## 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

Steve Zamora,

**COMMISSION MEMBERS** 

Mike Klepac

Chairman

Debbie Tiffee

Brian Coufal

Larry Garcia

Idotha Battle

CITY STAFF

Herlinda Solis Administrative Assistant II 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

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## 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

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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

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Posted

on 10-30-23

By H. Solis

## PLANNING AND ZONING COMISSION REGULAR MEETING MINUTES July 5, 2023

## Planning and Zoning Members Present

Steve Zamora Larry Garcia Debbie Tiffee 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 Tiffee 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. <u>Discuss and Consider Action on the request from Vertical Bridge, David Petrakovitz Applicant/Agent;</u> 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 Tiffee 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

Planning and Development Services 410 W King Kingsville, TX 78363 PH: 361-595-8093



## **MEMO**

Date:

June 28, 2023

To:

Planning and Zoning Commission Members

From:

Kobby Agyekum (Interim Director of Planning and Development Services)

Subject:

t: 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.

Kobby Agyekum

Interim Director of Planning and

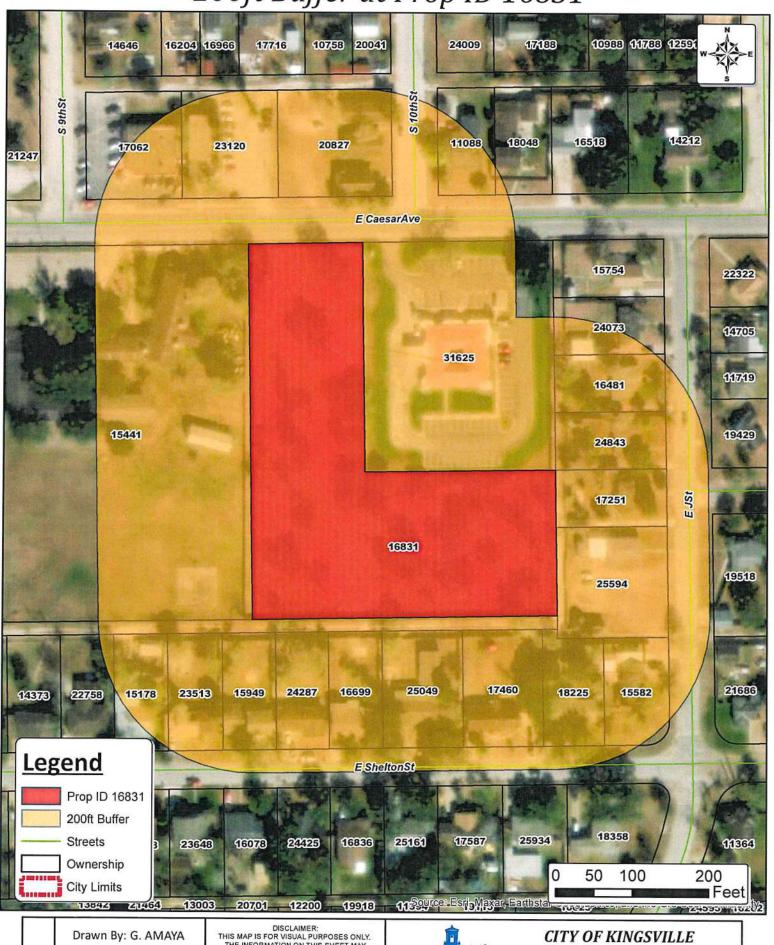
**Development Services** 

## 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 975 A. CAESAR.
(Proposed) Subdivision Name County and Secretary Lot Block  KT+I CO, Block 18 LST 2, 3, - 2, 191 AC.  Legal Description:  Legal Description:
KT+ICO, Block 18 1872, 3, - 2, 197 AC.
Legal Description:
Existing Zoning Designation Future Land Use Plan Designation Subdivisor
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)
Applicant/Authorized Agent Rame Paire Ja Phone 11-719-42/8 FAX
Email Address (for project correspondence only): hppf-13@ Gmail. Com.
Mailing Address 3176. Shelton City Kingsville State Texas Zip78363
Property Owner Ramon Plane Jan. Phone 341. 779-4218 FAX
Email Address (for project correspondence only): rppin 13 @ G mail. Com
Mailing Address 317 E Shelton City Kingsville State XAS Zip 78363
Select appropriate process for which approval is sought. Attach completed checklists with this application.
Annexation RequestNo FeePreliminary PlatFee Varies 330
Administrative Appeal (ZBA)\$250.00
Re-zoning Request\$250.00
SUP Request/Renewal\$250.00Vacating Plat\$50.00
Zoning Variance Request (ZBA)\$250.00Development Plat\$100.00
PUD Request\$250.00Subdivision Variance Request\$25.00 ea
Please provide a basic description of the proposed project:
Build A 12 LoT. GARPEN Home Subdivison (CourTyAR2 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 Date: 5-5-202, 3
Property Owner's Signature
Accepted by: Date: 6/26/2023

## 200ft Buffer at Prop ID 16831



Page: 1/1

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

Type:

Account

Property ID:

16831

290001802102192

Legal Description: KT & I CO, BLOCK 18, LOT PT 2, 3, ACRES 2.6464

Geographic ID:

Real

Zoning:

Agent Code:

C1

Property Use Code:

Property Use Description:

Location

Address:

E CAESAR

TX

Mapsco:

Neighborhood:

Neighborhood CD:

Map ID:

C1

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 N/A

(+) Improvement Non-Homesite Value: + (+) Land Homesite Value:

(+) Land Non-Homesite Value:

N/A

N/A Ag / Timber Use Value

(+) Agricultural Market Valuation: (+) Timber Market Valuation:

N/A N/A

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	<b>Estimated Tax</b>
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

-			Taxes w/o Exemptions:		N/A
			Taxes w/Current Exemptions:		N/A
	Total Tax Rate:	N/A			
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	<b>Eff Front</b>	<b>Eff Depth</b>	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	<b>HS Cap</b>	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

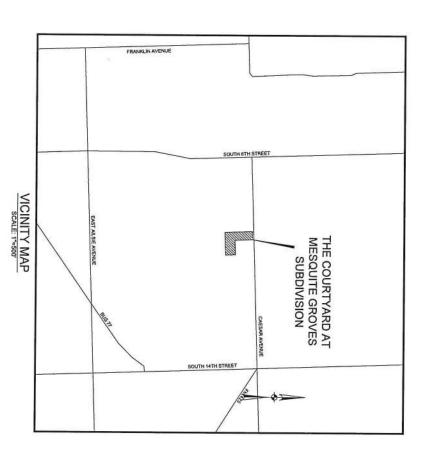
This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33 Database last updated on: 5/7/2023 8:17 PM © N. Harris Computer Corporation

