

PLANNING & ZONING COMMISSION AGENDA

Wednesday, July 5, 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,
1st 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

COMMISSION MEMBERS

Debbie Tiffie

Larry Garcia

Kobby Agyekum
Interim Director of Planning
& Development Services

The following rules of conduct have been adopted by this Commission:

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

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

AGENDA

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – May 17, 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

Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Parts of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances.

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

Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Parts of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances.

Item #3- Public Hearing on the request from

Ramon P Perez Jr Owner/Applicant; requesting approval of the final plat of 2.6464 Acres, Part of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision - Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances.

Item #4- Discuss and Consider Action on the request from

Ramon P Perez Jr Owner/Applicant; requesting approval of the final plat of 2.6464 Acres, Part of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision - Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances.

Item #5- 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 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.

Item #6- 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 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.

Item #7- 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 as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which 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 at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions –

Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

Item #8- 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 as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which 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 at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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, July 05, 2023.



Kobby Agyekum
Interim Director of Planning & Development Services

Posted
@ 10:45 AM
On 6-30-23
By H. Solis

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
July 5, 2023**

Planning and Zoning Members Present

Steve Zamora
Larry Garcia
Debbie Tiffée
Rev. Idotha Battle
Brian Coufal

Citizens Present

Bebb Frances
Gustavo A Garcia
David Petrakovitz
Justin Petrakovitz
Jim Glusing
Trisha Gottschalk
Norma Collins
Wiley McIlwain
Elizabeth Ramos
Sheri Hayes
Ben Serato
Carolina Serato
Rodes "Chip" Urban
Kathryn Jewell
Patricia Hennessey
Mary Hennessey
Juan Ramirez
S H Villarreal

Staff Present

Kobby Agyekum, Interim Director of Planning
and Development
Herlinda Solis, Administrative Assistant II
Theresa Cavazos, Administrative Assistant I
Mark McLaughlin, City Manager

1. **The meeting was called to order at 6:03 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 May 17, 2023, meeting as presented. Debbie Tiffée 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 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**

Steve Zamora opened the public Hearing at 6:05 PM.

Kobby Agyekum addressed the board and stated the applicant and agent Mr. Petrakovitz was interested in the property at 1027 east Lott Avenue, for the installation of a cell phone tower which complies with the city ordinances

and codes of compliance. The property was zoned C2 (Retail) and wanted to obtain a 50ft by 50ft (2,500 sq feet) for the installation. It does appear they will require a special use permit for their project.

Mr. Bebb Francis approached the podium to intro himself, David Petrakovitz and Gustavo Garcia as the team representing Francis Law Firm from San Antonio Texas, Vertical Bridge, and T-Mobile for the project. He stated Kingsville is growing and the need for wireless internet will increase due to the amount of smart of smart phone devices and computers that the citizens will require to run their daily life in the future. Therefore, the city will need a seamless flow of transmission to ensure the daily usage of their devices. Also, to ensure the health, safety, and welfare of the community. He then made a presentation to the commission and citizens to show their analysis and why they think The City of Kingsville needed this cell phone tower and how the installation will be protected by an 8foot block fence with landscaping – 5 elm trees and 25 Texas bushes.

The motion was set on the floor for public discussion and the Chairman Steve Zamora asked if any letters were sent and if they were any feed backs. Ms. Solis responded that letters were sent, but nothing had come directly from the recipients, except for two (2) anonymous citizens who did not like it in the area and another one (1) citizen complaining about possible bird droppings. The City Manager informed the commission that the Naval air Station had given approval to the project. Another citizen Rose up and recommended the team and their presentation and said her only concern was the maintenance of the installation, but also thinks her questions were answered by the presentation and hope they continue with their maintenance culture.

The public hearing was closed at 6:45pm

8. 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

Brian Coufal made a motion to approve the request for a Special Use Permit for New Cell Tower at CLYDE, Block 4, Lot 6-8 (Flanagan's Muffler Shop) also known as 1027 E Lott Kingsville, Texas in a C2 retail zoning area. Debbie Tiffie seconded the motion. All in favor, none opposed.

9. 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.

Steve Zamora opened the public Hearing at 6:47 PM.

Kobby Agyekum addressed the board and stated the applicant Urban engineering approached the city to develop a parcel of land which is zoned as R1 for single family homes. Mr. Coufal raised a point of order to enquire about the validity of the notification and noted that the right drawings and buffer were not presented. Staff acknowledged the error. The item was tabled for corrections and all other items related were tabled for further corrections.

10. 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.

The item was tabled for corrections.

11. 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.

The item was tabled for corrections.

12. 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.

The item was tabled for corrections.

13. Miscellaneous

14. Adjournment - Meeting adjourned at 6:50 PM.

ITEMS 1 & 2



MEMO

Date: June 28, 2023

To: Planning and Zoning Commission Members

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

Subject: **Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).**

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into 12 lots for single family homes. The proposal as presented to the department would involve creating 12 lots for single-family residential properties each with their own address. The lots are currently not being used for any economic activities, but the re-plat would ensure 12 new homes; each house has its own defined boundary.. This is the preliminary plat for the Courtyard at Mesquite Grove. 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

PID# 16831

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 600 E. CAESAR AV Nearest Intersection 9th St. + CAESAR.
 (Proposed) Subdivision Name Courtyards AT Mesquite Grove Lot _____ Block _____
 Legal Description: KT+I CO, Block 18 LOT 2, 3, - 2.197 AC.
LOT 3, 4494 AC.
 Existing Zoning Designation R-1 Future Land Use Plan Designation Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Ramon P. Perez Jr. Phone 361-799-4218 FAX _____
 Email Address (for project correspondence only): rppjr13@gmail.com
 Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363
 Property Owner Ramon P. Perez Jr. Phone 361-799-4218 FAX _____
 Email Address (for project correspondence only): rppjr13@gmail.com
 Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363

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

\$230⁰⁰

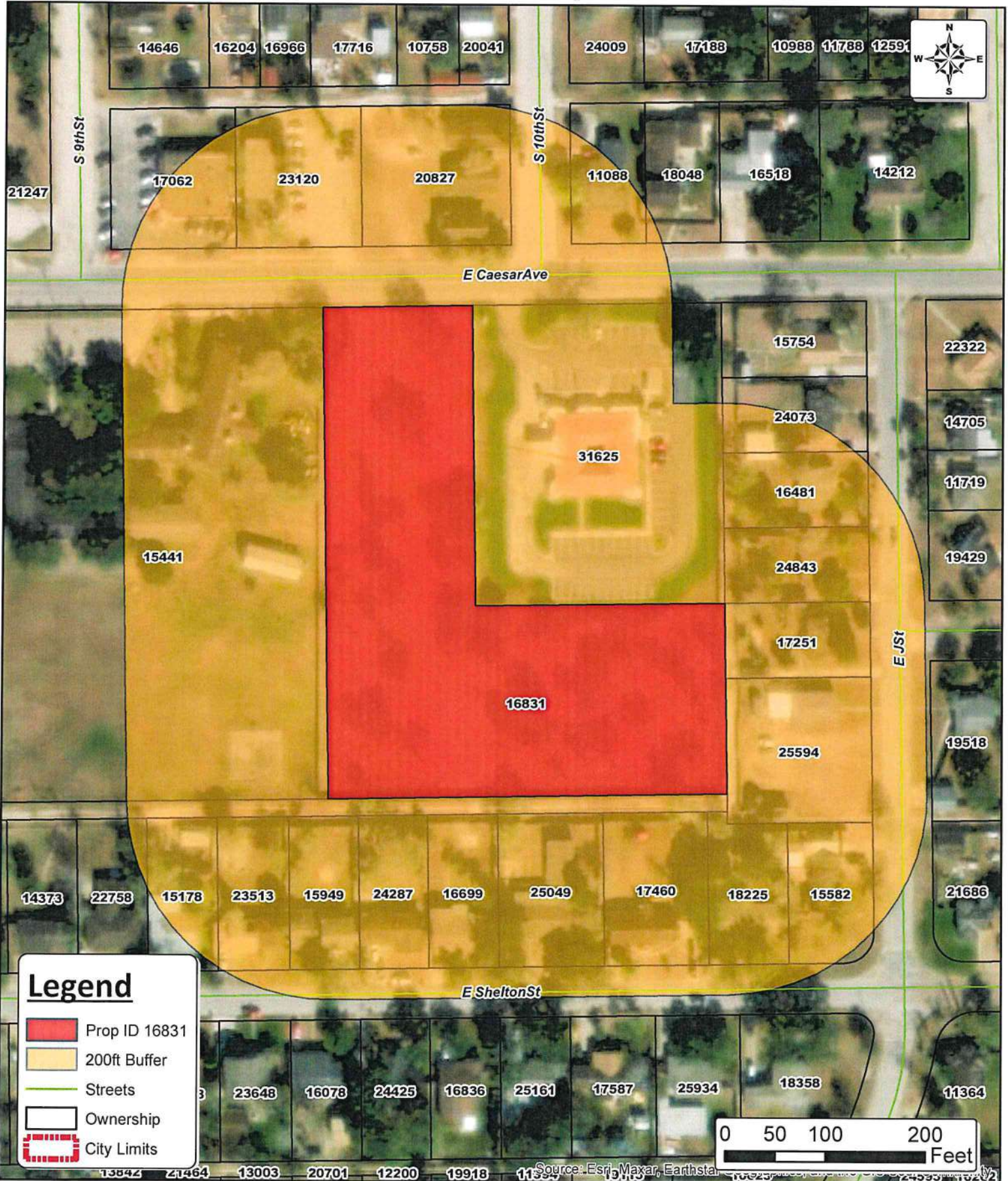
Please provide a basic description of the proposed project:

Build A 12 LOT GARDEN Home Subdivision (Courtyard Homes)

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.

