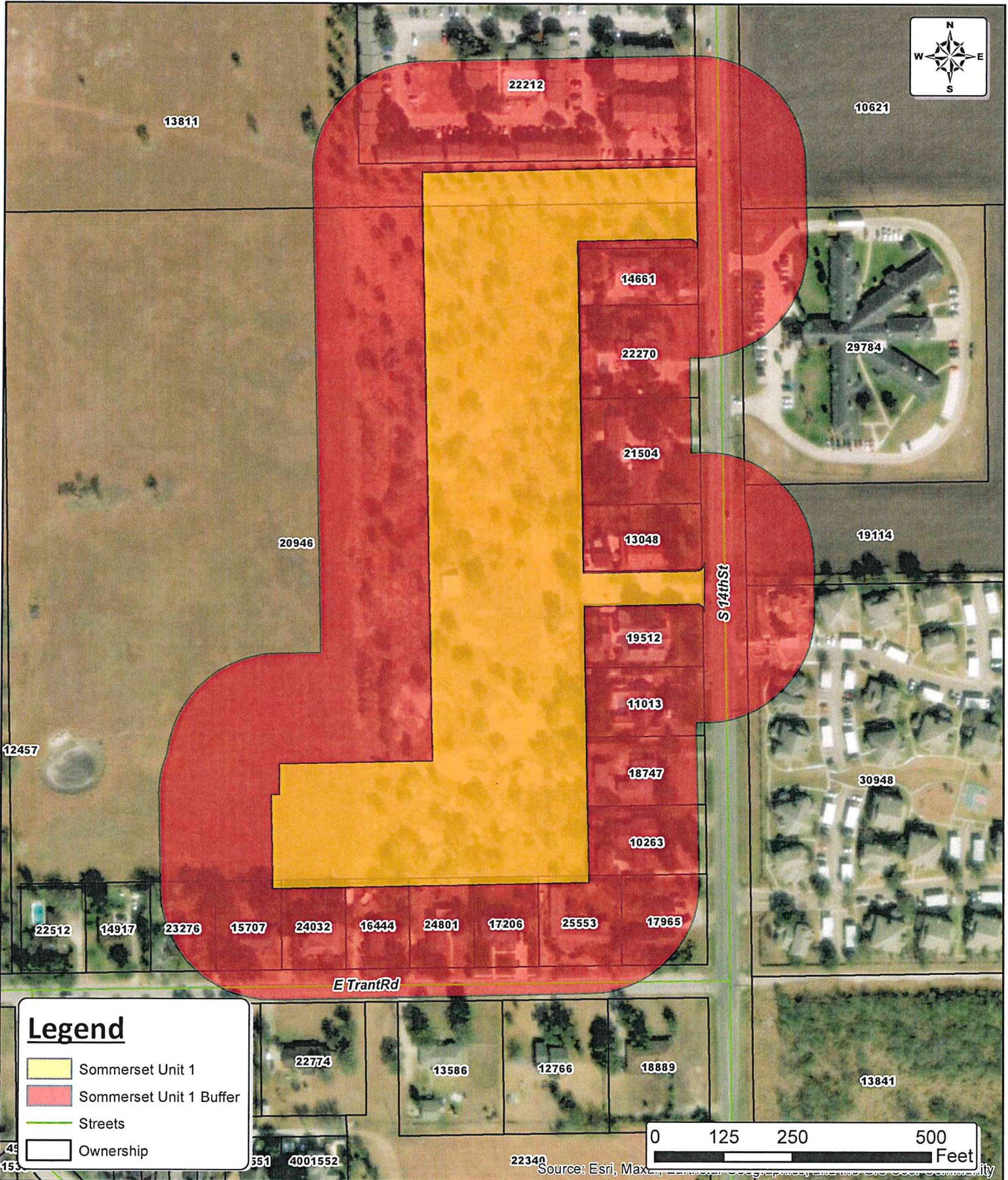
<input type="checkbox"/> Annexation Request	No Fee	<input checked="" type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/>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

Please provide a basic description of the proposed project:  
Residential Subdivision

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: Feb 23, 2023  
 Property Owner's Signature [Signature] Date: Feb 23, 2023  
 Accepted by: [Signature] Date: 4.20.2023