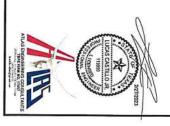
# THE COURTYARD AT MESQUITE GROVE SUBDIVISION

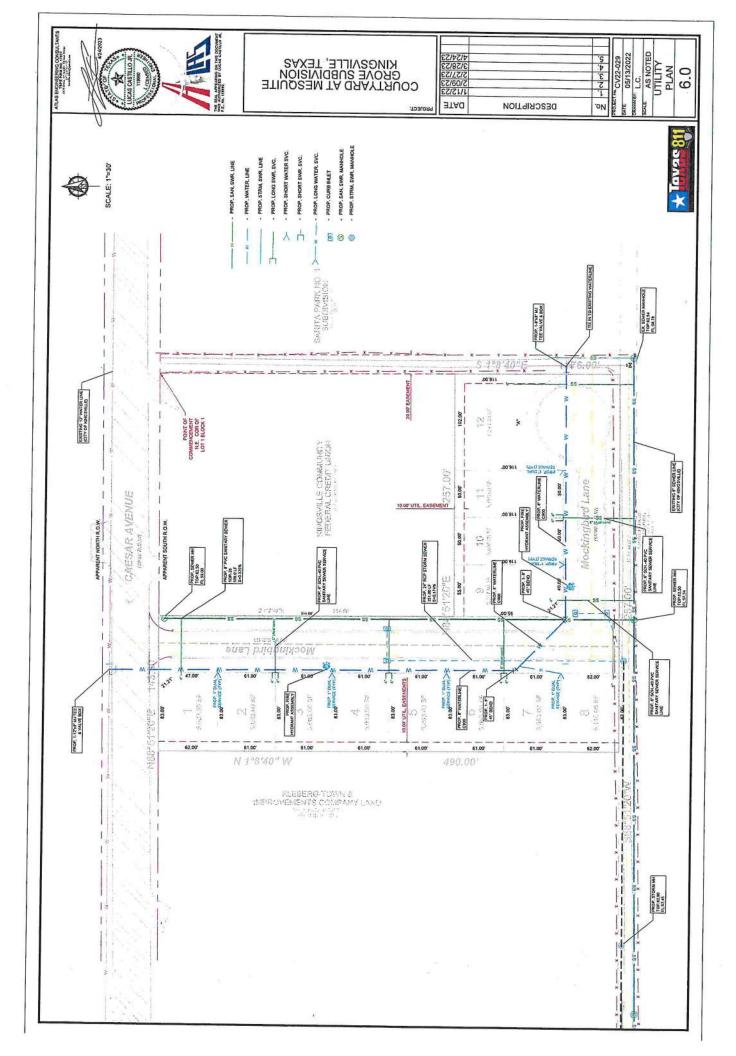
KINGSVILLE, TEXAS





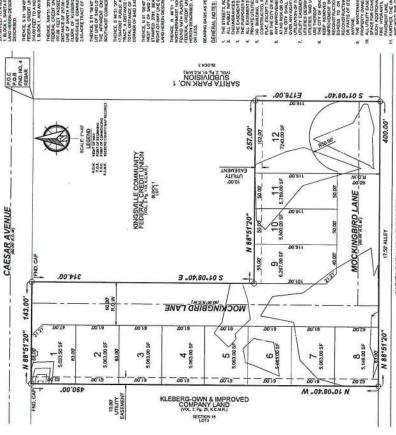






# THE COURTYARD AT MESQUITE GROVE

A 2.65-ACRE TRACT OF LAND MORE OR LESS OUT OF LOTS 2 AND 3. SECTION 16, KLEBERG TOWN & IMPROVIMENT COMPANY LAND, CITY OF KINGSYILLE KLEBERG COUNTY, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.



SARITA PARK NO.6 SUBDIVISION

Coss CASTILLO A

STATE OF TEXAS.

OLIVITY OF KLEEPER OF TEXAS.

THE UNDERSHEED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HERBER OF TEXAS HERBER OF THE WAY THIS PLAT IS THE AND CONNECTLY WAVEL AND IS THERWISH DISKNAM A KLAULE, SIGNARY ON THE PROPERTY MADE UNDER MY EXPENSION ON THE ORIGINAL.

# HOMERO L. GUTTERREZ REGISTERED PUBLIC SJRVETOR RPLS NO. 2791 GATE SURVEYED 1024/2018

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CITY SECRETARY, CITY OF RINGSVALLE, TEXAS

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# CERTIFICATE OF APPROVAL BY INFESTILE CITY COMMISSION APPROVED BY THE CITY COMM

OMERICETIFICATION
THE NAT AMPRICADE SABET TO ALL AMPLICABE CHIDINATES RLESS REGIONAL HORSOLINES OF HEIGHT OF RIGGARDLE TEXAS.
WITHESS IN FAND AT RINGSALE TEXAS THE THE DAY OF 10

DATE

MAYOR, CITY OF KINDSVILLE

STATE OF TEXAS §
COUNTY OF KLEBERG §
BEFORE ME, THE UNDERSE

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A.D. 20

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GANIN UNDER MY HAND AND SEAL OF OFFICE THES.

DAY OF
NOTARY PUBLIC FOR AND BY THE STATE OF TEXAS MY COMMISSION E.

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING CONMISSION APPROVED THS DAY OF 200 THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF RENGSYLLE, TEXAS.

CHARMAN, KINDSYLLE PLANNING AND ZOMING COMMISSION

APPROVED THIS DAY 20 BY THE CITY OF PANGSYLLE TEXAS.
AND DEVELOPMENT SERVICES OF THE CITY OF PANGSYLLE. TEXAS.