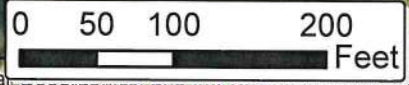
Applicant's Signature [Signature] Date: 5-5-2023
 Property Owner's Signature [Signature] Date: 5-5-2023
 Accepted by: [Signature] Date: 6/26/2023

200ft Buffer at Prop ID 16831



Legend

- Prop ID 16831
- 200ft Buffer
- Streets
- Ownership
- City Limits



Page: 1/1

Drawn By: G. AMAYA

Last Update: 5/8/2023

Note: Ownership is labeled with its Prop ID.

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



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

Kleberg CAD

Property Search > 16831 SGA HOMES LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	16831	Legal Description:	K T & I CO, BLOCK 18, LOT PT 2, 3, ACRES 2.6464
Geographic ID:	290001802102192	Zoning:	C1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	E CAESAR TX	Mapsc0:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	SGA HOMES LLC	Owner ID:	52141
Mailing Address:	317 E SHELTON ST KINGSVILLE, TX 78363	% 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: SGA HOMES LLC
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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	EO	EO	1.1586	50470.00	103.00	490.00	N/A	N/A
2	EO	EO	1.4878	64810.00	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	\$73,780	0	73,780	\$0	\$73,780
2021	\$0	\$61,250	0	61,250	\$0	\$61,250
2020	\$0	\$61,250	0	61,250	\$0	\$61,250
2019	\$0	\$61,250	0	61,250	\$0	\$61,250
2018	\$0	\$61,250	0	61,250	\$0	\$61,250
2017	\$0	\$61,250	0	61,250	\$0	\$61,250
2016	\$0	\$61,250	0	61,250	\$0	\$61,250
2015	\$0	\$61,250	0	61,250	\$0	\$61,250
2014	\$0	\$61,250	0	61,250	\$0	\$61,250
2013	\$0	\$61,250	0	61,250	\$0	\$61,250
2012	\$0	\$61,250	0	61,250	\$0	\$61,250
2011	\$0	\$24,700	0	24,700	\$0	\$24,700
2010	\$0	\$24,700	0	24,700	\$0	\$24,700
2009	\$0	\$24,700	0	24,700	\$0	\$24,700

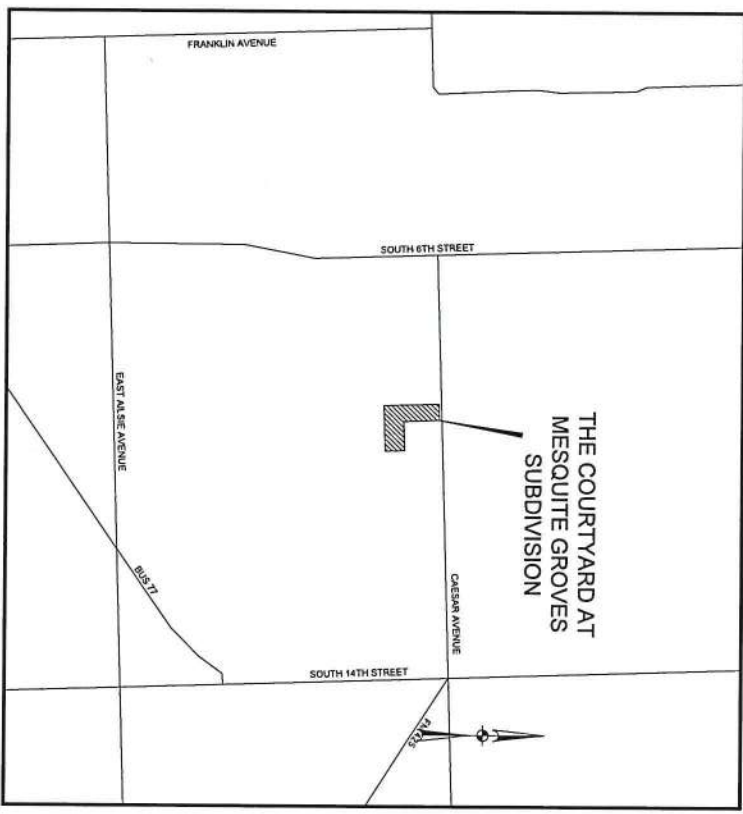
Questions Please Call (361) 595-5775

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

THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS



CITY OF KINGSVILLE
400 WEST KING AVENUE
KINGSVILLE, TEXAS 78393



VICINITY MAP
SCALE: 1"=500'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAT
3.0	EXISTING CONDITION, DEMOLITION AND SURVEY CONTROL PLAN
4.1	GENERAL NOTES
5.0	SUGGESTED EROSION CONTROL PLAN
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	57A 1400 TO 8-51.09 OFFSITE
9.0	57A 645.28 TO 10-00 OFFSITE
10.0	57A 1400 TO 8-28 MCCONKERSRD LANE
11.0	57A 1400 TO 4-40 MCCONKERSRD LANE
12.0 - 12.2	WATER UTILITY DETAILS
13.0 - 13.1	SEWER UTILITY DETAILS
14.0	STORM SEWER DETAILS
15.1 - 15.1	PAVING AND DRAINAGE DETAILS

2/27/2023

ATLAS ENGINEERING CONSULTANTS
 10000 WEST LOOP SOUTH, SUITE 1000
 HOUSTON, TEXAS 77042
 TEL: 281-485-8800
 FAX: 281-485-8801
 WWW.ATLAS-ENR.COM