# 200ft Buffer for Sommerset Unit 1 Area



Drawn By: G. AMAYA

Last Update: 3/28/2023

Note: Ownership is labeled

**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 INVESTMENT PURPOSES.



**CITY OF KINGSVILLE  
 ENGINEERING DEPARTMENT**

400 W King Ave; Kingsville, TX 78363  
 Office: (361) 595-8007  
 Fax: (361) 595-8064

Eddie Yaklin  
1550 W Kingsbury ST  
Seguin, TX 78155  
#13811

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

Paul M West  
489 N County Road 1050  
Kingsville, TX 78363  
#10621

3130 South Brahma BLVD LLC  
ATTN: Brian Reynolds  
1400 Clarkview RD  
Baltimore, MA 21209  
#29784

T & R Trust  
Rebecca S Trant (Trustee)  
820 S 18<sup>th</sup> St  
Kingsville, TX 78363  
#19114

Kingsville Two Family Housing LTD  
Eastern Kingsville LLC & Western Kingsville LTD  
PO Box 4900  
Scottsdale, AZ 85261  
#30948

Arturo Luna  
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

Cheryl D Kirk  
PO Box 5326  
Kingsville, TX 78364  
#24801

Melinda Venecia  
910 E Trant RD  
Kingsville, TX 78363  
#25553

Ronnie Mendez  
Etux Cynthia Ann  
924 E Trant RD  
Kingsville, TX 78363  
#17965

Ruben A Pena  
Etux Martha V  
3411 S Brahma BLVD  
Kingsville, TX 78363  
#10263

Diane Lancaster McLauchlan  
3403 S Brahma BLVD  
Kingsville, TX 78363  
#18747

Norma J Collins  
3311 S Brahma BLVD  
Kingsville, TX 78363  
#11013

Diego Leopoldo Villarreal  
PO Box 1433  
Kingsville, TX 78364  
#19512

James Glusing  
Etux Trisha L Gottschalk  
3209 S Brahma BLVD  
Kingsville, TX 78363  
#13048

Stacy Boss  
3201 S Brahma BLVD  
Kingsville, TX 78363  
#21504

Clinton S Zimmerman  
Etux Diane E  
3111 S Brahma BLVD  
Kingsville, TX 78363  
#22270

Tangelia Templeton  
3103 S Brahma BLVD  
Kingsville, TX 78363  
#14661

Eddie Yaklin  
1550 W Kingsbury ST  
Seguin, TX 78155  
#20946

Charles P Ford  
908 E Trant RD  
Kingsville, TX 78363  
#17206

GF# 22-92001S-HO

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS                             §  
  KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF KLEBERG                            §

THAT **EDDIE YAKLIN**, a married man, joined herein by his wife, **CHARIS YAKLIN** (herein called "**GRANTORS**"), of Comal County, Texas, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said **GRANTORS** cash in hand paid by **SOMERSET LAND COMPANY, LLC**, a Texas Limited Liability Company (herein called "**GRANTEE**"), of Kerr County, Texas, whose mailing address is 824 Earl Garrett Street, Kerrville, Texas 78028, the receipt and sufficiency of which is hereby acknowledged and confessed;

**AND FURTHER**, the consideration of the execution and delivery by **GRANTEE** of **GRANTEE'S** one certain Note of even date herewith, in the original principal amount as specified therein, payable to the order of **SUSSER BANK**, said Payee having advanced such sum of money toward the purchase of the hereinafter described property at the request of the **GRANTEE** herein, such Note containing the usual and customary default, acceleration of maturity and attorney's fee clauses, and being further secured, in addition to the **VENDOR'S LIEN** retained herein, by a **DEED OF TRUST, SECURITY AGREEMENT, FINANCING STATEMENT, FIXTURE FILING, AND ASSIGNMENT OF RENTS** of even date herewith to **SAM L. SUSSER, TRUSTEE**, on the hereinafter described property;

**HAVE GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto the said **GRANTEE** all that certain tract or parcel of land situated in Kleberg County, Texas, described as follows, together with all improvements situated thereon, and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any right, title and interest of **GRANTOR** in and to adjacent streets, alleys, and rights-of-way (such land rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the "**Property**");

**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. Yaldir, 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 Yaldir, 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.

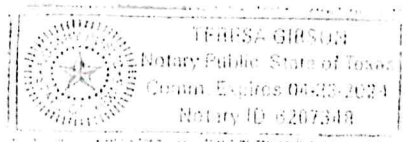
DATED the 21st day of July, 2022.

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  $00^{\circ}52'59''$  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.