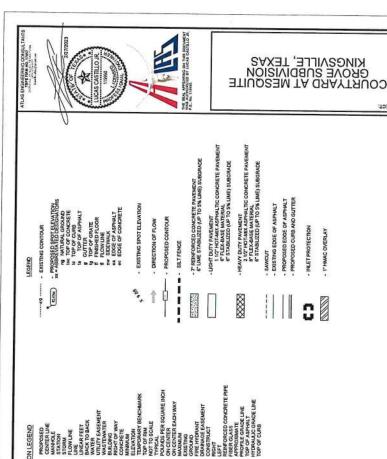
DATE ANNANG & DEVELOPMENT

TY SECRETARY

DATE

LOCATION MAP SCALE:1"=1000





GROUND FIRE HYDRAM PRININGE EASEMENT CONSTRUCT



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PROJECTING CV22-029
DATE 05/13/2022
DRAWN BY L.C.
SCALE AS NOTED
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COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

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DEFINE THE CHARACTERISTICS OF THE SITE AND THE TYPE OF CONSTRUCTION WHICH WILL BE OCCUPRING: DESCRIBE THE SITE PLAN FOR THE FACILITY TO BE CONSTRUCTED;

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F NO GEOTECHNOLL ENCNEERING REPORT IS PROVIDED FOR THIS PROJECT ALL SOL, S ARE MOLASSINED MATERIAL. NO SPECIAL PAYMENT MALL MACE TO THE CONTRACTOR FOR WITHORSERS IN MALASSINED SOLS BACCHMERED, NO SPECIAL PROVISIONS ARE BEING MACE FOR UNCLASSINED SOLS.

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

Sara R Robertson 1201 S 11<sup>th</sup> 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 14<sup>th</sup> 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 11<sup>th</sup> St Kingsville, TX 78363 #16481

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

Monica R Vidal 1123 S 11<sup>th</sup> St Kingsville, TX 78363 #24843

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

## Tail 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. Screening, and audits of those files are checked in detail.

From there it's on to the kitchen where items are inspected for cleanliness, dietician's plans are checked for nth. portion controls must be measured accurately. temperature and the quality of food must meet the commisdone 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." Sher-Iff 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 jallers 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 iail 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 building as expected. 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 patrick said. 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

"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 Kirk-

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 sup-plies, 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 omplaints 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 currently 146 inmates and 29

## **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.

## 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: 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.

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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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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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## ITEMS 3 & 4

Planning and Development Services 410 W King Kingsville, TX 78363 PH: 361-595-8093



## **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.

Kobby Agyekum

Interim Director of Planning and

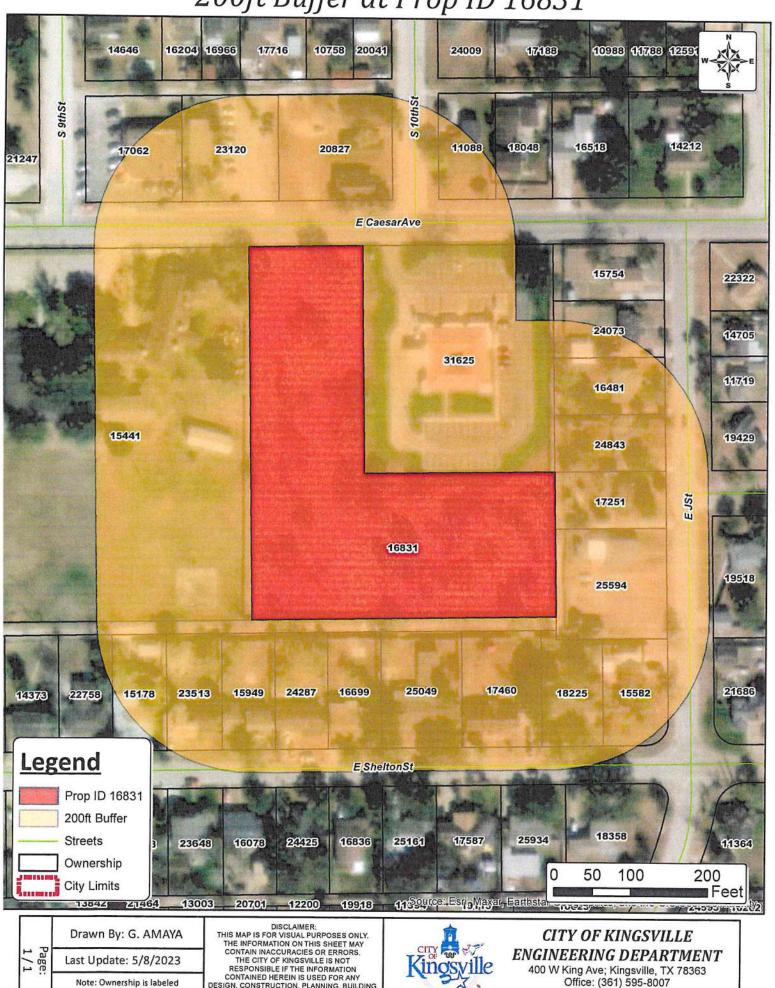
Development Services

## CITY OF KINGSVILLE PLANNING AND ZONING DIVISION MASTER APPLICATION

PID#16831

PROPERTY INFORMATION: (Please PRINT or TYPE)	
Project Address Lop E. CAESAR AV Nearest Intersection 9th St. + CAESAR.	
(Proposed) Subdivision Name County as at mesquite Lot Block	
(Proposed) Subdivision Name County and Sat Mesquite Lot Block  Legal Description: KT+I CO, Block 19 1372, 3, -2, 197 AC.  Legal Description: 4490 AC.	
1) 1	
Existing Zoning Designation Future Land Use Plan Designation Subdivisor	
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)	
Applicant/Authorized Agent Ramps Paises Je. Phone 21-749-42/8 FAX	÷
Email Address (for project correspondence only): ppf-13@ Gmail. Com.	
Mailing Address 3176. Shelton City Kingsville State Texas Zip 78363	
Property Owner Ramon Plane Jan. Phone 341. 779-4218 FAX	
Email Address (for project correspondence only): rppin 13 @ G mail . Com	
Mailing Address 317 E Shelton City Kingsvill State xAS Zip 78363	
Select appropriate process for which approval is sought. Attach completed checklists with this application.	
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Administrative Appeal (ZBA)\$250.00	OC
Comp. Plan Amendment Request\$250.00	¥0
Zoning Variance Request (ZBA) \$250.00 Development Plat \$100.00	
PUD Request\$250.00Subdivision Variance Request\$25.00 ea	
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Please provide a basic description of the proposed project:  Build A 12 LoT. GAPPEN Home Subdivisor (Courtyand Homes)	
Please provide a basic description of the proposed project:	
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Please provide a basic description of the proposed project:  Build A 12 LoT. GAPPEN Home Subdivisor (Courty ARd Homes)  I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this	
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200ft Buffer at Prop ID 16831



CONTAINED HEREIN IS USED FOR ANY
DESIGN, CONSTRUCTION, PLANNING, BUILDING,



Office: (361) 595-8007 Fav. /361) 505-8064

## Property Search > 16831 SGA HOMES LLC for Year 2023

Tax Year: 2023 - Values not available

Account

Property ID:

16831

Agent Code:

Legal Description: KT & I CO, BLOCK 18, LOT PT 2, 3, ACRES 2.6464

Geographic ID:

Real

290001802102192

Zoning:

Type:

Property Use Code:

Property Use Description:

Location

Address:

E CAESAR

TX

Mapsco:

Neighborhood:

C1

Neighborhood CD:

Map ID:

C1

Owner

Name:

SGA HOMES LLC

Owner ID:

52141

Mailing Address:

317 E SHELTON ST

% Ownership:

100.0000000000%

KINGSVILLE, TX 78363

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

SGA HOMES LLC Owner:

% Ownership: 100.0000000000%

Total Value: N/A

E	Entity	Description	Tax Rate	Appraised Value	Taxable Value	<b>Estimated Tax</b>
C	AD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
C	KI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A

-	-			
5	122	1つ3	2:23	DA.

