

# *City of Kingsville, Texas*

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## **AGENDA CITY COMMISSION**

**MONDAY, JULY 10, 2023**

**REGULAR MEETING**

**CITY HALL**

**HELEN KLEBERG GROVES COMMUNITY ROOM**

**400 WEST KING AVENUE**

**5:00 P.M.**

**Live Videostream:** <https://www.facebook.com/cityofkingsvilletx>

### **I. Preliminary Proceedings.**

#### **OPEN MEETING**

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

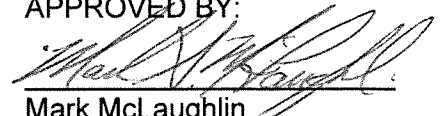
**MINUTES OF PREVIOUS MEETING(S)**

Regular Meeting – June 12, 2023

Special Meeting – June 20, 2023

Regular Meeting – June 26, 2023

APPROVED BY:

  
Mark McLaughlin  
City Manager

### **II. Public Hearing - (Required by Law).<sup>1</sup>**

1. Public Hearing on request for preliminary plat of 2.6464 acres, K.T.&I. Co, Bock 18, Part of Lots 2 & 3 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. Raymond Perez, owner/applicant (Interim Director of Planning & Development Services).

2. Public Hearing on request for final plat of 2.6464 acres, K.T.&I. Co, Bock 18, Part of Lots 2 & 3, 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. (Interim Director of Planning & Development Services).

3. Public Hearing on request for 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. Urban Engineering, applicant; Somerset Land Company, owner. (Interim Director of Planning & Development Services).

4. Public Hearing on request for 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. (Interim Director of Planning & Development Services).

### **III. Reports from Commission & Staff.<sup>2</sup>**

*"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."*

### **IV. Public Comment on Agenda Items.<sup>3</sup>**

1. Comments on all agenda and non-agenda items.

### **V.**

#### **Consent Agenda**

#### **Notice to the Public**

*The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

#### **CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:**

*(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration)*

1. Motion to approve final passage of an ordinance the Fiscal Year 2022-2023 Budget to appropriate funding for concept design of new Tourism facility. (Tourism Director/City Manager).
2. Motion to approve a resolution authorizing the City Manager and Fire Chief to execute a Clinical Affiliation Agreement between the Kingsville Fire Department and

the School of EMS; repealing all conflicting resolutions and providing for an effective date. (renewal of 2019 agreement; no cost) (Fire Chief).

## **REGULAR AGENDA**

### **CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

#### **VI. Items for consideration by Commissioners.<sup>4</sup>**

3. Consider request for preliminary plat of 2.6464 acres, K.T.&I. Co, Bock 18, Part of Lots 2 & 3 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. Raymond Perez, owner/applicant (Interim Director of Planning & Development Services).

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5. Consider request for 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. Urban Engineering, applicant; Somerset Land Company, owner. (Interim Director of Planning & Development Services).

6. Consider request for 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. (Interim Director of Planning & Development Services).

7. Consider awarding bid RFP#23-07 to Mammoth Foundation Repair, LLC for 2023 Tranquitas Creek Bridge Repair Project, as per staff. (City Engineer).

8. Consider authorizing city participation in 5K run event in downtown on August 18, 2023. (Downtown Manager).

9. Consider a resolution nominating certain person(s) as candidate(s) for election to the Board of Directors for the Kleberg County Appraisal District. (for the 2024-2025 term.) (City Attorney).

10. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate Tourism ARP Funding for Video Signage. (at Tourism Center; Commission authorized use of Tourism ARP Funds on 6/12/23). (Finance Director).

#### **VII. Adjournment.**

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.

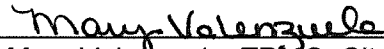
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Community Room are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551-076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board located at City Hall, 400 West King Ave, of the City of Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

July 6, 2023, at 4:30 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

  
\_\_\_\_\_  
Mary Valenzuela, TRMC, City Secretary  
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: \_\_\_\_\_

By: \_\_\_\_\_  
City Secretary's Office, City of Kingsville, Texas



# **MINUTES OF PREVIOUS MEETING(S)**

**JUNE 12, 2023**

**A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JUNE 12, 2023, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.**

**CITY COMMISSION PRESENT:**

Sam R. Fugate, Mayor  
Norma N. Alvarez, Commissioner  
Edna Lopez, Commissioner  
Ann Marie Torres, Commissioner

**CITY COMMISSION/STAFF ABSENT:**

Hector Hinojosa, Commissioner

**CITY STAFF PRESENT:**

Mark McLaughlin, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Kyle Benson, IT Manager  
Derek Williams, IT  
Emilio Garcia, Health Director  
Deborah Balli, Finance Director  
Bill Donnell, Public Works Director  
Mike Mora, Capital Improvements Manager  
Diana Gonzales, Human Resources Director  
Joseph Ramirez, Engineers Assistant  
Kwabena Agyekum, Senior Planner/HPO  
Walter Reeves, Director of Planning & Development Services  
Charlie Sosa, Purchasing Manager  
Alicia Tijerina, Special Events Coordinator

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Fugate opened the meeting at 5:00 P.M. with four Commission members present. Commissioner Hinojosa was absent from this meeting.

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

**MINUTES OF PREVIOUS MEETING(S)**

**Regular Meeting May 22, 2023**

**Motion made by Commissioner Torres to approve the minutes of May 22, 2023, as presented, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres voting “FOR”. Fugate “ABSTAINED”.**

**II. Public Hearing - (Required by Law).<sup>1</sup>**

None.

**III. Reports from Commission & Staff.<sup>2</sup>**

*“At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of*

*Governments, Conner Museum, Keep Kingsville Beautiful and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water, And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time.”*

Mr. Mark McLaughlin introduced the new Director of Planning & Development Services Mr. Walter Reeves. He further gave a brief update on the upcoming dangerous temperatures that will be occurring in the next few days. He stated that staff is working on keeping the dogs in the animal shelter out of the dangerous heat. He also announced that city offices will be closed on Monday, June 19<sup>th</sup>, 2023, for the Juneteenth holiday.

Ms. Courtney Alvarez, City Attorney announced that the next commission meeting is scheduled for Monday, June 26<sup>th</sup>. The deadline for staff to submit agenda items for this meeting is Friday, June 16, 2023. She further reported that updated memos for agenda items 1 and 17 have been provided to the commission.

Commissioner Torres reported on the Council of Governments meeting she attended where they discussed charging station infrastructure. Torres further commented that today is Texas Women Veteran's Day and would like to thank the women who have served our country.

Commissioner Alvarez commented that at the Council of Governments meeting, it was voted for approval of a resolution to apply for a \$15 million grant.

Commissioner Lopez read and presented a proclamation to the Santa Gertrudis Academy Lady Lion Softball Team who played in the state finalist game.

#### **IV. Public Comment on Agenda Items.<sup>3</sup>**

1. Comments on all agenda and non-agenda items.

No public comments were made.