# Kleberg CAD

Property Search > 20148 YAKLIN EDDIE L for Year 2023 Tax Year: 2023 - Values not available

## Property

### Account

Property ID:	20148	Legal Description:	K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 24.22
Geographic ID:	290002102000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	520 CECIL	Mapsco:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

### Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

### Taxing Jurisdiction

Owner: YAKLIN EDDIE L  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

### Improvement / Building

**Improvement #1: RESIDENTIAL State Code: E1 Living Area: 312.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3		1993	312.0
WSH	WORKSHOP	SP		1993	130.0
BRN	BARN	BRDA		1993	3148.0
STA	STABLES	STDA		1993	1000.0

**Improvement #2: MISC IMPROVEMENT State Code: D2 Living Area: sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHD	SHED	SHDA		1993	960.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR3	IMPROVED PASTURE	24.2200	1055023.20	0.00	0.00	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
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
2015	\$47,360	\$80,700	2,520	49,880	\$0	\$49,880
2014	\$47,360	\$80,700	2,400	49,760	\$0	\$49,760
2013	\$47,360	\$80,700	2,220	49,580	\$0	\$49,580

2012	\$47,360	\$80,700	2,880	50,240	\$0	\$50,240
2011	\$47,360	\$80,700	2,830	50,190	\$0	\$50,190
2010	\$48,570	\$80,700	3,380	51,950	\$0	\$51,950
2009	\$48,570	\$80,700	3,710	52,280	\$0	\$52,280

Questions Please Call (361) 595-5775

**This year is not certified and ALL values will be represented with "N/A".**

# Kleberg CAD

## Property Search > 13734 NIX MARY LOU EST for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID:	13734	Legal Description:	BURRIS AC, LOT 1, PT 2, ACRES 4.1564
Geographic ID:	107100101000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	700 GEN CAVAZOS BLK	Mapsco:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

#### Owner

Name:	NIX MARY LOU EST	Owner ID:	70735
Mailing Address:	HARREL D NIX (EXECUTOR) 1222 CYPHER ST KINGSVILLE, TX 78363-3404	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	



### Taxing Jurisdiction

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	2.7076	117944.72	282.57	417.40	N/A	N/A
2	C1	C1	0.8499	37023.38	88.70	417.40	N/A	N/A
3	C1	C1	0.5989	26088.00	120.00	217.40	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$34,330	0	34,330	\$0	\$34,330
2021	\$0	\$34,330	0	34,330	\$0	\$34,330
2020	\$0	\$34,330	0	34,330	\$0	\$34,330
2019	\$0	\$34,330	0	34,330	\$0	\$34,330
2018	\$0	\$34,330	0	34,330	\$0	\$34,330
2017	\$0	\$34,330	0	34,330	\$0	\$34,330
2016	\$0	\$34,330	0	34,330	\$0	\$34,330
2015	\$0	\$34,330	0	34,330	\$0	\$34,330
2014	\$0	\$34,330	0	34,330	\$0	\$34,330
2013	\$0	\$34,330	0	34,330	\$0	\$34,330
2012	\$0	\$34,330	0	34,330	\$0	\$34,330
2011	\$0	\$34,330	0	34,330	\$0	\$34,330
2010	\$0	\$34,330	0	34,330	\$0	\$34,330
2009	\$0	\$34,330	0	34,330	\$0	\$34,330

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/13/2022	ORDCLEST	ORDER OF CLOSING ESTATE	MAY EUGENE Q TRUST	NIX MARY LOU EST			332179
2		OT	Other	UNKNOWN	MAY EUGENE Q TRUST	19	954	

### Tax Due

Property Tax Information as of 04/27/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes	Base Tax	Discount / Penalty &	Attorney Fees	Amount Due
								41.

Paid	Due	Interest
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

# Kleberg CAD

Property Search > 13811 YAKLIN EDDIE L for Year 2023 Tax Year: 2023 - Values not available

## Property

### Account

Property ID:	13811	Legal Description:	JOHN CLAYTON, ACRES 12.36
Geographic ID:	137100001000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	Mapsco:	
Neighborhood:	Map ID:	A3
Neighborhood CD:		

### Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.000000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: YAKLIN EDDIE L  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR3	IMPROVED PASTURE	12.3600	522720.00	0.00	0.00	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
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
2015	\$0	\$39,550	1,240	1,240	\$0	\$1,240
2014	\$0	\$39,550	1,170	1,170	\$0	\$1,170
2013	\$0	\$39,550	1,090	1,090	\$0	\$1,090
2012	\$0	\$39,550	1,410	1,410	\$0	\$1,410
2011	\$0	\$39,550	1,380	1,380	\$0	\$1,380
2010	\$0	\$39,550	1,660	1,660	\$0	\$1,660
2009	\$0	\$39,280	1,820	1,820	\$0	\$1,820