## 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		- 9 140 13 V	134038
			Taxes w/Cur	rrent Exemptions:	N/A
TERRITOR BATTERSON			Taxes w/o E	xemptions:	N/A

mprovement / Building

No improvements exist for this property.

Lismo

#	Type	Description	Acres	Sqft	<b>Eff Front</b>	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

koli 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".

Website version: 1,2,2,33

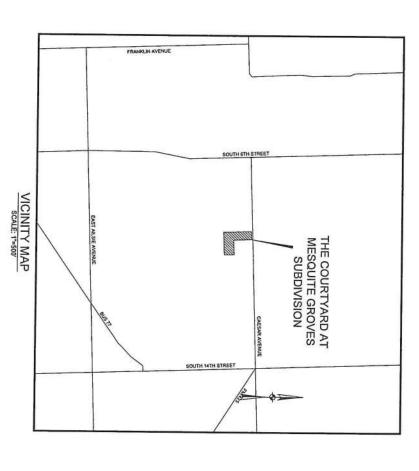
Database last updated on: 5/7/2023 8:17 PM

© N. Harris Computer Corporation

# THE COURTYARD AT MESQUITE GROVE SUBDIVISION

KINGSVILLE, TEXAS



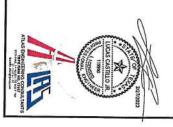


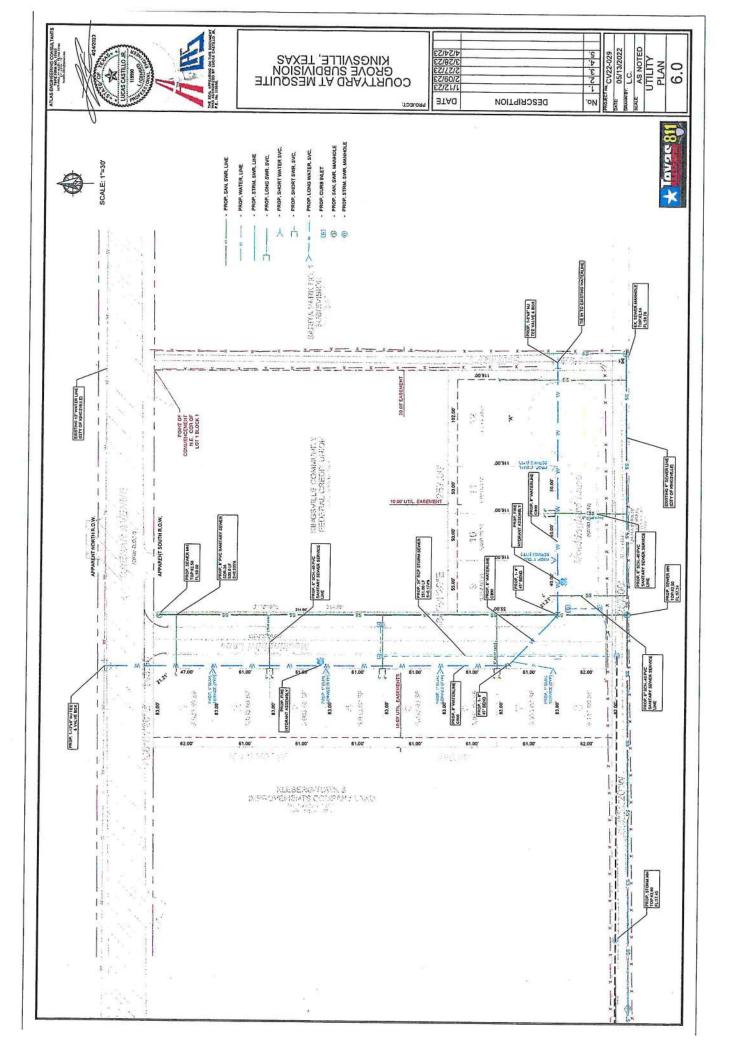
## SHEET NO. INDEX OF DRAWINGS

1.0 2.0 2.0 4.1 5.0 6.0 7.0 7.0 8.0 8.0 10.0 11.0 12.0-12.2 13.0-13.1 NO. SHEET TITLE
COVERS WEET

PLAT

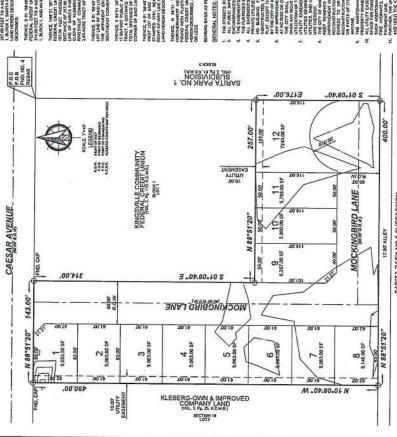
EXISTING CONDITION, DEMOLITION AND SURVEY CONTROL PLAN
GENERAL NOTES
SUGGESTED EROSION CONTROL PLAN
UTILITY PLAN
DRAWAGE PLAN
STA, 100 TO 64-09 AOCCURDABISO LANE
STORM SERRE OFTALS
SERRE UTILITY DETALS
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# THE COURTYARD AT MESQUITE GROVE

A 2.65-ACRE TRACT OF LAND MORE OR LESS OUT OF LOTS 2 AND 3, SECTION 18, KLEBERG TOWN & IMPROVAMENT COMPANY LAND, CITY OF KINOSYILLE KLEBERG COUNTY, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.



SARITA PARK NO.6 SUBDIVISION (NDL.2 P.F. R. KCM.R.) BLOCK 3

STATE OF TREESO.
COUNTY OF ALESSO.
COUNTY OF ALESSO.
I. THE LONGSTRAIN A RECITITIED PROFESSORUL BEAUGHT IN THE STATE OF THE WOOD CONSECTIVE MADE AND THE PRESONE BEAUTH THIN THIS TAY IS THE PROSECTIVE MADE WIGHT AND SAUGHNESS THAN STATE OF THE PROSECTIVE MADE WIGHT AS ARRENDED THE COUNTY.

