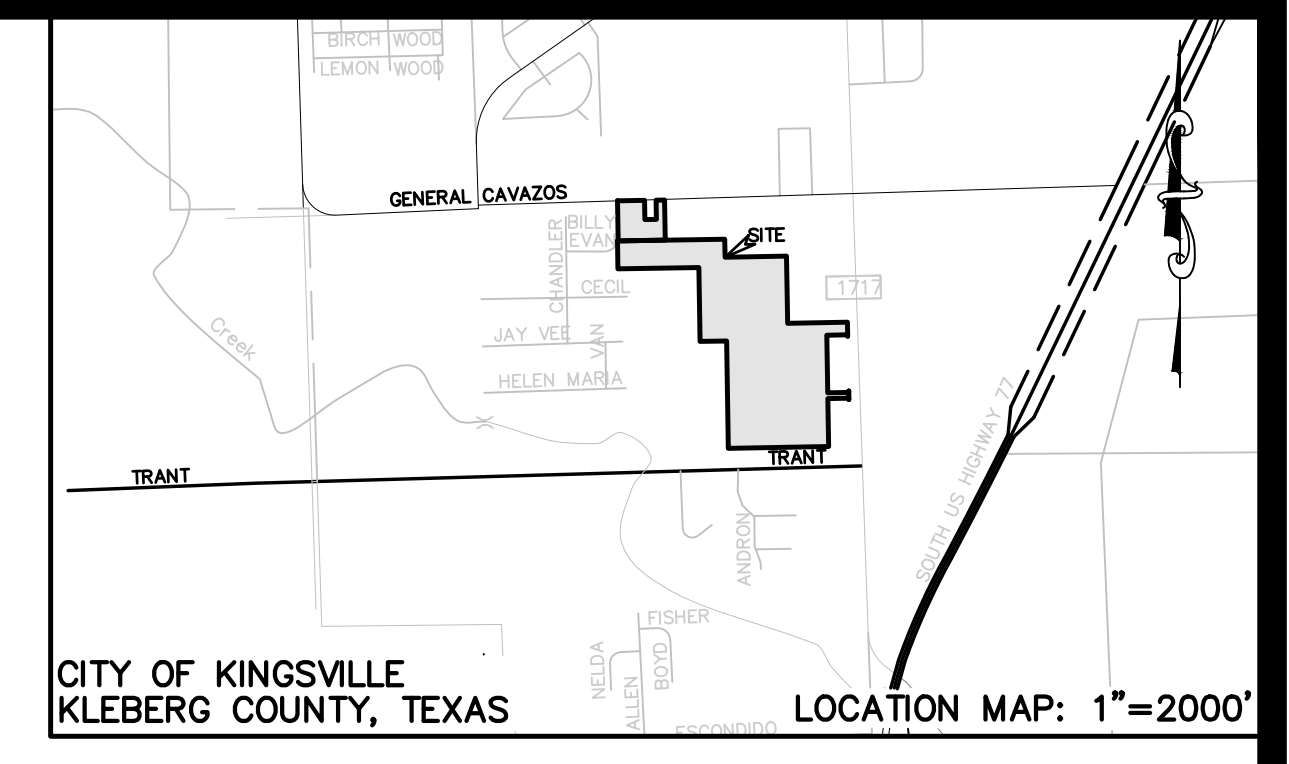
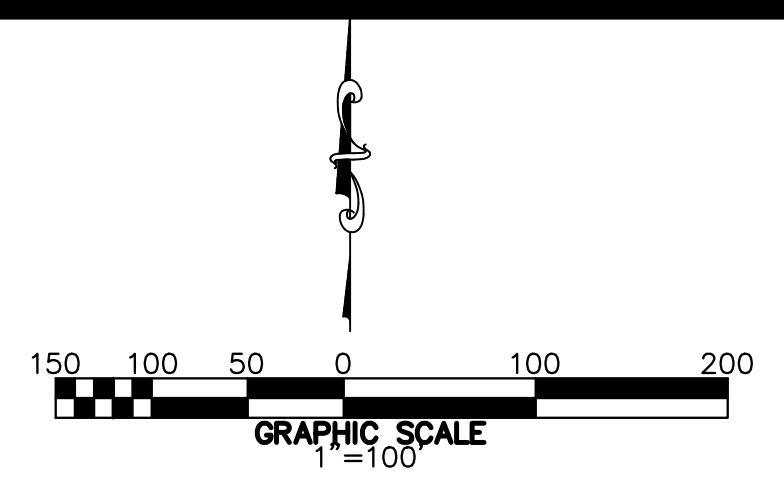