#### **V.**

##### **Consent Agenda**

##### **Notice to the Public**

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##### **CONSENT MOTIONS, RESOLUTIONS, ORDINANCES, AND ORDINANCES FROM PREVIOUS MEETINGS:**

*(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)*

**Motion made by Commissioner Alvarez to approve the consent agenda as presented, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Lopez, Torres, Alvarez, Fugate voting "FOR".**

**1. Motion to approve final passage of an ordinance amending the zoning ordinance granting a Special Use Permit to Vertical Bridge/T-Mobile for Wireless Telecommunications Pole Tower in C2-Retail at Clyde, Block 4, Lot 6-8, also known as 1027 E. Lott, Kingsville, Texas. (Flanagan's Muffler Shop). (Interim Director of Planning & Development Services).**

**2. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to accept and expend the donation from the Brookshire Foundation for recreational programs and equipment. (Parks Director).**

**3. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to accept and expend the donation from the Cherry Tree Tea Room for sponsorship of a youth baseball and softball league team. (Parks Director).**

**4. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 3, Water, Sections 70 through 81, providing for Drought Contingency Plan, public education method, triggers, and notification. (Public Works Director).**

**5. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter V, Article 3, Water, Sections 100-103, providing for updated information in the Water Conservation Management Plan. (Public Works Director).**

**6. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional funding for Legal Professional Services. (City Attorney).**

**7. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate additional funding for the City Manager contract increase. (Finance Director).**

**8. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate additional funding for cost overruns of the Facilities Division. (Finance Director).**

**9. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to set up budget revenues and expenditures for 2021 Stonegarden Grant. (Finance Director).**

**10. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional funding for General Fund and Utility Fund department cost overruns. (Finance Director).**

**11. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional funding for increased costs of equipment awarded by the Lone Star Grant. (Finance Director).**

**12. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional funding for increased costs of league expenditures due to additional participants. (Parks Director).**

**13. Motion to approve the reappointment of Steve Zamora, Debbie Tiffie, Mike Klepac, Brian Coufal, Rev. Idotha Battle, and Larry Garcia to the Planning &**

**Zoning Board for another 2-year term. (Director of Planning & Development Services).**

**REGULAR AGENDA**

**CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

**VI. Items for consideration by Commissioners.<sup>4</sup>**

**14. Workshop: discussion on status of existing and potential new Certificates of Obligation for General Fund and Utility Fund and debt capacity. (Finance Director).**

Mr. Don Gonzales of Estrada Hinojosa stated that this is still a work in progress as things could change from now to the time debt is issued.

Mr. Matt Lujan, from Estrada Hinojosa, spoke about the market update. He stated that currently, the city has \$26.3 million outstanding debt, and of that \$19 million is callable. Both 2024 and 2030 year, also have callable debt.

Mr. Gonzales went over the slides of the presentation regarding tax-supported debt service. He stated that for debt that is currently callable, all those coupons are currently lower and since they are callable, it would not make sense to refund those, as the city is currently at a lower interest rate. He further discussed the actual debt that is being paid and supported by the tax rate. The tax rate is around \$.16 on the I&S tax rate. A graph showing the existing tax-supported debt service was discussed which showed the principal and interest of the tax-supported debt service. He further stated that one thing to look at is how to layer in new debt without raising the tax rate, or if the city chooses to increase the tax, how much of debt capacity will the city get from that. There is a level of debt service from 2021 to 2027 and comes back down from 2028 through 2030. It then gets leveled for about three years and then gets leveled in 2033. He further stated that if the city wanted to max out its capacity and have straight leveled debt service all the way, maxing out the I&S tax rate at the same level as it currently is, it will generate around \$1.5 million of debt service. He further stated that there is a capacity of about \$700,000 of debt service from 2024 through 2027 and about \$100,000 starting in 2029. He further stated that this could be built up or as the debt service goes down, the city could step it down to all for more capacity in 2028 and 2029. Mr. Gonzales stated that staff provided a list of projects that totaled an amount of \$70 million.

Mr. McLaughlin stated that most of this was in the utility fund. The general fund, the list that staff currently has can be covered through debt capacity now. He further stated that the utility list is what will be harder to fund as it is a higher amount.

Mr. Gonzales continued to explain the slides that were in his presentation. Estimated general obligation tax rate supported capacity with the assumption of a 5% interest rate and the first principal payment following year of issuance, Series 2023A, approximately \$5 million with an average annual payment of \$390,000. Series 2024, approximately \$8 million with an average annual payment of \$625,000. Series 2023, approximately \$5 to \$7 million with an average annual payment of \$440,000. This is a 20-year term and the city will maintain a debt rate of \$0.16590 I&S tax rate. The net taxable assessed value of \$1.013 billion with zero growth annually and a collection rate of 97.5%. Mr. Gonzales further discussed the graphs and tables for the Utility fund-supported debt service.

Mayor Fugate commented that the city has some challenges that will be coming up, which are good challenges such as growth in the upcoming years.

Commissioner Alvarez asked about the new water meters, will they be installed before the new fiscal year begins, since the rates will go up?

Mr. McLaughlin responded that staff has already estimated this at a 6% increase in revenues, which has already been included in the upcoming proposed budget.

Mayor Fugate asked if the utility fund still assists the general fund. Mr. McLaughlin responded yes. Mayor Fugate then asked how much money from the utility fund goes into the general fund. Mr. McLaughlin responded that for next year it will be \$1.5 million.

Commissioner Torres asked that the 6% include new homes. Mr. McLaughlin no, but within the permitting analysis it was considered for construction but not water. Commissioner Torres further asked if staff had a cost estimate on what citizens will be paying for the extra water. Mr. McLaughlin responded that staff does not have a cost estimate at this time.

Mr. Gonzales moved forward with his presentation, Utility Fund. The estimated project fund capacity is approximately \$15 million over a 20-year term. The assumption is a 5% interest rate: proposed series 2025, first principal payment in fiscal year 2026. The average annual debt service is approximately \$1.365 million. He stated that it is their understanding that the city plans to conduct a rate study to support projected net revenue available for debt service between \$2.3 to \$2.5 million annually from 2026 – 2030, per the city's proforma.

**15. Consideration and approval of a Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation. (Finance Director).**

Mr. Matt Lujan mentioned the financing team as the City of Kingsville is the issuer and Estrada Hinojosa & Company, Inc. as the Financial Advisor, and Winstead P.C. as the city's bond counsel. The Underwriters and Underwriters' Counsel as well as the Paying agenda are still to be determined.

Both Mr. Lujan and Mr. Gonzales discussed the graphs within their presentation.

**Motion made by Commissioner Alvarez to approve the Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Fugate voting "FOR".**

**16. Consideration and Approval of a Resolution Declaring Intention to Reimburse Certain Expenditures. (Finance Director).**

**Motion made by Commissioner Lopez to approve the resolution declaring intention to reimburse certain expenditures, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Fugate voting "FOR".**

**17. Consider out-of-state travel for City Commission and staff to New York, New York for bond rating and bond insurance meetings from August 9-12, 2023. (Finance Director).**

**Motion made by Commissioner Alvarez to approve out-of-state travel for City Commission and staff to New York, New York for bond rating and bond insurance meetings from August 9-12, 2023, for the following staff, Mayor, City Manager, City Attorney, and Finance Director, seconded by Commissioner Lopez and Commissioner Torres. The motion was passed and approved by the following vote: Lopez, Torres, Alvarez, Fugate voting "FOR".**

**18. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional funding for Water Well #23 Rehab increased costs. (Finance Director).**

Mr. Bill Donnell, Public Works Director reported that during Fiscal Year 21-22, a budget amendment was approved for repairs and Friedel Drilling was contracted to perform

pump repairs and cleaning of screens. The initial cleaning did not bring the Well back to its recommended capacity so additional work was requested. It was not anticipated that additional cleaning would be required to get this Well back to acceptable pumping capacities. The additional cleaning brought the Well's pumping rate up to 705 GPM. The additional cost for cleaning was \$14,960.78. This will reduce the unappropriated Fund 054 balance by \$14,960.78 and increase the Utility Plant account by that amount.