A COUNTRION

HOMERO L, CUTRERREZ REGISTERED PUBLIC SURVEYOR RPLS NO. 2791 DATE SURVEYED 197242018



A LAGACIE TRACT OF LAKO, MORE DR. LESS, REING OUT LOTS 2 AND 3 SECTION 18, AS PER THE AAD OR PLAY TREEDE RECORDED NUCLUAR 2 PAGE 18, AND RECORDED THE OFFICE OF THE CONTRICE DECKNOT CAENS OF FLEIGHT CONTROL TRACK, RESERBENCE TO WHICH IS WELL MANDE FOR ALL PRINDEDE, LOCATIED THIN THE CYN FORMSTONE OF A MANDE SECTION AT SINGLE OF EXAMELY AND A MAND CANNET THE SET NOT THE STREET, AS BEING HONE WARRIOLAGY TECHNORIED BY METS AND REGARDS AS FOLLOWS.

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THENCE, S OF 19 FOR FEET E, WITH THE APPARENT WEST LOT LINE OF SUID LOT 1, BLOCK 1, KINGSMILE COMMON PEDEDA CORRECT LOUNG WON THE METHEMATOR FAST FOR LINE OF SALO ESSANGER TRACT, A STSTANCE TAKEN SEET TO A NO. A RELAN COLON WITH PLATTIC LOW SOFT HIM JAMMENT COLONNESS CORREGO ES AND 1, BLOCK 1, AND AN INTERNAL CORNESS OF SAND 265-ACRET TRACT OF LANG OF LANG HURBIN DESCRIBED.

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DATE

MAYOR, GITY OF KINGSVILLE

OWER CENTRICATION
THE THAT APPROVED SALECT TO ALL APPLICABLE ORDINANCES, BLAES,
BEGLATIONS, AND RESOLUTIONS OF THE CITY OF PRINSTALLE TEXAS.
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AD. 20

CITY SECRETARY, OTY OF KINGSVILLE, TEXAS

MPROVED THIS DAY OF 17 CANABOOK AND ZORBAD COUMASSORY PLANSES OF THE CITY PLANSES AND THIS CITY OF RINGSTALE, TEAKS.

PPROVED THS DAY 20 BY THE DIRECTOR OF PLANNING MUDDING OFNER TENNES.

DATE DATE

LOCATION MAP SCALE:1"=1000'



Keyway Kingsville LLC Keyway Real Estate INC 101 W 23<sup>rd</sup> 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 11<sup>th</sup> St Kingsville, TX 78363 #15582

Rod's Homes LLC 627 N 14<sup>th</sup> 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 11<sup>th</sup> St Kingsville, TX 78363 #16481 Shannon Williams Howard 528 E Shelton St Kingsville, TX 78363 #25049

Monica R Vidal 1123 S 11<sup>th</sup> St Kingsville, TX 78363 #24843 Pitarra Properties LLC 15253 Caravel Dr Corpus Christi, TX 78418 #17460

## Tail 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, dietician'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," Sher-

Iff 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 fallers and their safety skills. They are timed on fire drills, moving in an orderly fashion to a safe

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 iail and releases a smoke canister. The fire alarms go off and fallers 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. Inmales are then moved



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 building as expected outside, they are linked to-gether with a chain, zip ties, nd 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

"We conduct weekly train ing 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 sald.

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 sup-plies, and if their complaints are handled in a timely manner. 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 Jalme 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

## **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.

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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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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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## ITEMS 5 & 6

Planning and Development Services 410 W King Kingsville, TX 78363 PH: 361-595-8093



## **MEMO**

Date:

June 28, 2023

To:

Planning and Zoning Commission Members

From:

Kobby Agyekum (Interim Director of Planning and Development Services)

Subject:

t: Urban engineering, Appplicant; 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.

Kobby Agyekum

Interim Director of Planning and

Development Services

## CITY OF KINGSVILLE PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION					
Project Address 520 Cecil	N	earest Intersection _B	rahma and E Ge	eneral Cavazos	
(Proposed) Subdivision Name_Some	rset at Kingsville	Lot	Block		
73.56 Acres comprisin  Legal Description: of the John Clavton Ac	g portions of Lots 2, 5, &	6, K. T. & I. Sub.; Portion:	s of Lot 1 & 2, Burris	Acres, and a portion	
Existing Zoning Designation R1		Future Land Use Plan	Designation Res	sidential Subdivision	
OWNER/APPLICANT INFO	RMATION: (Ple	ease PRINT or T	YPE)		
Applicant/Authorized Agent Urban E	Ingineering	Phone 361-	854-3101 FA	X	
Email Address (for project correspond	ence only):_Brianl@	urbaneng.com			
Mailing Address 2725 Swantner	City_C	Corpus Christi	State TX	Zip_78414	
Property Owner Somerset Land C	ompanyPh	one 361-815-3528	FAX	News town	
Email Address (for project correspond	ence only): wileymcily	wain@aol.com		the first contract of the second second	8
Mailing Address 824 Earl Garret Street	City	Kerrville	State Texas	Zip 78028	
Select appropriate process for which ap	proval is sought. At	tach completed check	lists with this app	lication.	
Annexation Request	No Fee	★ Preliminary Plat		Fee Varies	
_Administrative Appeal (ZBA)	\$250.00	Final Plat		Fee Varies	
Comp. Plan Amendment Request		Minor Plat		\$100.00	
Re-zoning Request	\$250.00			\$250.00	
SUP Request/Renewal	\$250.00	Vacating Plat		\$50.00	
_Zoning Variance Request (ZBA)		Development Pl	at	\$100.00	
PUD Request	\$250.00		iance Request	\$25.00 ea	
Please provide a basic description of the Residential Subdivision	e proposed project:			17 18 18 18 18 18 18 18 18 18 18 18 18 18	and the second
I hereby certify that I am the owr application. I further certify that correct. If any of the information revoked.	I have read and e	xamined this appl	ication and kno	ow the same to be true	and
Applicant's Signature Property Owner's Signature	Bri	m Douter 31		23, 2023 23, 2023	
Accepted by:	agy-in		0	10.2023	
	1				