- Surveyor's Notes.
- Total plotted area contains 58.68 Acres of Land. (Includes Street Dedication)
  - Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
  - Existing Flood Map, by graphic plotting only, this property is currently in Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48273C0305E, County of Kleberg, Texas, which bears an effective date of March 17, 2014 and is not in a Special Flood Hazard Area. The existing FIRM Panel 48273C0305E is based on the North American Vertical Datum of 1988 (NAVD88).
  - 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set on all property corners unless otherwise shown.
  - Lots 43 and 77A, Block 4 are Non-Bulldable.
  - Lot 77A is a 20 Foot Utility Easement.



STATE OF TEXAS  
COUNTY OF KLEBERG

This plat of Somerset at Kingsville Subdivision (Preliminary Plat) approved by the Mayor and City Commission of Kingsville, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

By \_\_\_\_\_ Mayor  
By \_\_\_\_\_ City Secretary

STATE OF TEXAS  
COUNTY OF KLEBERG

This plat of Somerset at Kingsville Subdivision (Preliminary Plat) approved \_\_\_\_\_ (date) by the Planning and Zoning Commission of the City of Kingsville, Texas. This the \_\_\_\_\_ day of \_\_\_\_\_ 2023, provided, however, that this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk within six months hereafter.

By \_\_\_\_\_ Chairman

STATE OF TEXAS  
COUNTY OF KLEBERG

This plat of Somerset at Kingsville Subdivision (Preliminary Plat) approved by the Director of Planning of the City of Kingsville, Texas. This the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

By \_\_\_\_\_ Director of Planning

STATE OF TEXAS  
COUNTY OF KLEBERG

I, \_\_\_\_\_ Clerk of the County of Kleberg County, Texas, do hereby certify that the foregoing plat of \_\_\_\_\_ 2023, with its certificate of authentication, was filed in my office the \_\_\_\_\_ day of \_\_\_\_\_ 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., in the map records of the County, in volume \_\_\_\_\_ Page \_\_\_\_\_.

By \_\_\_\_\_ County Clerk

Kleberg County, Texas

By \_\_\_\_\_ Deputy

- Legend:**
- 5/8 inch Iron Rod with Red Plastic cap stamped "URBAN ENGR CCTX" Set
  - 5/8 inch Iron Rod Found
  - 1/2" x 1/2" inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found
  - 1/4" x 1/4" inch Iron Rod with plastic cap stamped "RIS 1883" Found in Concrete
  - 5/8 inch Iron Rod with Red Plastic cap stamped "URBAN ENGR CCTX" Found
  - O.R.C. Official Records of Kleberg County, Texas
  - U.E. Utility Easement
  - B.L. Building Line

LINE	BEARING	DISTANCE
11	S 89°00'44" W	200.00'
12	S 89°00'44" W	200.00'
13	S 89°00'44" W	200.00'

CURV	BEAT	ANGLE	MANUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C01	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C02	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C03	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C04	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C05	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C06	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C07	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C08	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C09	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C10	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C11	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C12	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C13	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C14	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C15	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C16	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C17	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C18	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C19	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C20	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C21	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C22	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C23	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C24	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C25	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C26	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C27	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C28	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C29	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C30	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C31	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C32	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C33	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C34	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C35	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C36	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C37	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C38	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
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C41	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C42	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C43	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C44	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C45	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C46	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C47	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C48	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C49	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C50	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C51	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C52	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C53	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C54	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C55	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C56	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C57	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C58	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C59	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C60	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C61	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	
C62	80°42'54"	15.00°	23.79'	N 25°17'56" W	21.30'	

State of Texas  
County of Kerr

Somerset Land Company, LLC, a Texas Limited Liability Company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat, that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