Introduction item.

**19. Consider authorizing reallocation of ARP Funds for Animal Shelter Rehab Project. (Finance Director).**

Mrs. Deborah Balli, Finance Director stated that the Animal Shelter is in need of rehab and the remaining balance of uncommitted ARP funding of \$203,541.41 has been identified for this project. The proposed addition will be a 2,570-square-foot building with 20 new dog kennels and new office space for administration with an animal adoption room. City staff has had a conversation with County Judge Madrid regarding the County having a \$250,000 contribution to the new animal shelter project.

Commissioner Torres asked that with the additional space and kennels, the city needs to hire additional staff.

Mr. McLaughlin explained that the need for additional staff is not needed at this time.

**Motion made by Commissioner Alvarez to authorize the reallocation of ARP Funds for Animal Shelter Rehab Project, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Fugate voting "FOR".**

**20. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget to commit ARP Funds for the Animal Shelter Rehab Project. (Finance Director).**

Introduction item.

**21. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional professional services needed for wastewater testing services. (Finance Director).**

Mrs. Balli stated that professional services were used to cover other line items and now there is a need to replace the funding for additional services that will be needed. Professional services will be covered by the Utility Fund budget amendment reserve line item for wastewater.

Introduction item.

**22. Consider removing from the table: reappointment of Ricki Cunningham, Albert Garcia, John Garza, Orlando Moya, and Larry Garcia as regular members of the Board of Adjustment for two-year terms. (City Manager).**

**Motion made by Commissioner Alvarez to remove from the table reappointment of Ricki Cunningham, Albert Garcia, John Garza, Orlando Moya, and Larry Garcia as regular members of the Board of Adjustment for two-year terms, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Fugate voting "FOR".**

**23. Consider the reappointment of Ricki Cunningham, Albert Garcia, John Garza, Orlando Moya, and Larry Garcia as regular members of the Board of Adjustment for two-year terms. (City Manager).**

Commissioner Torres asked if anyone from the community had reached out to staff showing interest in serving on this or any other city boards.

Mr. McLaughlin responded that no one has contacted staff regarding serving on any city boards.

**Motion made by Commissioner Alvarez to approve the reappointment of Ricki Cunningham, Albert Garcia, John Garza, Orlando Moya, and Larry Garcia as regular members of the Board of Adjustment for two-year terms, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Torres, Alvarez, Fugate voting "FOR".**

**24. Consider removing from the table: reappointment of Rose Munoz Morales (Main Street Representative) and Erin McClure (TAMUK Representative) to the Hotel Occupancy Tax Advisory Board for two-year terms. (Downtown Manager).**

**Motion made by Commissioner Lopez to remove from the table reappointment of Rose Munoz Morales (Main Street Representative) and Erin McClure (TAMUK Representative) to the Hotel Occupancy Tax Advisory Board for two-year terms, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Fugate voting "FOR".**

**25. Consider reappointment of Rose Munoz Morales (Main Street Representative) and Erin McClure (TAMUK Representative) to the Hotel Occupancy Tax Advisory Board for two-year terms. (Downtown Manager).**

**Motion made by Commissioner Lopez and Commissioner Torres to approve the reappointment of Rose Munoz Morales (Main Street Representative) and Erin McClure (TAMUK Representative) to the Hotel Occupancy Tax Advisory Board for two-year terms, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Fugate voting "FOR".**

**26. Consider approving design for new City Wayfinding Signs. (Tourism Director).**

Mrs. Alicia Tijerina, Special Events Coordinator stated that as the city's logo has been changed, it is being asked by staff that a change to the city wayfinding signs be changed to the new logo.

**Motion made by Commissioner Lopez to approve the design for new city wayfinding signs, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Torres, Alvarez Fugate voting "FOR".**

**27. Consider authorizing use of Tourism ARP funds for City Wayfinding Signs. (Tourism Director).**

**Motion made by Commissioner Lopez to authorize the use of Tourism ARP funds for City Wayfinding Signs, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Fugate voting "FOR".**

**28. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate Tourism ARP funding for wayfinding signs balance. (Tourism Director).**

**Introduction item.**

**29. Consider authorizing use of Tourism ARP funds for new programable LED sign at Tourism Center. (Tourism Director).**



**Motion made by Commissioner Torres to authorize use of Tourism ARP funds for a new programmable LED sign at Tourism Center, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Fugate voting 'FOR'.**

**30. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate funding for Tourism Video Signage. (at Tourism Center). (Tourism Director).**

Mayor Fugate asked for staff to contact NAS Kingsville regarding the new video signage.

Mr. McLaughlin stated that he has not spoken to NAS Kingsville but will. He further stated that the old video signage will be used at the Parks Department.

**Introduction item.**

**31. Consider authorizing use of Tourism fund balance for marketing services. (Tourism Director).**

Mrs. Tijerina stated that the Tourism Department started using cell phone data to track event impact and to gather marketing demographics for future successful campaigns and track visitor movement and impact for specific events in 2021. This cell phone data gathered from the Kingsville Chamber of Commerce through their relationship with Retail Coach. Tourism partnered with the IT Department to research several cell phone data tracking options and determined that Placer.ai was the most suitable fit for city use. This program will be shared by Tourism, Parks and Recreation, and the Planning Department. The annual cost of Placer.ai is \$25,000 and requires a minimum 2-year commitment. If both years are paid in advance, the city will see a \$3,000 annual discount.

Commissioner Torres asked if the data collected will also show how much money was spent by the visitor?

Mr. McLaughlin responded that staff would need some research on the program to see if information as such could be collected.

**Motion made by Commissioner Lopez to authorize use of Tourism fund balance for marketing services, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Torres, Alvarez, Fugate voting "FOR".**

**32. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate Tourism fund balance for marketing services. (Tourism Director).**

**Introduction item.**

**33. Consider a resolution authorizing the mayor to enter into a 1<sup>st</sup> Amendment to Interlocal Cooperation Agreement between Counties and Cities associated with Operation Lone Star for Law Enforcement Services. (To add Duval SO and Hallettsville PD). (Police Chief).**

Ms. Alvarez stated that the commission previously approved a resolution that included a list of cities and counties that are participating interlocal agreement. It is now being requested to add two additional participants, Duval County and Hallettsville Police

Department. The additional entities will not impact any funds that could be received as part of the Operation Lone Star Grant.