04/20/23



**COURTYARD AT MESQUITE
 GROVE SUBDIVISION
 KINGSVILLE, TEXAS**

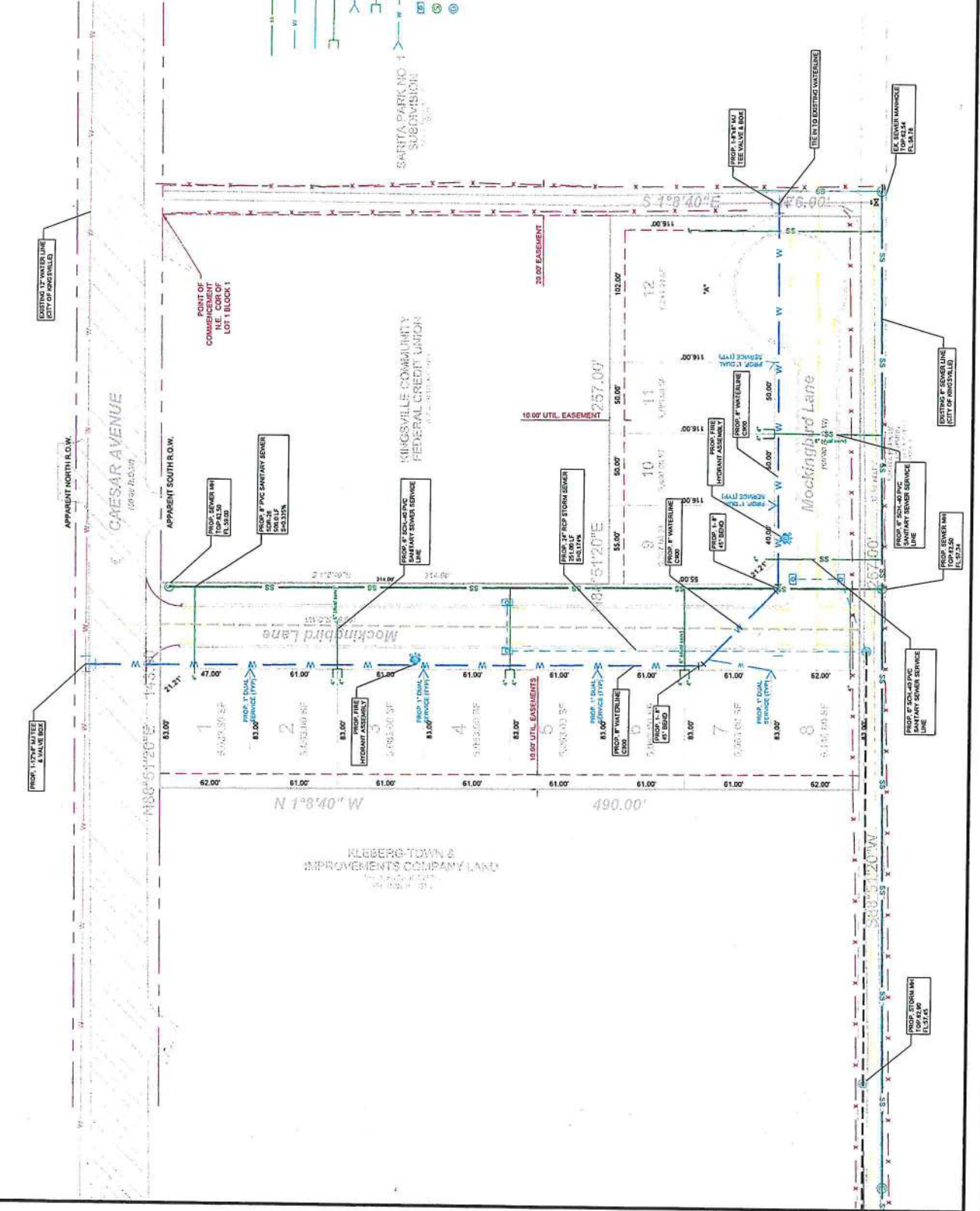
DATE	DESCRIPTION
1/1/23	
2/09/23	
2/27/23	
3/28/23	
4/24/23	

PROJECT NO.	CV22-029
DATE	05/13/2022
DRAWN BY	L.C.
SCALE	AS NOTED
UTILITY PLAN	
6.0	



SCALE: 1"=30'

- PROP. SAN. SWR. LINE
- PROP. WATER LINE
- PROP. STIML SWR. LINE
- PROP. LONG SWR. SVC.
- PROP. SHORT WATER SVC.
- PROP. SHORT SWR. SVC.
- PROP. LONG WATER SVC.
- PROP. CURB INLET
- PROP. SAN. SWR. MANHOLE
- PROP. STIML SWR. MANHOLE



Keyway Kingsville LLC
Keyway Real Estate INC
101 W 23rd ST #210
New York, NY 10011
#17062

Sara R Robertson
1201 S 11th St
Kingsville, TX 78363
#17251

Manuel Castaneda
ETUX Haley
610 E Shelton
Kingsville, TX 78363
#18225

OKB Rental LLC
510 E Caesar
Kingsville, TX 78363
#23120

Douglas Breden
PO Box 1532
Kingsville, TX 78364
#25594

Rogelio Zamora
1215 S 11th St
Kingsville, TX 78363
#15582

Rod's Homes LLC
627 N 14th St
Kingsville, TX 78363
#20827

Robert T McIntyre
504 E Shelton St
Kingsville, TX 78363
#15178

Maria M Sanchez
604 E Caesar Ave
Kingsville, TX 78363
#11088

Leonel B Trejo
Etux Melanie Zuniga
512 E Shelton St
Kingsville, TX 78363
#15949

Michael C Wolff
Brittney N Bower
608 E Caesar
Kingsville, TX 78363
#18048

Nelda Kirkham
Rob E Kirkham
5008 E Shelton St
Kingsville, TX 78363
#23513

St Gertrudis School
Most Rev WM Michael Mulvey, STL D.D.
PO Box 2620
Corpus Christi, TX 78403
#15441

El Buen Pastor United
Methodist Church
416 N 9th St
Kingsville, TX 78363
#22758

Kingsville Community
Federal Credit Union
605 E Caesar Ave
Kingsville, TX 78363
#31625

Michael J Elizondo
ETAL
223 Circle Dr
Corpus Christi, TX 78411
#24287

Tina Yaklin
PO Box 203
Kingsville, TX 78364
#24073

Michael Dain Denkeler
ETUX Tawnya Laree
524 E Shelton St
Kingsville, TX 78363
#16699

Courina G Cortez
1115 S 11th St
Kingsville, TX 78363
#16481

Shannon Williams Howard
528 E Shelton St
Kingsville, TX 78363
#25049

Monica R Vidal
1123 S 11th St
Kingsville, TX 78363
#24843

Pitarras Properties LLC
15253 Caravel Dr
Corpus Christi, TX 78418
#17460

Jail

looking at random inmate files and making sure those files are in order and filled out properly. The nurse's office is also looked at to make sure that inmates records of medications they need are being given on time and administered in correct doses. Tracking of communicable diseases, TB Screening, and audits of those files are checked in detail. From there it's on to the kitchen where items are inspected for cleanliness, dietitian's plans are checked for the month, portion controls must be measured accurately, temperature and the quality of

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Pictured are Jail Administrator / Chief Jailer Michael Kohl, Jail Sgt. Kelly Chapa, Jail Corporal Rebecca Samanigo and Sheriff Richard Kirkpatrick. (Photo by Ted Figueroa)

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ITEMS 3 & 4



MEMO

Date: June 28, 2023

To: Planning and Zoning Commission Members

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

Subject: Ramon P Perez Jr Owner/Applicant; requesting approval of the final plat of 2.6464 Acres, Part of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision - Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into 12 lots for single family homes. The proposal as presented to the department would involve creating 12 lots for single-family residential properties each with their own address. The lots are currently not being used for any economic activities, but the re-plat would ensure 12 new homes; each house has its own defined boundary. This is the final plat for the Courtyard at Mesquite Grove. 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**

PID# 16831

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 602 E. CAESAR AV Nearest Intersection 9th St + Caesar.

(Proposed) Subdivision Name Courtyards AT Mesquite Grove Lot _____ Block _____

Legal Description: KT+I CO, Block 18 Lot 2, 3, - 2.197 AC.
Lot 3, 4494 AC.

Existing Zoning Designation R-1 Future Land Use Plan Designation Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Ramon P. Perez Jr. Phone 361-779-4218 FAX _____