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/13/1998	WD	WARRANTY DEED	MENDOZA JOSE ANTONIO	YAKLIN EDDIE L	157	271	
2		OT	Other	KYLE PROPERTIES	MENDOZA JOSE	66	549	

			INC	ANTONIO
3	OT	Other	UNKNOWN	KYLE PROPERTIES INC

### Tax Due

Property Tax Information as of 04/27/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

**This year is not certified and ALL values will be represented with "N/A".**

# Kleberg CAD

## Property Search > 20946 YAKLIN EDDIE for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID:	20946	Legal Description:	K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09
Geographic ID:	290002106100192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	Mapsco:	
Neighborhood:	Map ID:	A3
Neighborhood CD:		

#### Owner

Name:	YAKLIN EDDIE	Owner ID:	24966
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: YAKLIN EDDIE  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP3	NATIVE PASTURE	31.0900	1354280.40	0.00	0.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$99,490	3,640	3,640	\$0	\$3,640
2021	\$0	\$99,490	3,580	3,580	\$0	\$3,580
2020	\$0	\$99,490	2,920	2,920	\$0	\$2,920
2019	\$0	\$99,490	3,420	3,420	\$0	\$3,420
2018	\$0	\$99,490	3,390	3,390	\$0	\$3,390
2017	\$0	\$99,490	3,200	3,200	\$0	\$3,200
2016	\$0	\$99,490	3,260	3,260	\$0	\$3,260
2015	\$0	\$99,490	0	99,490	\$0	\$99,490
2014	\$0	\$99,490	0	99,490	\$0	\$99,490
2013	\$0	\$99,490	0	99,490	\$0	\$99,490
2012	\$0	\$99,490	0	99,490	\$0	\$99,490
2011	\$0	\$99,490	0	99,490	\$0	\$99,490
2010	\$0	\$83,000	7,410	34,890	\$0	\$34,890
2009	\$0	\$99,490	7,060	51,030	\$0	\$51,030

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/9/2010	WD	WARRANTY DEED	RYAN LORELL MCCANN	YAKLIN EDDIE	427	740	

2	OT	Other	RYAN JOHN	RYAN LORELL M	37	369
3	OT	Other	UNKNOWN	RYAN JOHN		

### Tax Due

Property Tax Information as of 04/27/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

**This year is not certified and ALL values will be represented with "N/A".**





**22 PUBLIC NOTICES**

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**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 17, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Vertical Bridge, David Petrakovitz Applicant/Agent; requesting a Special Use Permit for New Cell Tower in C-2 (Retail) at CLYDE, Block 4, Lot 6-8 (Flanagan's Muffler Shop) also known as 1027 E. Lott, Kingsville, TX, 78363**

The meeting will be held at City Hall, 400 West King, 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 Monday, May 22, 2023, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

**Vertical Bridge, David Petrakovitz Applicant/Agent; requesting a Special Use Permit for New Cell Tower in C-2 (Retail) at CLYDE, Block 4, Lot 6-8 (Flanagan's Muffler Shop) also known as 1027 E. Lott, Kingsville, TX, 78363**

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.

Application has been made with Texas Alcoholic Beverage Commission for Wine and Malt Beverage Retailer's On-Premises Permit by Silvia Cristina Sandoval, dba The Reel Baffin Bay Country Store, LLC. Located at 943 E FM 628 Riviera, Kleberg County, Texas 78379 and Managers is Silvia Cristina Sandoval.

**LEGAL NOTICE** Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit by Family Dollar Stores of Texas, LLC d/b/a Family Dollar 24356 to be located at 4542 Kostoryz Rd Corpus Christi, TX 78415. Officers of said LLC are Peter Barnett (President), Todd Littler (Senior Vice President), Roger Dean (Treasurer), John Mitchell, Jr. (Secretary), Jonathan Elder (Vice President - Tax), Harry Spencer (Assistant Secretary).

(Senior Vice President), Roger Dean (Treasurer), John Mitchell, Jr. (Secretary), Jonathan Elder (Vice President - Tax), Harry Spencer (Assistant Secretary).