**Motion made by Commissioner Lopez to approve the resolution authorizing the mayor to enter into a 1<sup>st</sup> Amendment to Interlocal Cooperation Agreement between Counties and Cities associated with Operation Lone Star for Law Enforcement Services. (To add Duval SO and Hallettsville PD), seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Fugate voting "FOR".**

**34. Consider authorizing purchase of two Police Tahoe's through Caldwell Country Chevrolet via BuyBoard Purchasing Cooperative, as per staff recommendation. (Use Tax Note Series 2021). (Purchasing Manager).**

Mr. Charlie Sosa, Purchasing Manager stated that this item authorizes the City Manager to approve the purchase of two police Tahoe's vehicles from Caldwell Country Chevrolet of Caldwell, TX. The two Tahoe's will be replacing two older units that have been in for repairs and have met the vehicles lifespan. The cost of the two new units is \$147,026 of which will be expended from 115-5-2102-711 fund.

**Motion made by Commissioner Lopez to authorize the purchase of two Police Tahoe's through Caldwell Country Chevrolet via BuyBoard Purchasing Cooperative, as per staff recommendation. (Use Tax Note Series 2021), seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Fugate voting "FOR".**

**35. Consider introduction of an ordinance amending the Fiscal Year 2022-2023 Budget additional funding for increased cost of police vehicles. (Purchasing Manager).**

Introduction item.

**36. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter IX, Article 10-Streets and Sidewalks, Section 22-Driveway Construction Requirements, providing for additional clarification and options on driveways. (City Manager).**

Mr. McLaughlin stated that during a review of project plans for the community and single-family home developments, it became apparent that the current construction standards for driveways within city limits are limiting. The current ordinance requires all new construction with off-street parking to have a driveway of concrete only. Based on the nature of homes, sizes, setback distances, and the size of lots, it was determined that the ordinance would need to be modified. The revised ordinance will clarify requirements and standardizes culvert installation in areas where drainage ditches front a property. The ordinance will also offer other materials in lieu of concrete only for driveway construction, and it further delineates types of construction allowed based on the size of the lot.

Mayor Fugate commented that another issue is with individuals that have large tracts of land (5 to 10 acres) and the city requiring for them to place sidewalks which doesn't make sense to have them do this.

Mr. McLaughlin responded that the sidewalk section was not modified or removed from the ordinance. Reason is that the city does not know where will be around that property in the future. If a sidewalk is not built, it probably will not be built at a later time. He further stated that a sidewalk must be in a city right-of-way and not in private property as it would need to be used for public access. Mr. McLaughlin further commented that,

such as Sage Road, a sidewalk would not be able to be placed due to the ditches on both sides of the road.

Commissioner Lopez and Mayor Fugate commented that it would not be any different than the situation with Trant Road and the placement of sidewalks.

Mr. McLaughlin commented that on Golf Course Road there will be housing on that road and with the ordinance stating that if you are building a home, a sidewalk must be placed as well.

Ms. Alvarez stated that for this agenda item it does not include any changes to the sidewalk ordinance, only modifications to the driveway section.

Commissioner Alvarez asked what needs to be under the concrete driveway? Mr. McLaughlin responded sand.

**Introduction item.**

**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 6:41 P.M.

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, TRMC, CMC, City Secretary

**JUNE 20, 2023**

**A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, JUNE 20, 2023, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 4:00 P.M.**

**CITY COMMISSION PRESENT:**

Sam R. Fugate, Mayor  
Hector Hinojosa, Commissioner  
Norma N. Alvarez, Commissioner  
Ann Marie Torres, Commissioner

**CITY COMMISSION ABSENT:**

Edna Lopez, Commissioner

**CITY STAFF PRESENT:**

Mark McLaughlin, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Kyle Benson, IT Manager  
Derek Williams, IT

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Fugate opened the meeting at 4:00 p.m. with four commissioners present with Commissioner Lopez was absent from the meeting.

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

**MINUTES OF PREVIOUS MEETING(S)**

None.

**II. Public Hearing - (Required by Law).<sup>1</sup>**

None.

**III. Reports from Commission & Staff.<sup>2</sup>**

*“At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time.”*

**IV. Public Comment on Agenda Items.<sup>3</sup>**

1. Comments on all agenda and non-agenda items.

No public comments were made.

V.

**Consent Agenda**

**Notice to the Public**

*The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

**CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:**

*(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration)*

None.

**REGULAR AGENDA**

**CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

VI. Items for consideration by Commissioners.<sup>4</sup>

1. **Executive Session: Pursuant to Section 551.087, Texas Government Code, Deliberations Regarding Economic Development Negotiations Exception, the City Commission shall convene in executive session to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (City Manager).**

Mayor Fugate read and convened the meeting into executive session at 4:01 p.m.

Mayor Fugate reconvened the meeting into open session at 4:45 p.m.

VII. **Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 4:45 P.M.

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, TRMC, CMC, City Secretary

**JUNE 26, 2023**

**A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JUNE 26, 2023, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.**

**CITY COMMISSION PRESENT:**

Sam R. Fugate, Mayor  
Hector Hinojosa, Commissioner  
Norma N. Alvarez, Commissioner  
Edna Lopez, Commissioner

**CITY COMMISSION ABSENT:**

Ann Marie Torres, Commissioner

**CITY STAFF PRESENT:**

Mark McLaughlin, City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Kyle Benson, IT Manager  
Derek Williams, IT  
Janine Reyes, Tourism Director  
Rudy Mora, Engineer  
Bill Donnell, Public Works Director  
Diana Gonzales, Human Resources Director  
Joseph Ramirez, Engineers Assistant  
Kwabena Agyekum, Senior Planner/HPO  
Ricardo Torres, Chief of Police

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Fugate opened the meeting at 5:00 P.M. with all five commission members present.

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

**MINUTES OF PREVIOUS MEETING(S)**

None.

**II. Public Hearing - (Required by Law).<sup>1</sup>**

**1. Public Hearing on the condemnation of 1315 E. Richard, Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).**

Mayor Fugate read and opened this public hearing at 5:02 P.M.

Ms. Belinda Tovar, Building Official reported that this property staff is suggesting demolishing of any accessory structures. The main structure is not sub-standard but is secured.

Mayor Fugate asked if this property was up to date on its property taxes and about water service.

Mr. McLaughlin responded that the taxes are delinquent since 2017 and there is no record of when this property had water service.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. Additional time cannot be extended by the City Commission.

There being no further comments Mayor Fugate closed this public hearing at 5:05 P.M.

**2. Public Hearing on the condemnation of 330 W. Ave. A (rear structure), Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).**

Mayor Fugate read and opened this public hearing at 5:05 P.M.

Ms. Tovar reported that two notifications were sent out to this address, one on August 2021 and March 2022 as well as sending out a notification regarding today's meeting. The garage apartment is in disrepair with repairs being expensive. The structure is dangerous.

Mayor Fugate asked about the property for this property. Mr. McLaughlin responded that the property taxes are current and further stated that the house on this property looks okay, but the rear two-story garage is in bad disrepair.

Mayor Fugate asked if the property had been notified. Ms. Courtney Alvarez, City Attorney responded that notices have been mailed and a placard has been placed on the property as well as posting notice in the local newspaper.

Ms. Tovar commented that she approached the tenant and left her contact information and asked the tenant if they could forward her information so that the property owner contact city staff. Ms. Tovar further commented that she has not heard from the property owner.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. Additional time cannot be extended by the City Commission.

There being no further comments Mayor Fugate closed this public hearing at 5:08 P.M.