400 East King Kingsville, Texas 78363 Office 361,595,8007 Fax 361,595,8035

King Syille ENGINEERING DEFARTMENT CITY OF KINGSVILLE

Scale: AS NOTED Checked by: R. MORA

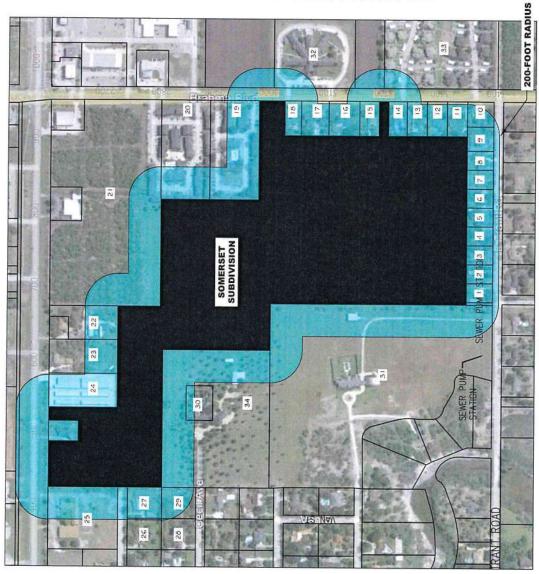
Date: 06/01/2023 Drawn by: M. MEDRANO

## 200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

CILK OF KINGSVILLE

SHEET







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 52<sup>nd</sup> ST 32<sup>nd</sup> 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 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

8

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLEBERG

8

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. 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 Lorelli M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas, with said 54.53 Acre Tract being more particularly described by metes and bounds on Exhibit "A" attached hereto, made a part hereof and incorporated by reference herein.

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

*	CHARIS VAKLING (Jacker)
THE STATE OF TEXAS	ş
COUNTY OF SAN PATRICIO	§
This instrument was acknowl EDDIE YAKLIN and wife, CHARIS Y	edged before me on the day of July, 2022, by
Hadesa Glescon  Leaens Fulse State of Jacob  Leaens Education (See 1973)  Matery 10, 4367343	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 CCTK" 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;

Theuce, 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 CCTK" 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;

Themce, 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-tanget 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 CCTK" 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 CCTK" 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 Tax Year: 2023 - Values not available 2023

# Property

Account			
Property ID:	20148	Legal Description:	K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 24.22
Geographic ID:	290002102000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	520 CECIL	Mapsco:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			
Owner			
Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.000000000%
		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	

Owner:

YAKLIN EDDIE L

% Ownership: 100.000000000%

Total Value:

N/A

**Entity Description** 

Tax Rate Appraised Value

Taxable Value Estimated Tax

KLEBERG COUNTY N/A

N/A

N/A

Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

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

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

#	Туре	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

27/23, 4:25 PM			Kleberg (	CAD - Property Det	ails	
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 Piease 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

© M. Harris Computer Corporation

Tax Year: 2023 - Values not available

Account

Property ID:

13734

Legal Description: BURRIS AC, LOT 1, PT 2, ACRES

4.1564

Geographic ID:

107100101000192

Real

Zoning:

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

Type:

700 GEN CAVAZOS BLK

Mapsco:

Map ID:

A3

Neighborhood CD:

Neighborhood:

Owner

Name:

**NIX MARY LOU EST** 

Owner ID:

70735

Mailing Address:

HARREL D NIX (EXECUTOR)

% Ownership:

100.0000000000%

N/A

N/A

1222 CYPHER ST

KINGSVILLE, TX 78363-3404

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 (+) Timber Market Valuation: 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	<b>Eff Front</b>	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	Туре	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	
	501115011011	barac	ICIA	lakes	IdA	renalty of	rees	Due

## Kleberg CAD - Property Details

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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# Kleberg CAD

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

# 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 Descriptio	n:				
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

+	N/A	
+	N/A	
+	N/A	
+	N/A	Ag / Timber Use Value
+	N/A	N/A
+	N/A	N/A
=	N/A	
=	N/A	
=	N/A	
_	N/A	
=	N/A	
	+ + + + = -	+ N/A + N/A + N/A + N/A + N/A - N/A

axing Jurisdiction

**GKL** 

Owner:

YAKLIN EDDIE L

% Ownership: 100.000000000%

Total Value:

N/A

**Entity Description** KLEBERG COUNTY N/A

Tax Rate Appraised Value

Taxable Value Estimated Tax

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.

#	Туре	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

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

INC

**ANTONIO** 

3

OT

Other

UNKNOWN **KYLE** 

**PROPERTIES** 

INC

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Taxing Year Jurisdiction

Taxable Value

Base Tax

Base Taxes Paid

Base Tax Due

Discount / Penalty & Interest

Attorney Fees

Amount Due

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

Questions Please Call (361) 595-5775

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

Website version: 1,2,2,33

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

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# Kleberg CAD

Property Search > 20946 YAKLIN EDDIE for Year Tax Year: 2023 - Values not available 2023

# 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:		8.	
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
			and • 1000
(=) 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: 100.0000000000%

Total Value:

N/A

**Entity Description** 

Tax Rate Appraised Value

Taxable Value Estimated Tax

GKL

KLEBERG COUNTY N/A

N/A

N/A N/A

Total Tax Rate: N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

# Improvement / Building

No improvements exist for this property.

# Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value	1
1	NATP3	NATIVE PASTURE	31.0900	1354280.40	0.00	0.00	N/	Α Λ	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	Туре	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	37	369	1
				LORELL M			1
3	OT	Other	UNKNOWN	RYAN JOHN			
Annual Control of the	The second secon	THE RESERVE TO SHARE THE PARTY OF THE PARTY	THE RESIDENCE OF THE PARTY OF T				1

Tax Due

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Year Taxing Jurisdic	Taxable ction 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.