Email Address (for project correspondence only): rppjr13@gmail.com

Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363

Property Owner Ramon P. Perez Jr. Phone 361-779-4218 FAX _____

Email Address (for project correspondence only): rppjr13@gmail.com

Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363

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

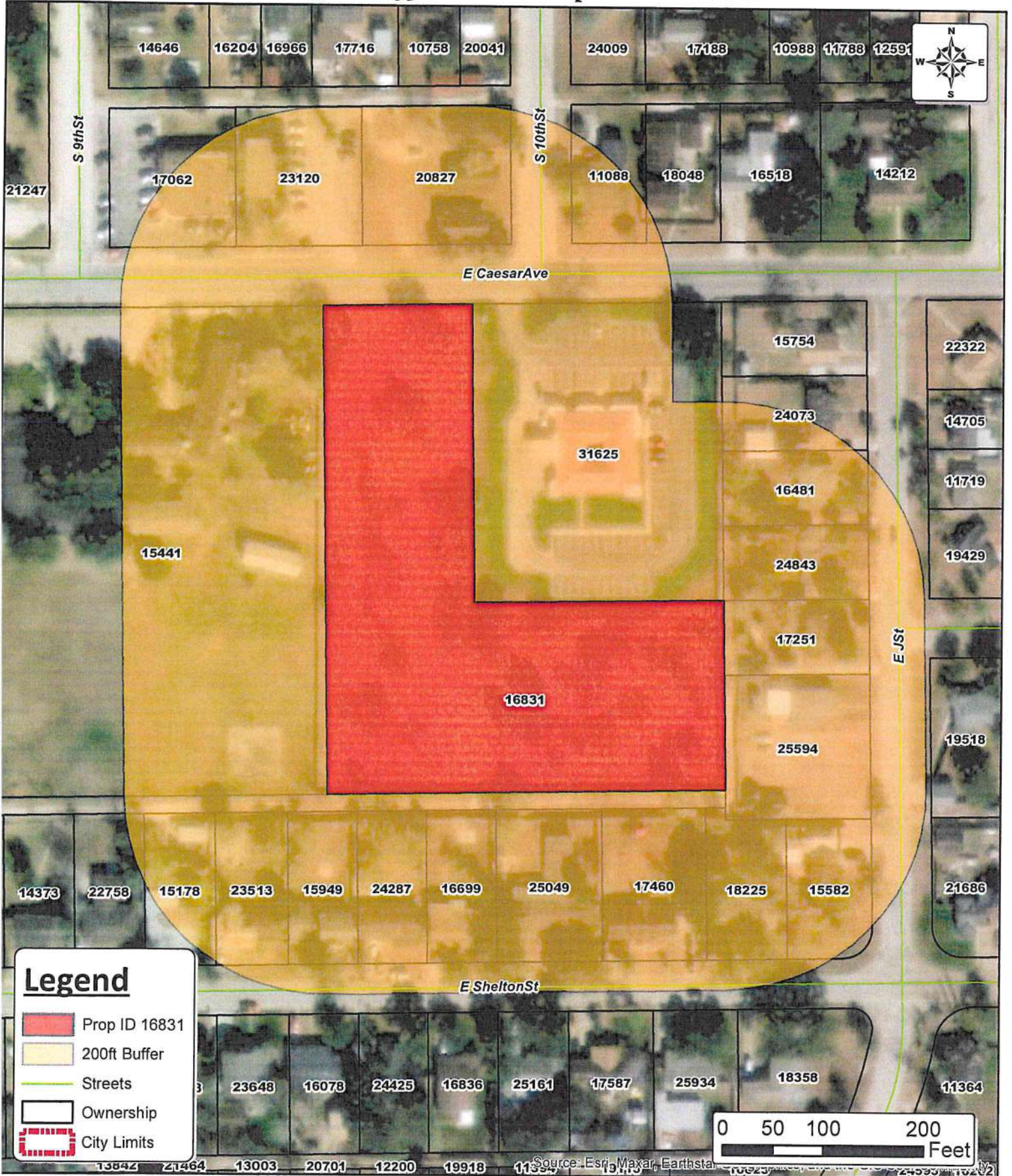
\$200

Please provide a basic description of the proposed project:
Build A 12 Lot GARDEN Home Subdivision (Courtyard Homes)

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.

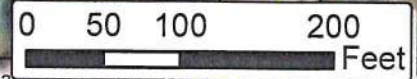
Applicant's Signature [Signature] Date: 5-5-2023
 Property Owner's Signature [Signature] Date: 5-5-2023
 Accepted by: [Signature] Date: 6/26/2023

200ft Buffer at Prop ID 16831



Legend

- Prop ID 16831
- 200ft Buffer
- Streets
- Ownership
- City Limits



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



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

Kleberg CAD

Property Search > 16831 SGA HOMES LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID: 16831 Legal Description: K T & I CO, BLOCK 18, LOT PT 2, 3, ACRES 2.6464
 Geographic ID: 290001802102192 Zoning: C1
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: E CAESAR TX Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: SGA HOMES LLC Owner ID: 52141
 Mailing Address: 317 E SHELTON ST % Ownership: 100.0000000000%
 KINGSVILLE, TX 78363
 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: SGA HOMES LLC
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A

Kleberg CAD - Property Details

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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	E0	E0	1.1586	50470.00	103.00	490.00	N/A	N/A
2	E0	E0	1.4878	64810.00	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	\$73,780	0	73,780	\$0	\$73,780
2021	\$0	\$61,250	0	61,250	\$0	\$61,250
2020	\$0	\$61,250	0	61,250	\$0	\$61,250
2019	\$0	\$61,250	0	61,250	\$0	\$61,250
2018	\$0	\$61,250	0	61,250	\$0	\$61,250
2017	\$0	\$61,250	0	61,250	\$0	\$61,250
2016	\$0	\$61,250	0	61,250	\$0	\$61,250
2015	\$0	\$61,250	0	61,250	\$0	\$61,250
2014	\$0	\$61,250	0	61,250	\$0	\$61,250
2013	\$0	\$61,250	0	61,250	\$0	\$61,250
2012	\$0	\$61,250	0	61,250	\$0	\$61,250
2011	\$0	\$24,700	0	24,700	\$0	\$24,700
2010	\$0	\$24,700	0	24,700	\$0	\$24,700
2009	\$0	\$24,700	0	24,700	\$0	\$24,700

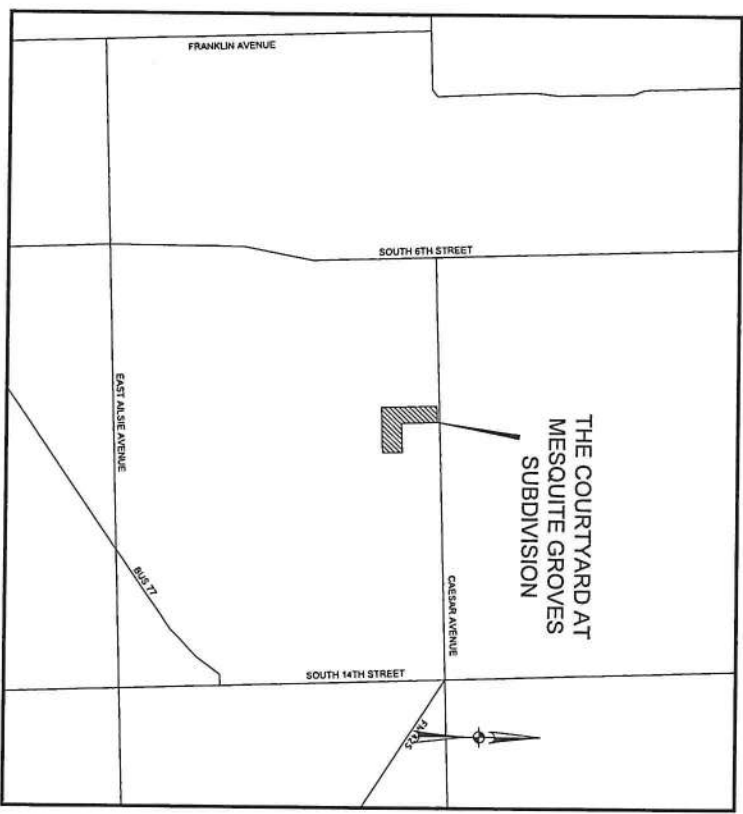
Questions Please Call (361) 595-5775

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

THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS



CITY OF KINGSVILLE
4400 WEST KING AVENUE
KINGSVILLE, TEXAS 78393



VICINITY MAP
SCALE: 1"=500'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAT
3.0	EXISTING CONDITION, DEMOLITION AND SURVEY CONTROL PLAN
4.1	GENERAL NOTES
5.0	SUGGESTED EROSION CONTROL PLAN
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	STA. 1+00 TO 6+57.09 OFFSITE
9.0	STA. 6+57.09 TO 10+00 OFFSITE
10.0	STA. 1+00 TO 6+34 MOCCHINGERD LAKE
11.0	STA. 1+00 TO 4+40 MOCCHINGERD LAKE
12.0 - 12.2	WATER UTILITY DETAILS
13.0 - 13.1	SEWER UTILITY DETAILS
14.0	STORM SEWER DETAILS
15.1 - 15.1	PAVING AND DRAINAGE DETAILS