**3. Public Hearing on the condemnation of 805 E. Kleberg (rear structure), Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).**

Mayor Fugate read and opened this public hearing at 5:08 P.M.

Ms. Tovar reported that this is an accessory structure. This is only for the rear structure.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. Additional time cannot be extended by the City Commission.

There being no further comments Mayor Fugate closed this public hearing at 5:09 P.M.

**4. Public Hearing on the condemnation of 1244 E. Yoakum, Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).**

Mayor Fugate read and opened this public hearing at 5:09 P.M.

Ms. Alvarez reported that this structure the overall condition is to be in a severe and hazardous state of disrepair. It is unsecured allowing easy access for animals, vagrants, and criminal activity. This property has been without water services since July 2015 and electricity since May 2016. Property taxes for this location have been delinquent from 2007-2008 then skip to 2010 to present. Proper notices have been mailed, notice was posted on the property and notices have been published in the local newspaper.

Mr. Albert Garcia, 1243 E. Yoakum stated that this is Pato Garcia's house, and his son has taken over the property. The house has been abandoned for several years and the son Zambrano Garcia has passed on. Mr. Garcia stated that he was in the process of purchasing the house before COVID when all foreclosures came to a halt. In May 2023

he purchased the property on the courthouse steps and has spoken with Mary Ann about demolishing the structure. This would be the fifth property he has purchased in Kingsville and is planning on building new homes on these properties in 2024. The arrear taxes have been paid and the reason for him not moving forward on the demolition of the structure is that Linebarger takes about 45 days to get the deeds out. He made contact with them today and was told that they are hoping to get the deed within the next two weeks. He further stated that once he can prove that he owns the property, he will then get with Mary Ann and have the city demolish the structure and then invoice him for the service.

Mr. Luis Moreno, 1620 Shirley Street commented that he was here to speak about the condemnation for 1602 E. Santa Gertrudis, which is one of the condemnations that was pulled from the agenda. He further commented that he will be working with staff on this particular property.

Mayor Fugate commented to Mr. Moreno that at this time, comments are only being heard for this condemnation, 1244 E. Yoakum.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. Additional time cannot be extended by the City Commission.

There being no further comments Mayor Fugate closed this public hearing at 5:15 P.M.

### **III. Reports from Commission & Staff.<sup>2</sup>**

*"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water, And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."*

Mr. McLaughlin reported on the replacement of the old water meters. Installation of new water meters should begin in July 2023. He further announced activities that will be held during the 4<sup>th</sup> of July holiday. American flags will be placed in the downtown area on Friday, June 30<sup>th</sup>, and will be removed on Wednesday, July 5<sup>th</sup>.

Ms. Alvarez reported that the next commission meeting is scheduled for Monday, July 10<sup>th</sup>. The deadline to submit agenda items is Thursday, June 29<sup>th</sup>. She further reported that city offices will be closed on Tuesday, July 4<sup>th</sup> for the 4<sup>th</sup> of July holiday. Ms. Alvarez commented that city staff has been notified by the city's financial advisor that the dates for the upcoming New York trip have been changed. With travel dates changing, staff would need to bring an amended out-of-state travel item for commission approval.



Commissioner Hinojosa gave a brief update on the legislative wrap-up one-day seminar he attended in Georgetown on June 15<sup>th</sup>.

#### **IV. Public Comment on Agenda Items.<sup>3</sup>**

1. Comments on all agenda and non-agenda items.

#### **V.**

##### **Consent Agenda**

##### **Notice to the Public**

*The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

##### **CONSENT MOTIONS, RESOLUTIONS, ORDINANCES, AND ORDINANCES FROM PREVIOUS MEETINGS:**

*(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)*

**Motion by Commissioner Lopez to approve the consent agenda as presented, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".**

**1. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional funding for Water Well #23 Rehab increased costs. (Finance Director).**

**2. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to commit ARP Funds for the Animal Shelter Rehab Project. (Finance Director).**

**3. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget amending the Fiscal Year 2022-2023 Budget to provide additional professional services needed for wastewater testing services. (Finance Director).**

**4. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate Tourism ARP funding for wayfinding signs balance. (Tourism Director).**

**5. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate funding for Tourism Video Signage. (at Tourism Center). (Tourism Director).**

**6. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate Tourism Fund Balance for marketing services. (Tourism Director).**

**7. Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget additional funding for increased cost of police vehicles. (Purchasing Manager).**

**8. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter IX, Article 10-Streets and**

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.<sup>4</sup>

9. Consider the condemnation of 1315 E. Richard, Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).

Motion made by Commissioner Lopez, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction, then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Alvarez and Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

10. Consider the condemnation of 330 W. Ave. A (rear structure), Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).

Motion made by Commissioner Lopez, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction, then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".

11. Consider the condemnation of 805 E. Kleberg (rear structure), Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).

Motion made by Commissioner Lopez, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction, then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

12. Consider the condemnation of 1244 E. Yoakum, Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).

Motion made by Commissioner Alvarez, motion finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction, then declare the building or structure to be a public nuisance and order its demolition by owner/agent/person in charge within 30 days; city shall abate in any manner it deems necessary and proper, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".

13. Discussion with City's nominee to the Kleberg County Appraisal Board regarding that board, the Appraisal District proposed budget, its work, and other matters related thereto. (City Manager).

Agenda item #13 was heard before agenda item #9, at the mayor's request. No objections were made by the other commission members.

Mr. Albert Garcia, the city's appointee to the Kleberg County Appraisal District Board, and Mr. Daniel Morales, 1309 Palm, both gave an update to the commission on the appraisal district.

Mayor Fugate stated that the reason for this item is that there were questions regarding the proposed budget for the Appraisal District.

Mr. Morales commented that in no form or fashion is this the final budget for the appraisal district. He stated that the state statute asks that the chief appraiser do this without the board's approval. He further stated that the board has requested for the chief appraiser to cautiously handle that, but she did what she did, and as he can't speak for the other board members, he can say that these numbers are not the actual numbers. He further stated that the final budget is due by September 15<sup>th</sup> and the board will be working through workshops to get final numbers for this budget. He also commented that before September 15<sup>th</sup>, the board will be working together to get the final numbers.

Mr. Garcia commented that the board approved raises last year and will be revisiting that this year which will be based on merit, experience, and education. He further stated that he is aware of issues that other entities are concerned about, which is the timeliness of certain things going out to the taxpayers. He further stated that oil & gas mailouts went out on April 5<sup>th</sup>. Industrial, personal property, and utilities were mailed on April 19<sup>th</sup>, industrial personal property and utilities were mailed out on May 1<sup>st</sup>, and business and personal property were mailed out on June 21<sup>st</sup>. He further commented that he has personally received his in the mail today. He further commented that it is anticipated that in the next two to three weeks, according to the Chief Appraiser, the real property values will be sent out.

Mr. Morales commented that they realized that these may not be the dates they want them to be, as they would like to see them go out earlier.

Commissioner Alvarez asked if there is a deadline for citizens to dispute their property values. She also asked for the deadline date that citizens can file their disputes.

Mr. Morales commented that he believes it's 30 days from the day you receive your values. He further commented that the deadline to file your dispute is July 25<sup>th</sup>.