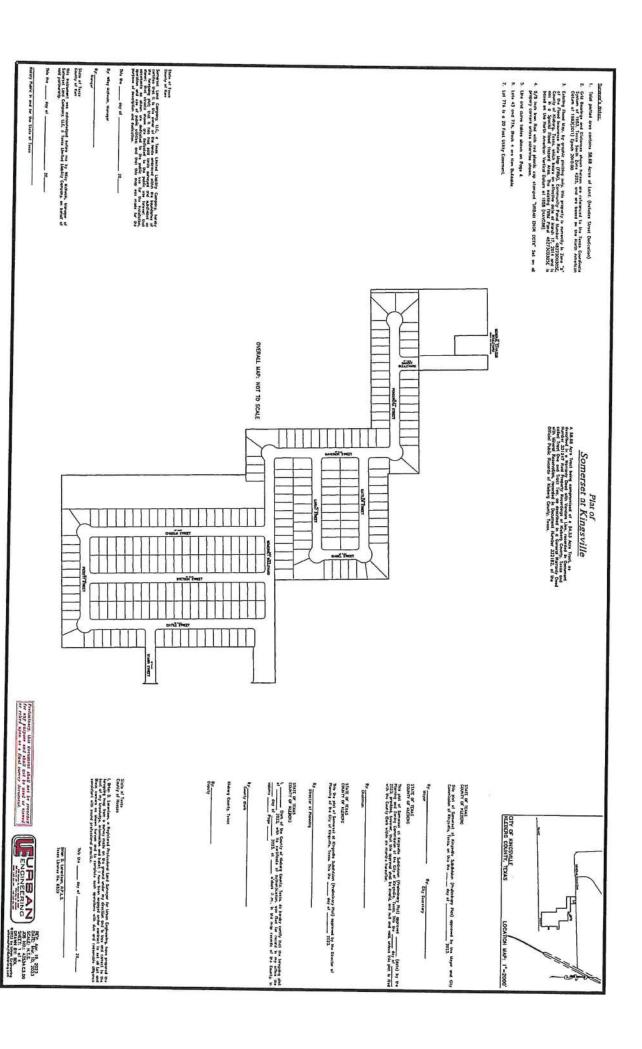
Questions Please Call (361) 595-5775

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

Website version: 1.2.2.33

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

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## Tail CONTINUED FROM PAGE 1

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, dietician's plans are checked for the month, portion controls must be measured accurately. temperature and the quality of

looking at random inmate files 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 canis ter. The tire 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 building as expected. outside, they are linked to-gether 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

"We conduct weekly train ing 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 sup-plies, and if their complaints are handled in a timely manner. 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

## **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 Kle-

berg 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: 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

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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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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 about the items on the agenda, please contact the City Secretary at (361)

# ITEMS 7 & 8

Planning and Development Services 410 W King Kingsville, TX 78363 PH: 361-595-8093



# **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.

Kobby Agyekum

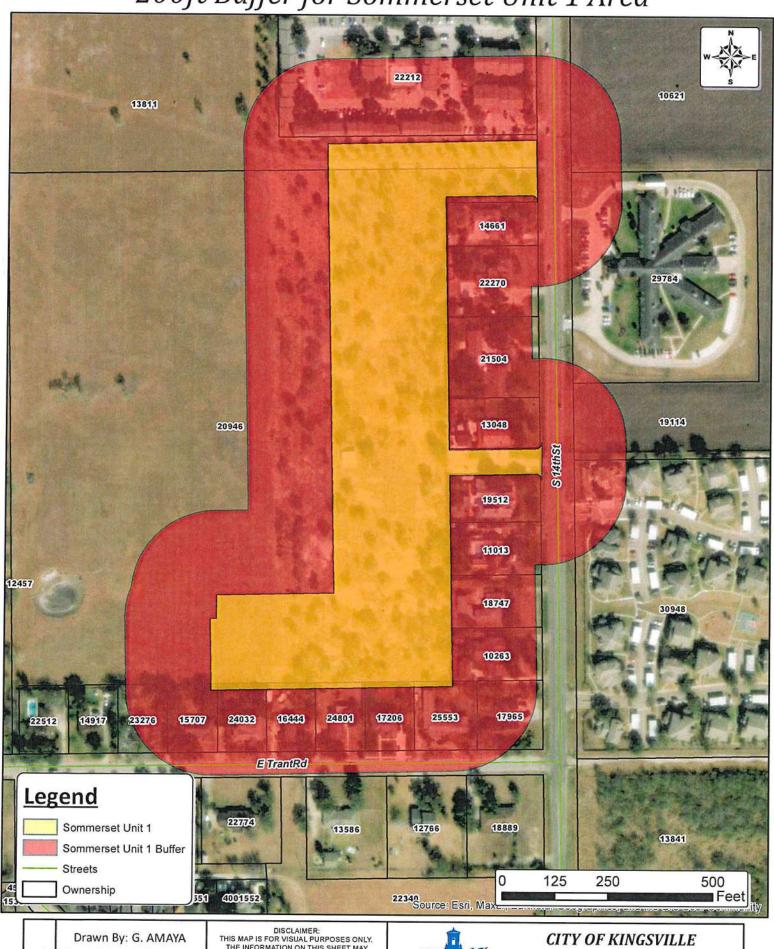
Interim Director of Planning and

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
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): Brianl@urbaneng.com
Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414
Property Owner Somerset Land Company, LLC Phone 361-815-3528 FAX
Email Address (for project correspondence only): wileymcilwain@aol.com
Mailing Address 824 Earl Garrett Street City Kerrville State Texas Zip 78028
Select appropriate process for which approval is sought. Attach completed checklists with this application.
Annexation RequestNo FeePreliminary Plat Fee Varies
Administrative Appeal (ZBA) \$250.00 Limitally Plat Fee Varies
Comp. Plan Amendment Request \$250.00 Minor Plat
Re-zoning Request\$250.00 Re-plat \$250.00
SUP Request/Renewal \$250.00 Vacating Plat \$50.00
Zorinis variance Request (ZBA) \$250.00 Development Plot
PUD Request \$250.00 Development Plat \$100.00 Subdivision Variance Request \$25.00 ea
Please provide a basic description of the proposed project:
This is the first phase of Somerset at Kingsville. There are 52 single family residential lots included in this Unit.
I howalist court 6. 45 at I it
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this
approaction. I fulfilled Celtify filled I flave read and examined this application and beauty
and of the information provided on this application is incorrect the nermit or approved may be
revoked.
Applicant's Signature Date: 31912023
Potenty Owner's Signature (2019-1-1)
Accepted by: Date: 4/20/2022

# 200ft Buffer for Sommerset Unit 1 Area



Page:

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. OR ANY OTHER PURPOSE.



# ENGINEERING DEPARTMENT

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

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

8

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLEBERG

S

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. 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 Lorelli M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas, with said 54.53 Acre Tract being more particularly described by metes and bounds on Exhibit "A" attached hereto, made a part hereof and incorporated by reference herein.

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

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

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

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

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

# DATED the 21st day of July, 2022.

		EDDIE YAKLIN GALLEN
THE STATE OF TEXAS	δ	
COUNTY OF SAN PATRICIO	ş	
This instrument was acknown EDDIE YAKLIN and wife, CHARI	owledged IS YAKLI	before me on the 2/ day of July, 2022, by
Ann Chairs, ghrang Featury Palate December 2 Comm. E. Joseph 2007, p. Battey 10 (207,814)	;  :  25m.	Milesa Glow Notary Public, STATE OF TEXAS
AFTER RECORDING RETURN TO	0:	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 CCTK" 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 90°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 CCTK" 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;

Themce, 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-tanget 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 CCTK" 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.