ATLAS ENGINEERING CONSULTANTS
 11000 WEST 19TH AVENUE, SUITE 100
 DENVER, CO 80202
 4742923



COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

Project: _____

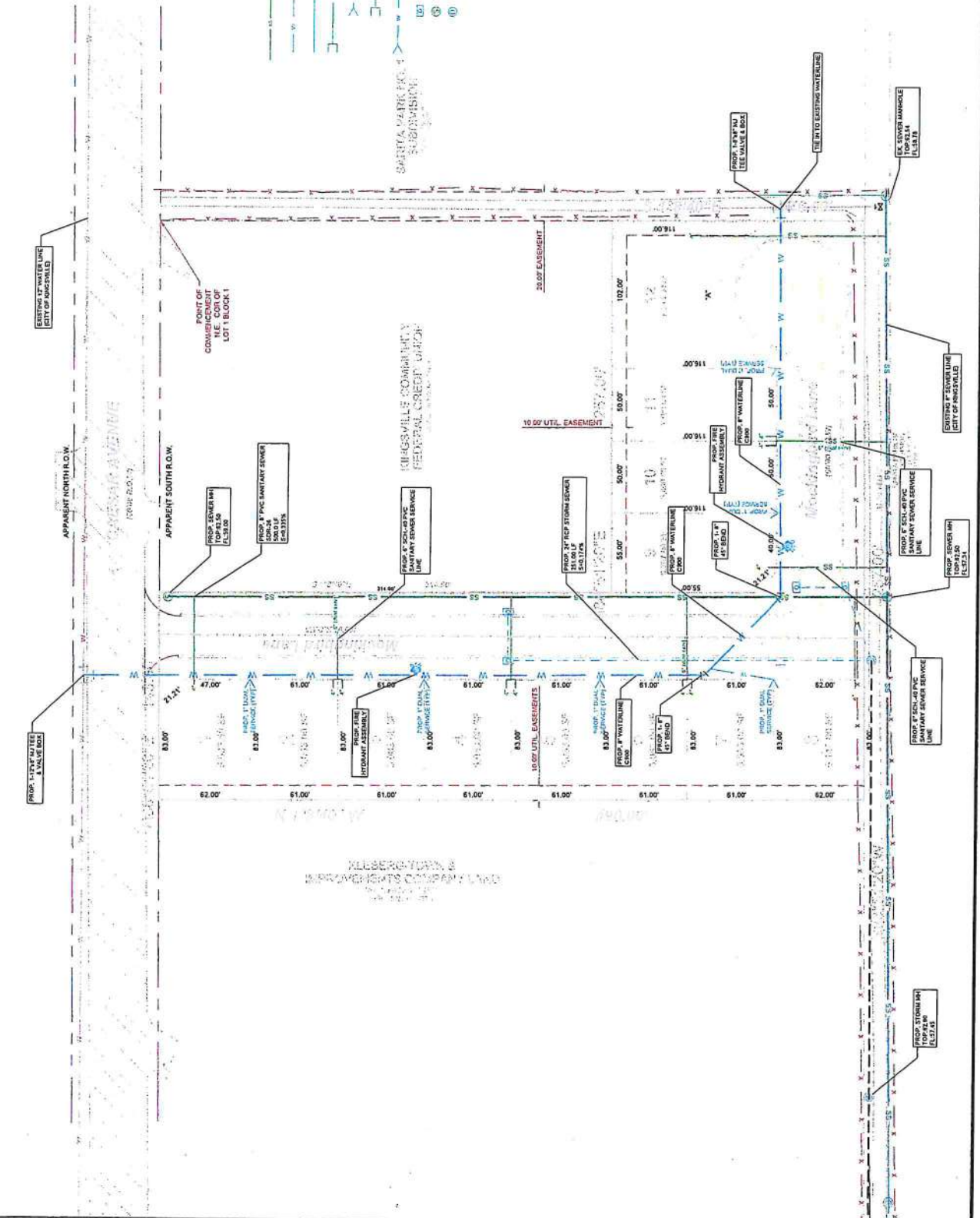
DATE	DESCRIPTION
1/12/23	
2/09/23	
2/27/23	
3/28/23	
4/24/23	

PROJECT NO.	CV22-029
DATE	05/13/2022
DRAWN BY	L.C.
SCALE	AS NOTED
UTILITY PLAN	
6.0	



SCALE: 1"=30'

- PROP. SAN. SWR. LINE
- PROP. WATER LINE
- PROP. STRM. SWR. LINE
- PROP. LONG SWR. SVC.
- PROP. SHORT WATER SVC.
- PROP. SHORT SWR. SVC.
- PROP. LONG WATER SVC.
- PROP. CURB INLET
- PROP. SAN. SWR. MANHOLE
- PROP. STRM. SWR. MANHOLE



Keyway Kingsville LLC
Keyway Real Estate INC
101 W 23rd ST #210
New York, NY 10011
#17062

Sara R Robertson
1201 S 11th St
Kingsville, TX 78363
#17251

Manuel Castaneda
ETUX Haley
610 E Shelton
Kingsville, TX 78363
#18225

OKB Rental LLC
510 E Caesar
Kingsville, TX 78363
#23120

Douglas Breden
PO Box 1532
Kingsville, TX 78364
#25594

Rogelio Zamora
1215 S 11th St
Kingsville, TX 78363
#15582

Rod's Homes LLC
627 N 14th St
Kingsville, TX 78363
#20827

Robert T McIntyre
504 E Shelton St
Kingsville, TX 78363
#15178

Maria M Sanchez
604 E Caesar Ave
Kingsville, TX 78363
#11088

Leonel B Trejo
Etux Melanie Zuniga
512 E Shelton St
Kingsville, TX 78363
#15949

Michael C Wolff
Brittney N Bower
608 E Caesar
Kingsville, TX 78363
#18048

Nelda Kirkham
Rob E Kirkham
5008 E Shelton St
Kingsville, TX 78363
#23513

St Gertrudis School
Most Rev WM Michael Mulvey, STL D.D.
PO Box 2620
Corpus Christi, TX 78403
#15441

El Buen Pastor United
Methodist Church
416 N 9th St
Kingsville, TX 78363
#22758

Kingsville Community
Federal Credit Union
605 E Caesar Ave
Kingsville, TX 78363
#31625

Michael J Elizondo
ETAL
223 Circle Dr
Corpus Christi, TX 78411
#24287

Tina Yaklin
PO Box 203
Kingsville, TX 78364
#24073

Michael Dain Denkler
ETUX Tawnya Laree
524 E Shelton St
Kingsville, TX 78363
#16699

Courina G Cortez
1115 S 11th St
Kingsville, TX 78363
#16481

Shannon Williams Howard
528 E Shelton St
Kingsville, TX 78363
#25049

Monica R Vidal
1123 S 11th St
Kingsville, TX 78363
#24843

Pitarra Properties LLC
15253 Caravel Dr
Corpus Christi, TX 78418
#17460

Jail CONTINUED FROM PAGE 1

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The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 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 as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which 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 at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 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:

Ramon P Perez, Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

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

ITEMS 5 & 6



MEMO

Date: June 28, 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 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 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.**

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into 235 lots. The proposal as presented to the department would involve creating 235 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  Date: Feb 23, 2023
 Property Owner's Signature  Date: Feb 23, 2023
 Accepted by:  Date: 4.20.2023