Commissioner Alvarez commented that with citizens not receiving their property values until three weeks from now, it will not give them enough time to review and file a dispute if needed.

Commissioner Hinojosa asked if the Appraisal District has a compensation plan. Mr. Morales responded no. Commissioner Hinojosa further asked if there was overtime allotted for employees. Mr. Morales responded yes, for hourly employees. The Chief Appraiser is a salaried employee, therefore there is no overtime for that position. Commissioner Hinojosa questioned the \$7,500 added to the appraisal district budget. Mr. Morales responded that this amount is for travel expenses for board members. Commissioner Hinojosa then asked if the appraisal district owned the building, they are housed in. Mr. Morales responded yes.

Commissioner Alvarez asked if there were still some property value disputes that were pending from last year's values. Mr. Morales responded that all disputes from last year should be settled and further commented that he is not aware of any pending disputes from last year.

Mr. Garcia commented that the board is pressing for the Chief Appraiser to send out values within the allotted time, which the Appraiser is working on.

**14. Consider a resolution authorizing participation in Bulletproof Vest Partnership Program FY2023 with the Office of the Governor, Criminal Justice Division, Justice Assistance Grant (JAG) for Bulletproof Vests for the Kingsville Police Department; authorizing the Chief of Police to act on the City's behalf with such program. (Police Chief).**

Mr. Ricardo Torres, Chief of Police explained that the need for additional bulletproof vests is needed due to staff turnarounds. The grant will pay 50% of the cost with the other 50% being paid from the city's general fund. The cost to replace 18 bulletproof vests is \$28,530.00 with the maximum allowable funding from the bulletproof vest program being 50% of the cost or \$14,265.00.

Commissioner Hinojosa asked if federal funds, state seizure funds, could be used to pay the city's 50% portion. Chief Torres responded yes.

**Motion made by Commissioner Lopez to approve the resolution authorizing participation in Bulletproof Vest Partnership Program FY2023 with the Office of the Governor, Criminal Justice Division, Justice Assistance Grant (JAG) for Bulletproof Vests for the Kingsville Police Department; authorizing the Chief of Police to act on the City's behalf with such program, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".**

**15. Consider a resolution authorizing the Mayor to enter into an Interlocal Agreement between Kleberg County and the City of Kingsville for the Kleberg County COVID Clinic and Immunization Center. (City Manager).**

**Motion made by Commissioner Lopez to approve the resolution authorizing the Mayor to enter into an Interlocal Agreement between Kleberg County and the City of Kingsville for the Kleberg County COVID Clinic and Immunization Center, seconded by Commissioner Alvarez.**

Mr. McLaughlin stated that the city and county worked together for the mutual benefit of their citizens when able and both support such a facility.

Ms. Alvarez commented that this was discussed last year, and the commission approved funding within the current budget when preparing the budget last year.

Commissioner Hinojosa asked if the City of Kingsville's name could be added to the signage for both locations since the city is assisting in funding the clinic.

Ms. Alvarez responded that city staff would need to speak with county staff, as it is not a city building or contained within the agreement, then the city would need to allocate funds for this request.

**The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Fugate voting "FOR".**

**16. Consider a resolution authorizing the Mayor to enter into an Interlocal Agreement between Kleberg County and the City of Kingsville for the Kleberg County COVID Testing Facility. (City Manager).**

Commissioner Alvarez asked if the city budgeted a certain amount for this testing site. Mr. McLaughlin responded that there was no budget for this site as it was coming from state health services, as they brought in the staff with all materials needed to run this testing site.

Mayor Fugate asked if this was being done to be proactive. Mr. McLaughlin responded yes, as this could flare up again, then the testing site will be available and ready to run.

**Motion made by Commissioner Alvarez to approve the resolution authorizing the Mayor to enter into an Interlocal Agreement between Kleberg County and the City of Kingsville for the Kleberg County COVID Testing Facility, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Hinojosa, Fugate voting "FOR".**

**17. Consider authorizing use of Tourism ARP Funds for concept plan for potential new department facility. (Tourism Director/ City Manager).**

Ms. Janine Reyes, Tourism Director stated that this is an idea that has been thought of for a while. Within the discussion, there are some potential donors identified and potentially taken to the voters for a venue tax, but in order to do this a conceptual plan would need to be done first. In discussion with the King Ranch and other potential companies that create these designs, there are a couple that have been identified. She further stated that they have another meeting with the King Ranch tomorrow. The amount for these conceptual designs is \$46,390.

Mr. McLaughlin commented that ARP Funds will be used to fund the conceptual plan.

**Motion made by Commissioner Lopez to authorize the use of Tourism ARP Funds for concept plan for potential new department facility, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alvarez, Fugate voting "FOR".**

**18. Consider introduction of an ordinance the Fiscal Year 2022-2023 Budget to appropriate funding for concept design of new Tourism facility. (Tourism Director/City Manager).**

Introduction item.

**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 5:45 P.M.

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, TRMC, CMC, City Secretary

# **PUBLIC HEARING(S)**

# **PUBLIC HEARING #1**

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



Pub. Hrg -  
Prelim. Plat -  
The Courtyard

## MEMO

**Date:** July 5, 2023

**To:** Mark McLaughlin (City Manager)

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

**Subject:** **Public Hearing on the request from 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 Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for a preliminary plat 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);** to enable the applicant to create affordable garden homes. Letters were sent out to neighbors and the City received no feedback save for a citizen making clarifications on the actual use of the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted ‘YES’.

The meeting was adjourned by about 7:04 p.m.

Thank you.

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

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



CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION

PID# 16831

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 600 E. CAESAR AV Nearest Intersection 9<sup>th</sup> St. & CAESAR.  
(Proposed) Subdivision Name Courtyards AT Mesquite Grove Lot \_\_\_\_\_ Block \_\_\_\_\_  
Legal Description: KT & I CO, Block 18 LOT 2, 3, - 2.197 AC.  
LOT 3, 0.4494 AC.  
Existing Zoning Designation R-1 Future Land Use Plan Designation Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Ramon P. Perez Jr. Phone 361-779-4218 FAX \_\_\_\_\_  
Email Address (for project correspondence only): rppjr13@gmail.com  
Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363  
Property Owner Ramon P. Perez Jr. Phone 361-779-4218 FAX \_\_\_\_\_  
Email Address (for project correspondence only): rppjr13@gmail.com  
Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363

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

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

Please provide a basic description of the proposed project:

Build A 12 Lot GARDEN Home Subdivision (Courtyards Homes)

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

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

# 200ft Buffer at Prop ID 16831



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 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 9<sup>th</sup> 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

Property ID: 16831 | Geographic ID: 290001802102192 | Type: Real | Property Use Code: | Property Use Description:

Tax Year: 2023 - Values not available

Account

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

Location

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

Owner

Name: SGA HOMES LLC | Owner ID: 52141  
Mailing Address: 317 E SHELTON ST | % Ownership: 100.000000000000%  
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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Owner: SGA HOMES LLC  
% Ownership: 100.000000000000%  
Total Value: N/A

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

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

No improvements exist for this property.