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**Eden Hernandez, Owner/Applicant; requesting a Zoning Variance Request (Fence) for KT & I CO, BLOCK 3, Lot PT 10, Acres 6.0 also known as 2460 N. Young Dr., Kingsville TX, 78363**

The meeting will be held at City Hall, 400 West King, 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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**22 PUBLIC NOTICES**

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**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 17, 2023 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville.**

The meeting will be held at City Hall, 400 West King, 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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**PUBLIC HEARING NOTICE**

The City Commission of the City of Kingsville will hold a Public Hearing Monday, May 22, 2023, at 5:00 P.M. to discuss and/or take action on the following item:

**Request for an alcohol variance for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for the establishment known as Beto's Community Meat Market at 1102 E Yoakum Ave, Kingsville TX, 78363. 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**

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City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

ITEMS 5 & 6



## MEMO

**Date:** May 10, 2023

**To:** Planning and Zoning Commission Members

**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** **Urban Engineering, Applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset Phase 1.**

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into 234 lots and in phases. The proposal as presented to the department would involve creating 234 lots for single-family residential properties each with their own address. The lots are currently used for agriculture purposes, but the re-plat would ensure each house has its own defined boundary. This is the final plat for the entire Sommerset Phase 1 (52 Lots). The property is currently zoned R1 (Single-family Residential).

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant codes and Ordinances. Therefore, it is recommended that you consider the said application and approve same since this will improve housing development within the city of Kingsville.

Thank you.

A handwritten signature in black ink, appearing to read "Kobby Agyekum".

**Kobby Agyekum**  
Interim 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 Trant Road and F.M. 1717

(Proposed) Subdivision Name Somerset at Kingsville Unit 1 Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: being a 10.77 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 Phone 361-854-3101 FAX \_\_\_\_\_

Email Address (for project correspondence only): Brianl@urbaneng.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

Mailing Address 824 Earl Garrett Street City Kerrville State Texas Zip 78028

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

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

Please provide a basic description of the proposed project:

This is the first phase of Somerset at Kingsville. There are 52 single family residential lots included in this Unit.