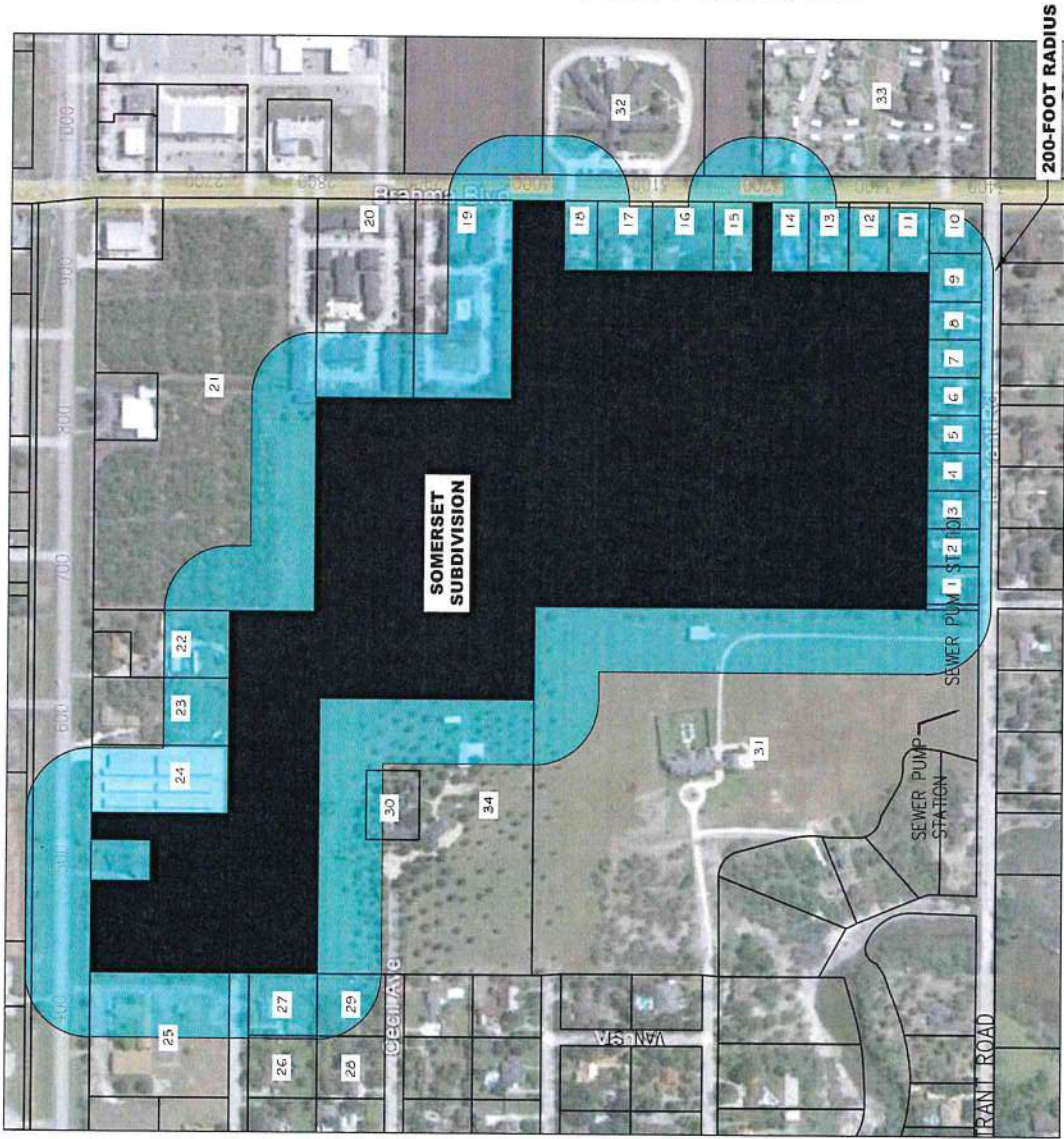
CITY OF KINGSVILLE

200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

Drawn by: M. MEDRANO
 Date: 06/01/2023
 Checked by: R. MORA
 Job:
 Scale: AS NOTED

CITY OF KINGSVILLE
 ENGINEERING DEPARTMENT
 400 East King
 Kingsville, Texas 78363
 Office 361.595.8007
 Fax 361.595.8035

- 1 22512
- 2 14917
- 3 23276
- 4 15707
- 5 24032
- 6 16444
- 7 24801
- 8 17206
- 9 25553
- 10 17965
- 11 10263
- 12 18747
- 13 11013
- 14 19512
- 15 13048
- 16 21504
- 17 22270
- 18 14661
- 19 22212
- 20 12966
- 21 10962
- 22 16571
- 23 22919
- 24 14537
- 25 24145
- 26 14796
- 27 23163
- 28 25453
- 29 17660
- 30 29553
- 31 12457
- 32 29784
- 33 30948
- 34 20146



1 200-FOOT RADIUS AROUND SOMERSET SUBDIVISION
 SCALE: 1:1350

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

3130 South Brahma BLVD LLC
ATTN: Brain Reynolds
1422 Clarkview RD
Baltimore, MA 21209
#29784

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

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

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

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

Willard R Raabe EST
ETUX Violet EST
Dale R Raabe (IND EXEC)
502 Cecil Ave
Kingsville, TX 78363
#17860

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

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

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

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

Diego Leopoldo Villarreal
3303 S Brahma BLVD
Kingsville, TX 78363
#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

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

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

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

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

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

Somerset Land Company LLC
824 Earl Garrett ST
Kerrville, TX 78028
#20148

Goldia B Hubert Marital Trust
Goldia & Laverne Hubert (CO-TR)
870 E FM 772
Riviera, TX 78379
#10862

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

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

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

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

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

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

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

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

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

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

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

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 §
COUNTY OF KLEBERG § KNOW ALL MEN BY THESE PRESENTS:

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 Chyton 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. Yaldin, 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 Yaldin, 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 T.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	Map ID:	A3
Neighborhood:			
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

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Kleberg CAD - Property Details

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".

Website version: 1.2.2.33

Database last updated on: 4/26/2023 8:17 PM

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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
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Paid Due Interest

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".

Website version: 1.2.2.33

Database last updated on: 4/26/2023 8:17 PM

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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:	100.0000000000%
		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

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:	KT & 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
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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.

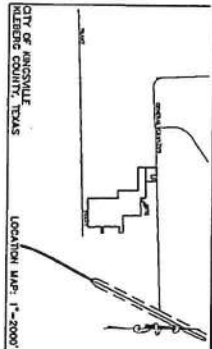
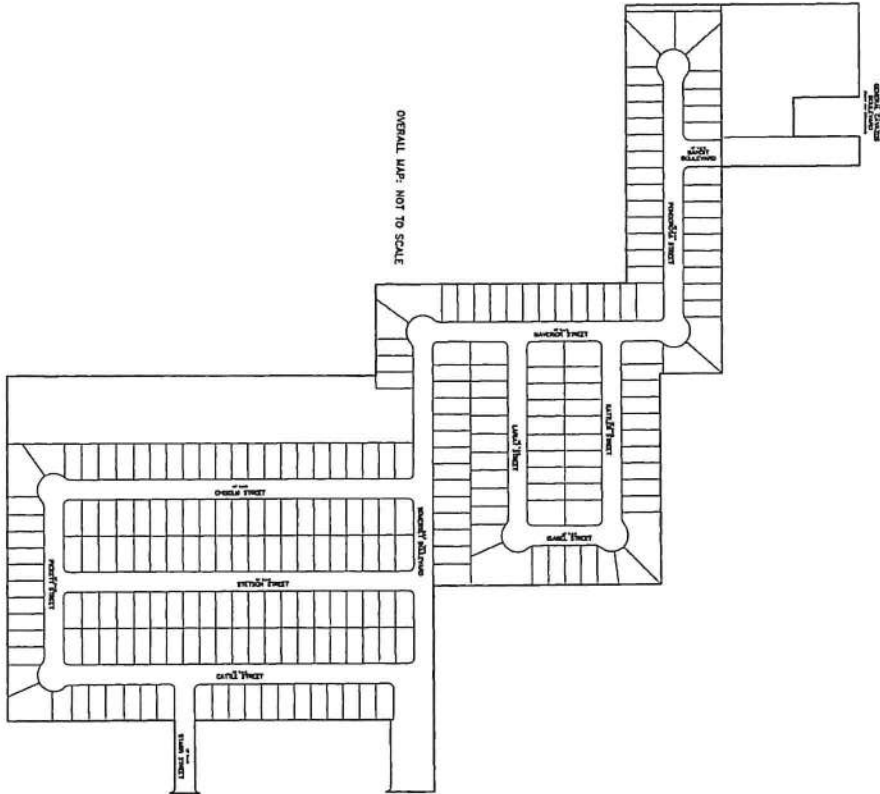
Questions Please Call (361) 595-5775

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

- Standard notes:
1. Total project area includes 34.48 acres of land, (Dukeless Street Dedication)
 2. Call for proposed plat area 11.2000 acres referenced to the Texas Coordinate System of 1983, Texas South Zone, "NAD83" was referenced to the Texas Coordinate System of 1983(UTM) Epoch 20110303
 3. Existing Road Use: For public parking only, this property is zoned "R-1" (Residential Single-Family) and is located in the City of Kingsville, Texas, which has an effective date of March 11, 2011 and is based on the 2011 Texas Statewide GIS. The existing "R-1" is 427703000. It is located at the North intersection of Dukeless Street and the property.
 4. S28 inch low iron flat with red plastic cap stamped "UNION DUCK CORP S44" on all property corners unless otherwise shown.
 5. Line end chain labels shown on Page 4.
 6. Lots 43 and 37, Block 4 are 5m wide.
 7. Lot 37A is a 20 foot utility easement.

**Plat of
Somerset at Kingsville**

A 34.48 acre tract being approximately 6.2413 acre less, as shown on the attached map, being property of the City of Kingsville, Texas, and is being dedicated to the use of a residential subdivision of lots, to be known as Somerset at Kingsville, having a Subdivision Number 20110303.01. The plat is based on the Texas Coordinate System of 1983 (UTM) Epoch 20110303.01. The City of Kingsville, Texas, is the applicant for this plat.



STATE OF TEXAS
COUNTY OF KINGSVILLE
CITY OF KINGSVILLE
This plat is subject to the existing easements and covenants shown on the plat and to any restrictions or conditions that may apply to the land.

By _____ City Secretary

STATE OF TEXAS
COUNTY OF KINGSVILLE
This plat is subject to the existing easements and covenants shown on the plat and to any restrictions or conditions that may apply to the land.

By _____ Chairman

STATE OF TEXAS
COUNTY OF KINGSVILLE
This plat is subject to the existing easements and covenants shown on the plat and to any restrictions or conditions that may apply to the land.

By _____ Mayor

STATE OF TEXAS
COUNTY OF KINGSVILLE
This plat is subject to the existing easements and covenants shown on the plat and to any restrictions or conditions that may apply to the land.

By _____ City Clerk

By _____ County Clerk

By _____ Notary Public

STATE OF TEXAS
COUNTY OF KINGSVILLE
This plat is subject to the existing easements and covenants shown on the plat and to any restrictions or conditions that may apply to the land.