By: Wiley McIlwain, Manager

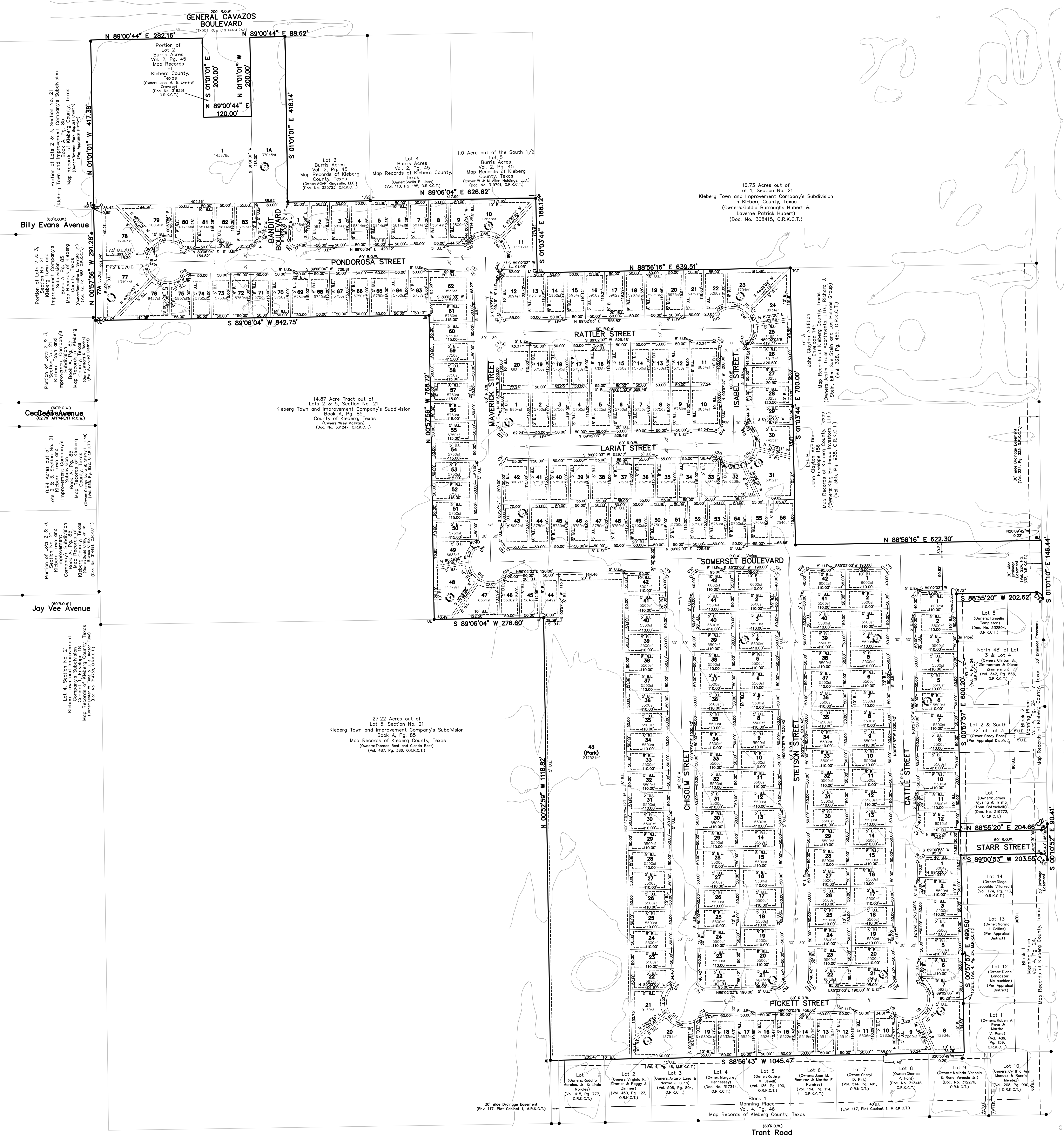
By: \_\_\_\_\_ Manager

State of Texas  
County of Kerr

This instrument was acknowledged before me by Wiley McIlwain, Manager of Somerset Land Company, LLC, a Texas Limited Liability Company, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public in and for the State of Texas



**Preliminary Plat of Somerset at Kingsville**

A 58.68 Acre Tract being comprised of a 54.53 Acre Tract, as described in a Warranty Deed with Vendors Lien, recorded in Document Number 331247 Real Property Recordings of Kleberg County, Texas and called Tract One and Tract Two, as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, of the Official Public Records of Kleberg County, Texas.

State of Texas  
County of Kleberg

I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Brian D. Lorentson, R.P.L.S.  
Texas License No. 6839

**URBAN ENGINEERING** **DCCM**

REV: Apr. 19, 2023  
DATE: Mar. 10, 2023  
SCALE: 1"=100'  
JOB NO.: 43534.C3.00  
SHEET: 2 of 4  
DRAWN BY: BDL  
2023 by Urban Engineering  
urban@urbaneng.com