\_\_\_\_\_

\_\_\_\_\_

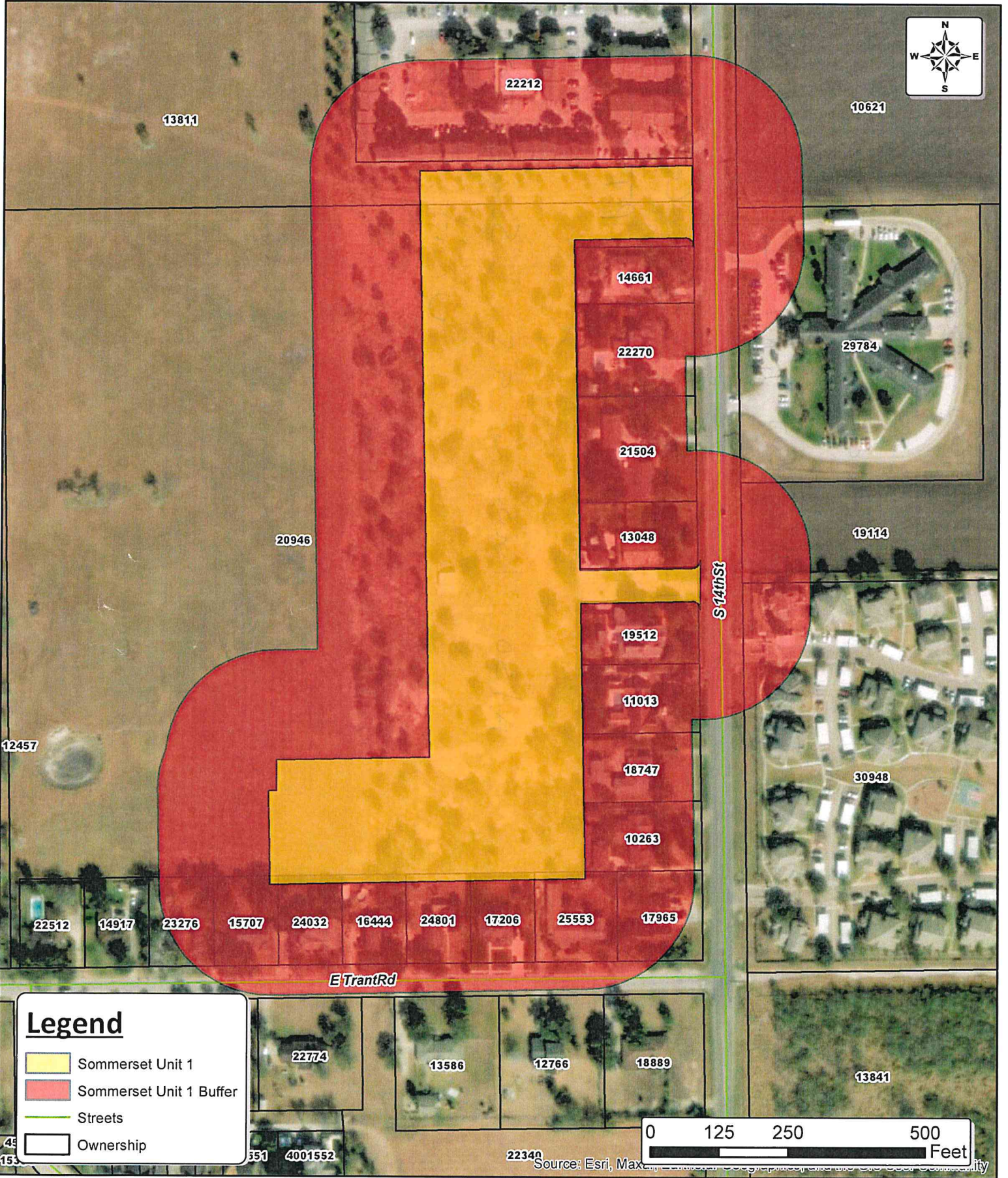
\_\_\_\_\_

\_\_\_\_\_

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  Date: 3/9/2023  
 Property Owner's Signature  Date: 3/9/2023  
 Accepted by:  Date: 4/20/2022

# 200ft Buffer for Somerset Unit 1 Area



Drawn By: G. AMAYA

Last Update: 3/28/2023

Note: Ownership is labeled with their APNs.

**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) 595-8004

Page: 1 / 1

Eddie Yaklin  
1550 W Kingsbury ST  
Seguin, TX 78155  
#13811

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

Paul M West  
489 N County Road 1050  
Kingsville, TX 78363  
#10621

3130 South Brahma BLVD LLC  
ATTN: Brian Reynolds  
1400 Clarkview RD  
Baltimore, MA 21209  
#29784

T & R Trust  
Rebecca S Trant (Trustee)  
820 S 18<sup>th</sup> St  
Kingsville, TX 78363  
#19114

Kingsville Two Family Housing LTD  
Eastern Kingsville LLC & Western Kingsville LTD  
PO Box 4900  
Scottsdale, AZ 85261  
#30948

Arturo Luna  
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

Cheryl D Kirk  
PO Box 5326  
Kingsville, TX 78364  
#24801

Melinda Venecia  
910 E Trant RD  
Kingsville, TX 78363  
#25553

Ronnie Mendez  
Etux Cynthia Ann  
924 E Trant RD  
Kingsville, TX 78363  
#17965

Ruben A Pena  
Etux Martha V  
3411 S Brahma BLVD  
Kingsville, TX 78363  
#10263

Diane Lancaster McLauchlan  
3403 S Brahma BLVD  
Kingsville, TX 78363  
#18747

Norma J Collins  
3311 S Brahma BLVD  
Kingsville, TX 78363  
#11013

Diego Leopoldo Villarreal  
PO Box 1433  
Kingsville, TX 78364  
#19512

James Glusing  
Etux Trisha L Gottschalk  
3209 S Brahma BLVD  
Kingsville, TX 78363  
#13048

Stacy Boss  
3201 S Brahma BLVD  
Kingsville, TX 78363  
#21504

Clinton S Zimmerman  
Etux Diane E  
3111 S Brahma BLVD  
Kingsville, TX 78363  
#22270

Tangelia Templeton  
3103 S Brahma BLVD  
Kingsville, TX 78363  
#14661

Eddie Yaklin  
1550 W Kingsbury ST  
Seguin, TX 78155  
#20946

Charles P Ford  
908 E Trant RD  
Kingsville, TX 78363  
#17206





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. Yarkin, 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 Yarkin, 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.

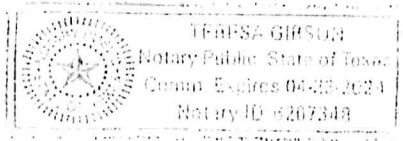
Eddie Yaklin  
EDDIE YAKLIN

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.