STATE OF TEXAS
COUNTY OF KINGSVILLE
This plat is subject to the existing easements and covenants shown on the plat and to any restrictions or conditions that may apply to the land.

STATE OF TEXAS
COUNTY OF KINGSVILLE
This plat is subject to the existing easements and covenants shown on the plat and to any restrictions or conditions that may apply to the land.



Professional Title Commission Certificate No. 12345
For and for use and also as of record
of this system as a final survey instrument.

DATE: Nov. 19, 2011
SHEET 1 of 1
BY: _____
PLAT NO. 20110303.01

Jail CONTINUED FROM PAGE 1

looking at random inmate files and making sure those files are in order and filled out properly.

The nurse's office is also looked at to make sure that inmates records of medications they need are being given on time and administered in correct doses. Tracking of communicable diseases, TB Screening, and audits of those files are checked in detail.

From there it's on to the kitchen where items are inspected for cleanliness, dietitian's plans are checked for the month, portion controls must be measured accurately, temperature and the quality of

food must meet the commissions standards.

"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail," Sheriff Kirkpatrick said.

The kitchen also received a 100 after being inspected by the City of Kingsville.

"Cpl. Rebecca Samaniego does a great job of keeping our kitchen in order and trustees on track," Kirkpatrick said.

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving

the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

Inmates are instructed on what to do in case of a fire and the jailers train weekly to be prepared. The inspector chooses a random place in the jail and releases a smoke canister. The fire alarms go off and jailers rush into action. They must completely and correctly put on (Scott Packs) air tanks and oxygen masks, fire gear, and deploy fire hoses to the area. Inmates are then moved in an orderly fashion to a safe



Pictured are Jail Administrator / Chief Jailer Michael Kohl, Jail Sgt. Kelly Chapa, Jail Corporal Rebecca Samaniego and Sheriff Richard Kirkpatrick. (Photo by Ted Figueroa)

place. If they need to be moved outside, they are linked together with a chain, zip ties, and armed jailers escort them to safety. During this fire drill, the Kleberg County Jailers were dressed in fire gear and had things under control in 33.4 seconds.

After the fire drill a test of the generator is conducted. It must turn on the first time and power the entire facility within in seconds. The generator turned on and powered the

building as expected.

"We conduct weekly training on fire drills and weekly tests of the generator and once a month we place a full load on the generator to make sure we are always ready," Sheriff Kirkpatrick said.

After the drills and tests, inspectors move on to interview the inmates. They ask the inmates if their needs are met, if they are given cleaning supplies, and if their complaints are handled in a timely man-

ner. Every inmate that was interviewed answered yes to the above questions.

"It is common to have some complaints from time to time. This place is not made for comfort. But there is order here. Inmates must walk in straight lines and there is no screaming allowed," Chief Deputy Jaime Garza said.

Previous administrations have not passed inspections and prior to Kirkpatrick being elected, the jail has come close to being shut down by the commission, he said.

"Sheriff Kirkpatrick and our Chief Jailer/ Administrator have been instrumental in changing the culture in our jail and getting us to this stage, it's been a massive undertaking," Chief Deputy Garza said.

Because the jail passed with high marks, another full inspection will take place in approximately 18 months.

As of press time there are currently 146 inmates and 29 jailers.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 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 as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which 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 at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of 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.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 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:

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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 Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 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:

Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

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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 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.

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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)

ITEMS 7 & 8



MEMO

Date: June 28, 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 as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which 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 at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into 235 lots and in phases. The proposal as presented to the department would involve creating 235 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 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 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 _____

being a 10.77 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with
Legal Description: 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): Brian@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.

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

Date: 3/9/2023

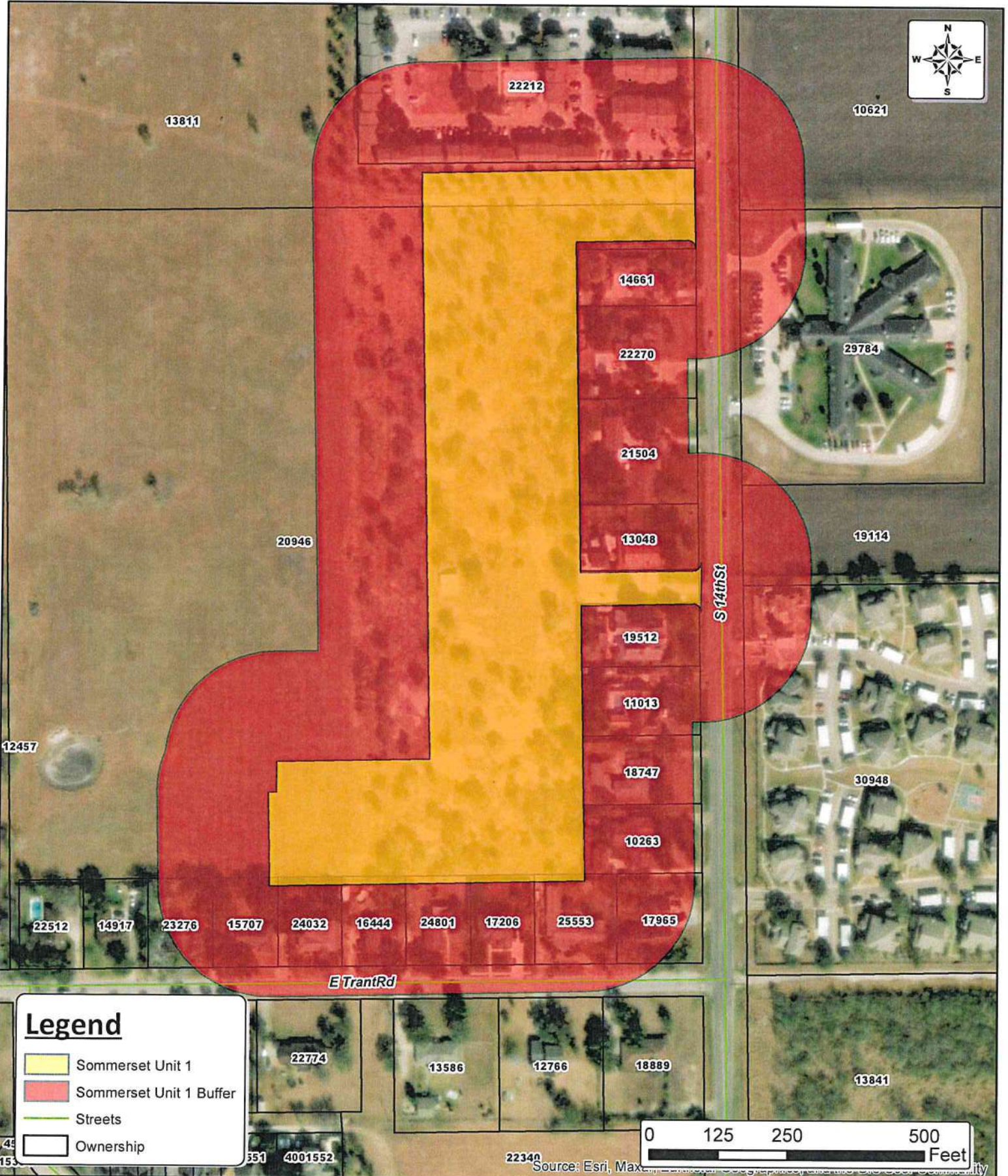
Property Owner's Signature [Signature]

Date: 3/9/2023

Accepted by: [Signature]

Date: 4/20/2022

200ft Buffer for Sommerset Unit 1 Area



Page: 1/1

Drawn By: G. AMAYA

Last Update: 3/28/2023

Note: Ownership is labeled with their PROP ID's

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



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

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 §
COUNTY OF KLEBERG § **KNOW ALL MEN BY THESE PRESENTS:**

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. 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.



Tresa 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.

Tax Year: 2023 - Values not available

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	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:	100.000000000000%

Exemptions:

(+) 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	

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 #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

#	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

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

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Kleberg CAD - Property Details

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

Report generated on 4/27/2023 4:25 PM

Database last updated on 4/26/2023 5:17 PM

Software version: 1.1.2.83

Database last updated on: 4/26/2023 5:17 PM

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Kleberg CAD

Property Name: BARRIS AC, LOT 1, PT 2, ACRES 4.1564
Map ID: 781

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:

(+) 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
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Improvements / Zoning

Improvements / Zoning

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

Real 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 / Sales

#	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	

Property Tax

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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Map ID: 137100001000192

Property Type: Land - FARM, MAP ID: 137100001000192, 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 % 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	

Map ID: 137100001000192

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

No improvements exist for this property.