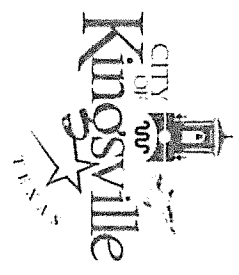
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	EO	EO	1.1586	50470.00	103.00	490.00	N/A	N/A
2	EO	EO	1.4878	64810.00	0.00	0.00	N/A	N/A

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

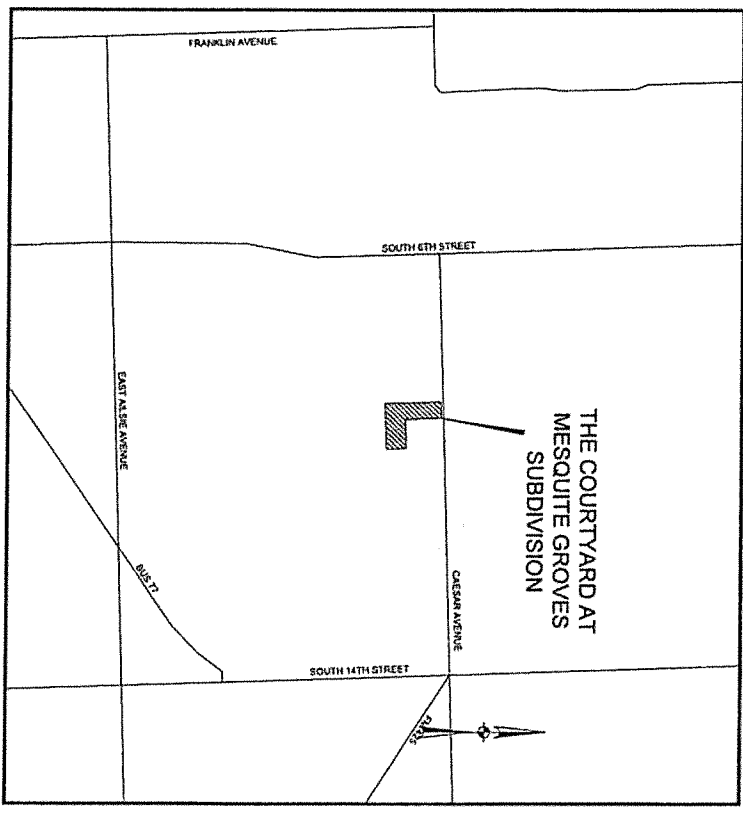
Kleberg CAD - Property Details

The year in the report is the year the value will be reassessed with 2023.

# THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

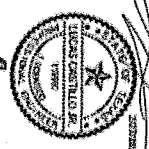


CITY OF KINGSVILLE  
400 WEST KING AVENUE  
KINGSVILLE, TEXAS 78363



VICINITY MAP  
SCALE: 1"=500'

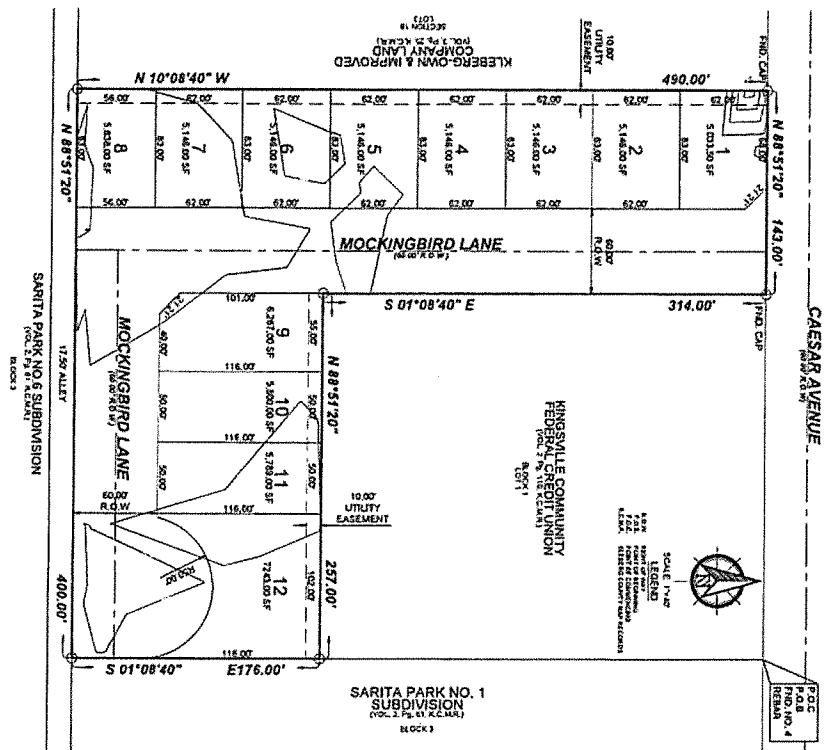
SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAN
3.0	EXISTING CONDITIONS, RELOCATION AND SURVEY CONTROL PLAN
4.1	GENERAL NOTES
5.0	SUGGESTED EROSION CONTROL PLAN
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	STA. 1+00 TO 8+57.28 OFFSITE
9.0	STA. 6+57.28 TO 10+00 OFFSITE
10.0	STA. 1+00 TO 6+00 UNCOMPAKED LANE
11.0	WATER UTILITY DETAILS
12.0 - 12.2	SEWER UTILITY DETAILS
13.0 - 13.1	STORM SEWER DETAILS
14.0	PAVING AND DRAINAGE DETAILS
15.1 - 15.1	





# THE COURTYARD AT MESQUITE GROVE

## A 2.85-ACRE TRACT OF LAND MORE OR LESS OUT OF LOTS 2 AND 3, SECTION 18, KLEBERG TOWN & IMPROVEMENT COMPANY LAND, CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS. VOLUME 3, PAGE 25, K.C.M.R.



**STATE OF TEXAS**  
COUNTY OF KLEBERG  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HAVE EXAMINED THE ABOVE PLAT AND THE RECORDS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS, AND I CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS, AND THAT THE SAME ARE CORRECT AND COMPLETE.

**REGISTERED PROFESSIONAL ENGINEER**  
DATE: 11/19/2019  
KINGSVILLE, TEXAS

**REGISTERED PUBLIC UTILITY ENGINEER**  
DATE: 11/19/2019  
KINGSVILLE, TEXAS

**LEGEND AND NOTES:**

1. THE TRACT OF LAND SHOWN ON THIS PLAT IS LOCATED IN THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 18N, RANGE 10E, KLEBERG COUNTY, TEXAS. THE TRACT IS MORE OR LESS THE SAME AS SHOWN ON THE PLAT OF THE CITY OF KINGSVILLE, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.

2. THE TRACT OF LAND SHOWN ON THIS PLAT IS MORE OR LESS THE SAME AS SHOWN ON THE PLAT OF THE CITY OF KINGSVILLE, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.

3. THE TRACT OF LAND SHOWN ON THIS PLAT IS MORE OR LESS THE SAME AS SHOWN ON THE PLAT OF THE CITY OF KINGSVILLE, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.

4. THE TRACT OF LAND SHOWN ON THIS PLAT IS MORE OR LESS THE SAME AS SHOWN ON THE PLAT OF THE CITY OF KINGSVILLE, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.

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11. THE TRACT OF LAND SHOWN ON THIS PLAT IS MORE OR LESS THE SAME AS SHOWN ON THE PLAT OF THE CITY OF KINGSVILLE, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.