# Kleberg CAD

Property Search > 20148 YAKLIN EDDIE L for Year 2023 Tax Year: 2023 - Values not available

## Property

### Account

Property ID: 20148 Legal Description: K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 24.22  
 Geographic ID: 290002102000192 Zoning:  
 Type: Real Agent Code:  
 Property Use Code:  
 Property Use Description:

### Location

Address: 520 CECIL Mapsco:  
 Neighborhood: Map ID: A3  
 Neighborhood CD:

### Owner

Name: YAKLIN EDDIE L Owner ID: 10600  
 Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.0000000000%  
 SEGUIN, TX 78155-3308  
 Exemptions:

## Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A
-----		
(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A
-----		
(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
-----		
(=) Assessed Value:	=	N/A

### Taxing Jurisdiction

Owner: YAKLIN EDDIE L  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

### Improvement / Building

**Improvement #1:** RESIDENTIAL State Code: E1 Living Area: 312.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3		1993	312.0
WSH	WORKSHOP	SP		1993	130.0
BRN	BARN	BRDA		1993	3148.0
STA	STABLES	STDA		1993	1000.0

**Improvement #2:** MISC IMPROVEMENT State Code: D2 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHD	SHED	SHDA		1993	960.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR3	IMPROVED PASTURE	24.2200	1055023.20	0.00	0.00	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
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
2015	\$47,360	\$80,700	2,520	49,880	\$0	\$49,880
2014	\$47,360	\$80,700	2,400	49,760	\$0	\$49,760
2013	\$47,360	\$80,700	2,220	49,580	\$0	\$49,580



2012	\$47,360	\$80,700	2,880	50,240	\$0	\$50,240
2011	\$47,360	\$80,700	2,830	50,190	\$0	\$50,190
2010	\$48,570	\$80,700	3,380	51,950	\$0	\$51,950
2009	\$48,570	\$80,700	3,710	52,280	\$0	\$52,280

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

# Kleberg CAD

## Property Search > 13734 NIX MARY LOU EST for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID:	13734	Legal Description:	BURRIS AC, LOT 1, PT 2, ACRES 4.1564
Geographic ID:	107100101000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	700 GEN CAVAZOS BLK	Map ID:	A3
Neighborhood:			
Neighborhood CD:			

#### Owner

Name:	NIX MARY LOU EST	Owner ID:	70735
Mailing Address:	HARREL D NIX (EXECUTOR) 1222 CYPHER ST KINGSVILLE, TX 78363-3404	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	2.7076	117944.72	282.57	417.40	N/A	N/A
2	C1	C1	0.8499	37023.38	88.70	417.40	N/A	N/A
3	C1	C1	0.5989	26088.00	120.00	217.40	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$34,330	0	34,330	\$0	\$34,330
2021	\$0	\$34,330	0	34,330	\$0	\$34,330
2020	\$0	\$34,330	0	34,330	\$0	\$34,330
2019	\$0	\$34,330	0	34,330	\$0	\$34,330
2018	\$0	\$34,330	0	34,330	\$0	\$34,330
2017	\$0	\$34,330	0	34,330	\$0	\$34,330
2016	\$0	\$34,330	0	34,330	\$0	\$34,330
2015	\$0	\$34,330	0	34,330	\$0	\$34,330
2014	\$0	\$34,330	0	34,330	\$0	\$34,330
2013	\$0	\$34,330	0	34,330	\$0	\$34,330
2012	\$0	\$34,330	0	34,330	\$0	\$34,330
2011	\$0	\$34,330	0	34,330	\$0	\$34,330
2010	\$0	\$34,330	0	34,330	\$0	\$34,330
2009	\$0	\$34,330	0	34,330	\$0	\$34,330

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/13/2022	ORDCLEST	ORDER OF CLOSING ESTATE	MAY EUGENE Q TRUST	NIX MARY LOU EST			332179
2		OT	Other	UNKNOWN	MAY EUGENE Q TRUST	19	954	

Tax Due

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes	Base Tax	Discount / Penalty &	Attorney Fees	Amount Due
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# Kleberg CAD

Property Search > 13811 YAKLIN EDDIE L for Year 2023 Tax Year: 2023 - Values not available

## Property

### Account

Property ID:	13811	Legal Description:	JOHN CLAYTON, ACRES 12.36
Geographic ID:	137100001000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:		Mapsc0:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

### Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

68.