#	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

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 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

Property

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) 665-5121

This year is not finalized and All values will be re-calculated with "1/1".

Property Parcel: 20946 YAKLIN EDDIE 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 % Ownership: 100.0000000000%

SEGUIN, TX 78155-3308

Exemptions:

Value

(+) 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	

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

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

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Kleberg CAD - Property Details

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

Property Tax

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.

For further details call (800) 885-8771

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

Website version: 1.2.2.33

Database last updated on: 4/26/2023 3:17 PM

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1. Total parcel area contains 10.27 Acres of Land. (Ordinary Street Deduction)
2. Ord. 58007 and Ord. 58100 shown herein are referenced to the Town Commission Order of 05/23/2011 for S.A. 187, 188, 189, and are based on the March American Boundary Survey of 1883/2011.
3. Certain Flood Risk, or specific pollution risk, this parcel is subject to Flood "C" at the Flood Insurance Risk Map (FIRM) Community Flood Hazard 48720AZC, and to a Special Flood Hazard Area, Flood Insurance Risk 41720AZC, and is based on the March American Vertical Datum of 1985 (AVD1985).
4. 3/28 1879 was the first date the public use showed "VIRGILIAN DOWN CONC" Set on all property surveys shown on this plan.

Plan of
Somerset at Kingsville
Unit I

being a 10.27 Acres Tract of Land, out of a 54.23 Acres Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 2018287, Official Records of Roberts County, Texas.

Legend:

- 1 3/4" Shaded Red Area
- 1" Shaded Blue Area
- 0.75" Shaded Green Area
- 0.25" Shaded Yellow Area
- SUBJECT: County Tract of Survey
- DL: 2005/5/2005
- RL: 05/23/2011

State of Texas
County of _____
City of _____

Know all men that _____, of the County of _____, State of _____, do hereby certify that the within and foregoing plat, map or plan of the Somerset at Kingsville Unit I, as shown and delineated herein, is a true and correct representation of the land shown and delineated thereon, and that the same is the property of _____, who is the owner thereof, and that the same is being presented to you for your consideration and approval.

This plat was filed by _____ on the _____ day of _____, 2011.

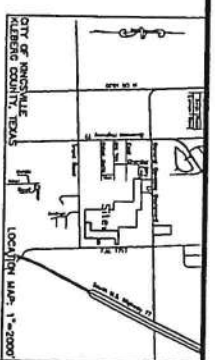
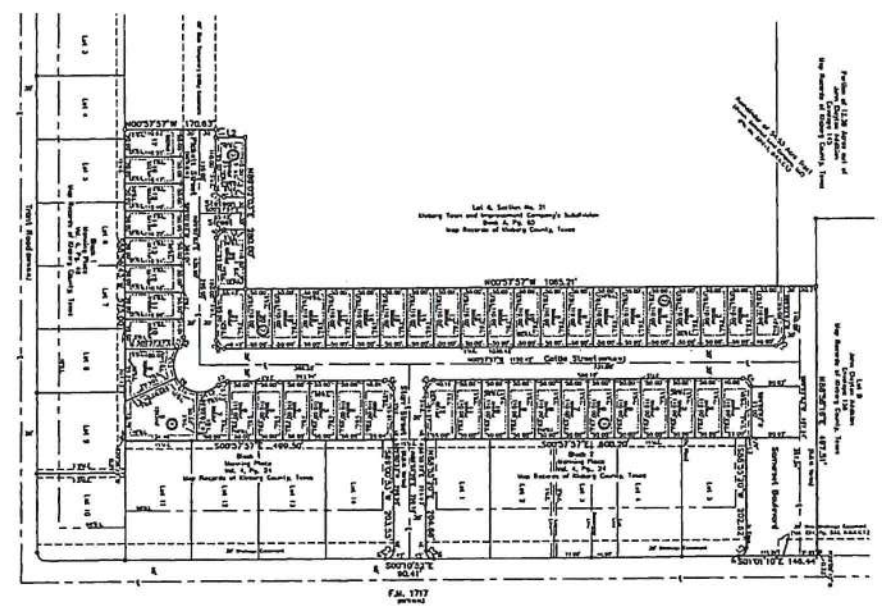
Somerset Land Company, LLC

By _____, Managing Director

State of Texas
County of _____
City of _____

Know all men that _____, of the County of _____, State of _____, do hereby certify that the within and foregoing plat, map or plan of the Somerset at Kingsville Unit I, as shown and delineated herein, is a true and correct representation of the land shown and delineated thereon, and that the same is the property of _____, who is the owner thereof, and that the same is being presented to you for your consideration and approval.

This plat was filed by _____ on the _____ day of _____, 2011.



State of Texas
County of _____
City of _____

This plat was filed at Somerset at Kingsville, Unit I, prepared by the Director of Planning of the City of _____, Kingsville, Texas.

This plat was filed on the _____ day of _____, 2011.

Director of Planning _____

State of Texas
County of _____
City of _____

This plat was filed at Somerset at Kingsville, Unit I, prepared by the Director of Planning of the City of _____, Kingsville, Texas.

This plat was filed on the _____ day of _____, 2011.

City of Kingsville

State of Texas
County of _____
City of _____

This plat was filed at Somerset at Kingsville, Unit I, prepared by the Mayor and City Commissioner of the City of _____, Kingsville, Texas.

This plat was filed on the _____ day of _____, 2011.

City of Kingsville

State of Texas
County of _____
City of _____

This plat was filed at Somerset at Kingsville, Unit I, prepared by the Mayor and City Commissioner of the City of _____, Kingsville, Texas.

This plat was filed on the _____ day of _____, 2011.

City of Kingsville

Produced by URBAN ENVIRONMENTAL DESIGN
3015 North Loop West, Suite 2000
Houston, Texas 77010
Tel: 713.261.8800
Fax: 713.261.8801
www.urbandesign.com

Jail

CONTINUED FROM PAGE 1

looking at random inmate files and making sure those files are in order and filled out properly.

The nurse's office is also looked at to make sure that inmates records of medications they need are being given on time and administered in correct doses. Tracking of communicable diseases, TB Screening, and audits of those files are checked in detail.

From there it's on to the kitchen where items are inspected for cleanliness, dietitian's plans are checked for the month, portion controls must be measured accurately, temperature and the quality of

food must meet the commissions standards.

"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail," Sheriff Kirkpatrick said.

The kitchen also received a 100 after being inspected by the City of Kingsville.

"Cpl. Rebecca Samanigo does a great job of keeping our kitchen in order and trustees on track," Kirkpatrick said.

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving

the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

Inmates are instructed on what to do in case of a fire and the jailers train weekly to be prepared. The inspector chooses a random place in the jail and releases a smoke canister. The fire alarms go off and jailers rush into action. They must completely and correctly put on (Scott Packs) air tanks and oxygen masks, fire gear, and deploy fire hoses to the area. Inmates are then moved in an orderly fashion to a safe



Pictured are Jail Administrator / Chief Jailer Michael Kohl, Jail Sgt. Kelly Chapa, Jail Corporal Rebecca Samanigo and Sheriff Richard Kirkpatrick. (Photo by Ted Figueroa)

place. If they need to be moved outside, they are linked together with a chain, zip ties, and armed jailers escort them to safety. During this fire drill, the Kleberg County Jailers were dressed in fire gear and had things under control in 33 seconds.

After the fire drill a test of the generator is conducted. It must turn on the first time and power the entire facility within in seconds. The generator turned on and powered the

building as expected.

"We conduct weekly training on fire drills and weekly tests of the generator and once a month we place a full load on the generator to make sure we are always ready," Sheriff Kirkpatrick said.

After the drills and tests, inspectors move on to interview the inmates. They ask the inmates if their needs are met, if they are given cleaning supplies, and if their complaints are handled in a timely man-

ner. Every inmate that was interviewed answered yes to the above questions.

"It is common to have some complaints from time to time. This place is not made for comfort. But there is order here, inmates must walk in straight lines and there is no screaming allowed," Chief Deputy Jaime Garza said.

Previous administrations have not passed inspections and prior to Kirkpatrick being elected, the jail has come close to being shut down by the commission, he said.

"Sheriff Kirkpatrick and our Chief Jailer/ Administrator have been instrumental in changing the culture in our jail and getting us to this stage, it's been a massive undertaking," Chief Deputy Garza said.

Because the jail passed with high marks, another full inspection will take place in approximately 18 months.

As of press time there are currently 146 inmates and 29 jailers.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 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 as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which 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 at Kingsville-Phase I with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of 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.

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Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

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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 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.

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