2023 - Values not available

Account

Property ID:

20148

Legal Description: KT&ICO, BLOCK 21, LOT PT 2, PT 5,

**ACRES 24.22** 

Geographic ID:

290002102000192

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

520 CECIL

Mapsco: Map ID:

**A3** 

Neighborhood: Neighborhood CD:

Owner

Name:

YAKLIN EDDIE L

Owner ID:

10600

Mailing Address:

1550 W KINGSBURY ST

% Ownership:

100.0000000000%

SEGUIN, TX 78155-3308

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: 100.000000000%

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

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

#	Туре	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

4/27/23, 4:25 PM			Kleberg (	CAD - Property Del	tails	
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

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1811 2023 - Values not available

N/A

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) % Ownership: 100.0000000000% 1222 CYPHER ST KINGSVILLE, TX 78363-3404 Exemptions: Spirit and (+) 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

(=) Market Value: = N/A

(-) Ag or Timber Use Value Reduction: - N/A

(=) Appraised Value: = N/A

(-) HS Cap: - N/A

(=) Assessed Value: = N/A

Roll Value, hitmory

No improvements exist for this property.

#	Type	Description	Acres	Sqft	<b>Eff Front</b>	Eff Depth	Market Value	Prod. Value
1	C1	C1	2.7076	117944.72		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

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 Date	Туре	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	· Section of the Sect	ОТ	Other	UNKNOWN	MAY EUGENE Q TRUST	19	954	

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

Tax Year: 2023 - Values not available 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: (+) 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

=

=

N/A

N/A

N/A

(=) Appraised Value:

(=) Assessed Value:

(-) HS Cap:

Owner:

YAKLIN EDDIE L

% Ownership: 100.000000000%

Total Value:

N/A

**Entity Description** 

Tax Rate Appraised Value

Taxable Value Estimated Tax

GKL

KLEBERG COUNTY N/A

N/A

value Estimated i

N/A

N/A

Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

ara armara, spilating

No improvements exist for this property.

AIN.

#	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

Bull Velice Maken

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	Туре	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	

Kleberg CAD - Property Details

INC

ANTONIO

3

OT Other

UNKNOWN KYLE

**PROPERTIES** 

INC

Year

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Taxing Jurisdiction

Taxable Value

Base Tax

Base Taxes Paid

Base Tax Due

Discount / Penalty & Interest

Attorney Fees

Amount Due

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

Operations Please Call (852) 595-5171

This year to not tend fed and All, values will be represented with "MAR.

Website version: 1, 3, 2, 2, 33

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

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Tax Year: 2023 - Values not available

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 % Ownership: 100.0000000000% SEGUIN, TX 78155-3308 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

Fogethy Percel of 1984 YEARIN Softial fortest

(=) Assessed Value: = N/A

=

=

N/A

N/A

N/A

N/A

(=) Market Value:

(=) Appraised Value:

(-) HS Cap:

(–) Ag or Timber Use Value Reduction:

Owner:

YAKLIN EDDIE

% Ownership: 100.000000000%

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

ingrovenest/Soliding

No improvements exist for this property.

1.4141

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

Roll Value Matery

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

4/27/23, 4:26 PM

Kleberg CAD - Property Details

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

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	PARTY SANCTON
PERSONAL PROPERTY.	OF SHAPE OF				Duc	micerest			- 5

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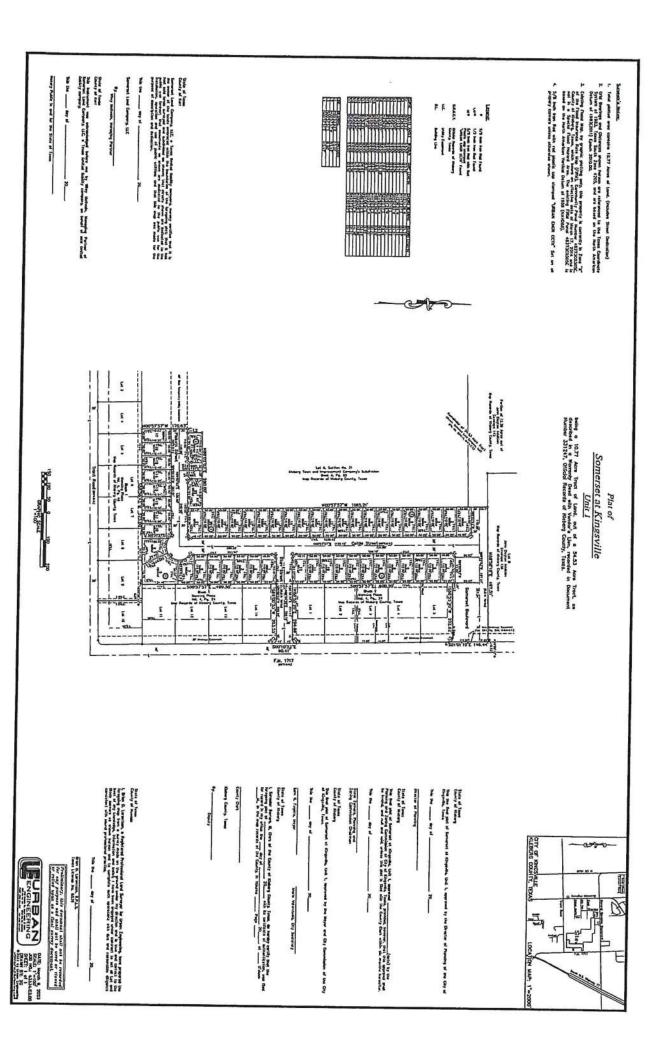
Compliant Place Call (861) FEE-CYT

This year is not estimal and ALL univer which represented with " $\eta/\Lambda s$  .

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

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# ail CONTINUED FROM PAGE 1

looking at random inmate files food must meet the commisand making sure those files are in order and filled out properly.

The nurse's office is 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, dietician's plans are checked for the month, portion controls must be measured accurately. temperature and the quality of sions 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," Sher-iff 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 impec-cable. 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 building as expected. outside, they are linked to-gether with a chain, zip ties, and armed failers escort them to safety. During this fire drill, the Kleberg County Jailers were dressed in fire gear and had things under control in

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

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

After the drills and tests, inspectors move on to inter-view 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 manner. 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. nmates 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 closto 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

## **PUBLIC HEARING NOTICE**

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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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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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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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