Owner: YAKLIN EDDIE L  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR3	IMPROVED PASTURE	12.3600	522720.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
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
2015	\$0	\$39,550	1,240	1,240	\$0	\$1,240
2014	\$0	\$39,550	1,170	1,170	\$0	\$1,170
2013	\$0	\$39,550	1,090	1,090	\$0	\$1,090
2012	\$0	\$39,550	1,410	1,410	\$0	\$1,410
2011	\$0	\$39,550	1,380	1,380	\$0	\$1,380
2010	\$0	\$39,550	1,660	1,660	\$0	\$1,660
2009	\$0	\$39,280	1,820	1,820	\$0	\$1,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/13/1998	WD	WARRANTY DEED	MENDOZA JOSE ANTONIO	YAKLIN EDDIE L	157	271	
2		OT	Other	KYLE PROPERTIES	MENDOZA JOSE	66	549	

3	OT	Other	INC	ANTONIO
			UNKNOWN	KYLE PROPERTIES INC

### Tax Due

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

# Kleberg CAD

## Property Search > 20946 YAKLIN EDDIE for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID:	20946	Legal Description:	K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09
Geographic ID:	290002106100192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:		Mapsco:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

#### Owner

Name:	YAKLIN EDDIE	Owner ID:	24966
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

**Taxing Jurisdiction**

Owner: YAKLIN EDDIE  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP3	NATIVE PASTURE	31.0900	1354280.40	0.00	0.00	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$99,490	3,640	3,640	\$0	\$3,640
2021	\$0	\$99,490	3,580	3,580	\$0	\$3,580
2020	\$0	\$99,490	2,920	2,920	\$0	\$2,920
2019	\$0	\$99,490	3,420	3,420	\$0	\$3,420
2018	\$0	\$99,490	3,390	3,390	\$0	\$3,390
2017	\$0	\$99,490	3,200	3,200	\$0	\$3,200
2016	\$0	\$99,490	3,260	3,260	\$0	\$3,260
2015	\$0	\$99,490	0	99,490	\$0	\$99,490
2014	\$0	\$99,490	0	99,490	\$0	\$99,490
2013	\$0	\$99,490	0	99,490	\$0	\$99,490
2012	\$0	\$99,490	0	99,490	\$0	\$99,490
2011	\$0	\$99,490	0	99,490	\$0	\$99,490
2010	\$0	\$83,000	7,410	34,890	\$0	\$34,890
2009	\$0	\$99,490	7,060	51,030	\$0	\$51,030

**Deed History (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/9/2010	WD	WARRANTY DEED	RYAN LORELL MCCANN	YAKLIN EDDIE	427	740	



2	OT	Other	RYAN JOHN	RYAN LORELL M	37	369
3	OT	Other	UNKNOWN	RYAN JOHN		

**Tax Due**

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".



**22 PUBLIC NOTICES    22 PUBLIC NOTICES    22 PUBLIC NOTICES    22 PUBLIC NOTICES**

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 17, 2023 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:  
**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset Phase 1.**  
 The meeting will be held at City Hall, 400 West King, 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 Monday, May 22, 2023 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, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset Phase 1.**  
 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.



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**ARROWHEADS**  
**INDIAN ARROWHEADS WANTED.** Point Type: Clovis, Yuma, Fintview & Eden. Must be old, authentic & unbroken. Absolute top dollar paid - up to 5 figures for one point. I am a very serious high-end collector. Call 979-218-3351.

Want to lease an area (small acreage) to find Indian arrowheads in the sand dunes of West Texas. I will pay up to five figures for the right property. Call 979-218-3351.

**AUCTION**  
 Online Auction - Rocking F Ranch, 300 +/- ranch, 2 homes, beautiful rolling hills, seasonal creeks, 8 ponds, 175 native pecan trees, 10 cross fenced pastures, rural water, native and Bermuda grasses, shop & working corals with scales. Open house - Sat, May 6, 9-noon or by appt., 30622 Hwy 7 Davis, OK 73030. Auction Ends Tues., May 9, 10:00 a.m. soft close. Ken Carpenter Auction & Realty LLC, 405-620-1524.

**CATTLE**  
**LIM-FLEX & LIMOUSIN PRODUCTION SALE** Sat., May 6, Noon, At The Ranch, Chattanooga, OK; 1 mile W, 2 miles S, 1 mile W on Hwy 5. Bid LIVE www.LiveAuctions.tv, 580-597-3006, www.coyotehillsook.com.

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