12. THE TRACT OF LAND SHOWN ON THIS PLAT IS MORE OR LESS THE SAME AS SHOWN ON THE PLAT OF THE CITY OF KINGSVILLE, TEXAS, VOLUME 3, PAGE 25, K.C.M.R.

**CERTIFICATE OF APPROVAL BY THE CITY COMMISSIONER OF THE CITY OF KINGSVILLE**

APPROVED BY THE CITY COMMISSIONER OF THE CITY OF KINGSVILLE, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CITY COMMISSIONER**

**CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION**

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CITY PLANNING AND ZONING COMMISSION**

**CERTIFICATE OF APPROVAL BY THE CITY ENGINEER**

APPROVED BY THE CITY ENGINEER OF THE CITY OF KINGSVILLE, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

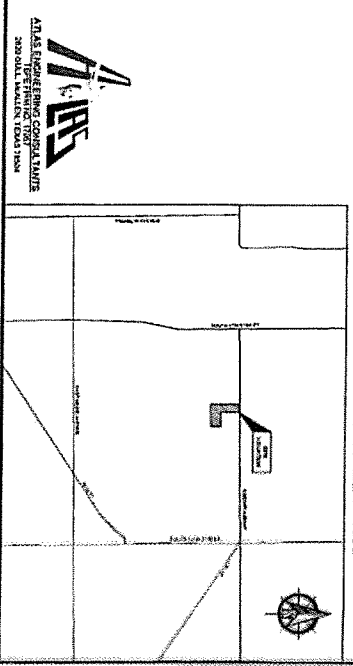
**CITY ENGINEER**

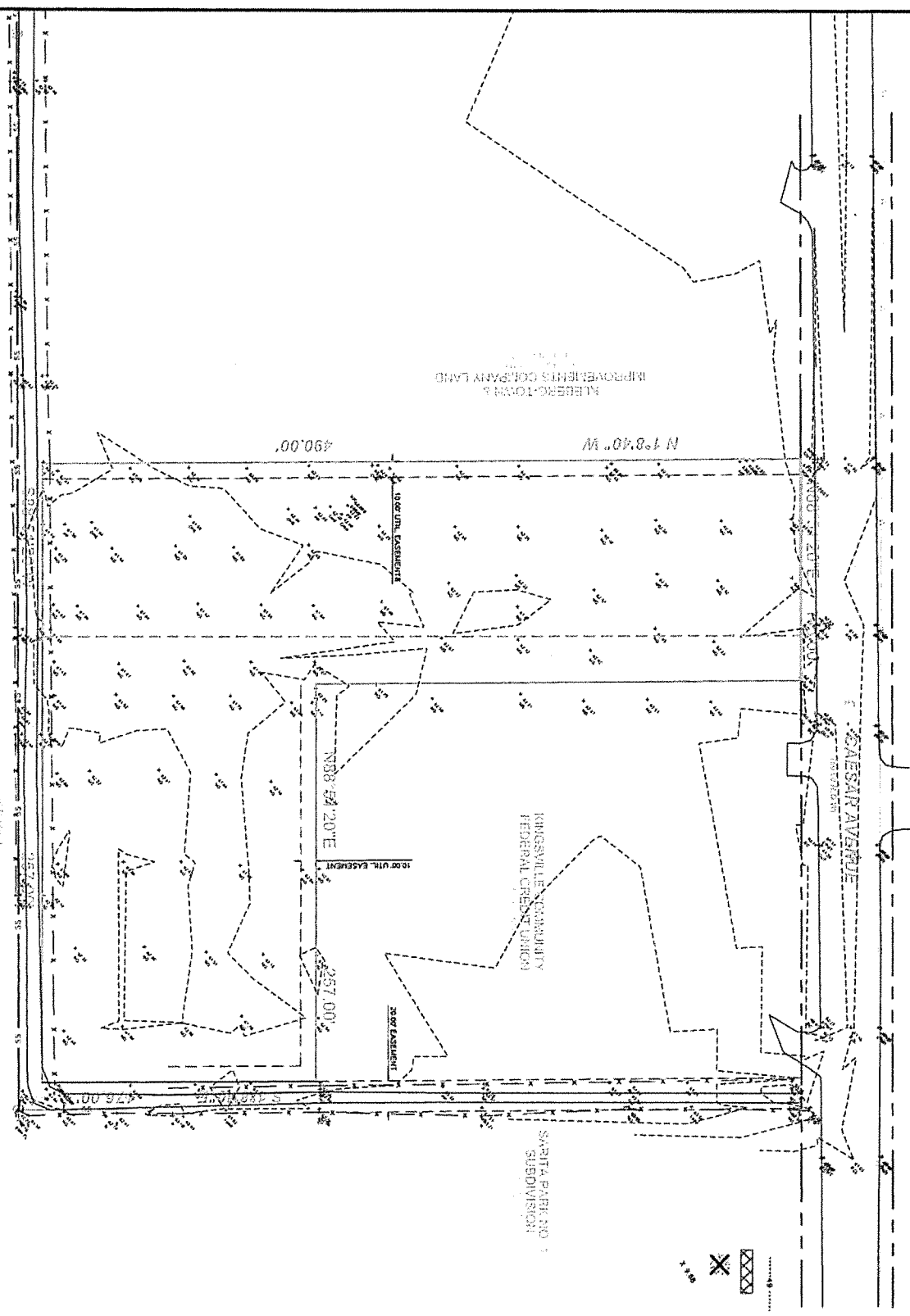
**OVERSIGHT CERTIFICATION**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HAVE EXAMINED THE ABOVE PLAT AND THE RECORDS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS, AND I CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS, AND THAT THE SAME ARE CORRECT AND COMPLETE.

**REGISTERED PROFESSIONAL ENGINEER**  
DATE: 11/19/2019  
KINGSVILLE, TEXAS

**REGISTERED PUBLIC UTILITY ENGINEER**  
DATE: 11/19/2019  
KINGSVILLE, TEXAS



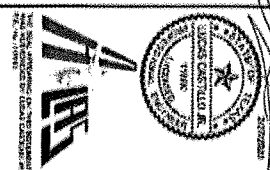


- LEGEND**
- EXISTING CONTOUR
  - FEATURES TO BE DEMOLISHED
  - THEIR OR OTHER TO BE DEMOLISHED OR RELOCATED
  - EXISTING SPOT ELEVATION

SCALE: 1"=30'



<p>PROJECT: <b>COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS</b></p>		<p>DATE: 1/12/23 2/09/23 2/27/23</p>
No.	DESCRIPTION	
1		
2		
3		
<p>DATE: 02/22/23 BY: 05/13/202 CHECKED: E.C.</p>		<p>AS NOTED EXISTING CONDITION</p>
<p>3.0</p>		





[illegible][illegible][illegible][illegible]

[illegible][illegible][illegible]

1. THE TITLE OF THE INFORMATION PROVIDED ON THIS SHEET AND STATION NUMBER SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT TO ESTABLISH A MANUAL SHEET OF CONFORMANCE WITH STATE AND FEDERAL REGULATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE TEXAS WATER COMMISSION ON ENVIRONMENTAL QUALITY PROTECTION DISTRICT GENERAL PERMITS FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES PUBLISHED IN DECEMBER 1990.
2. THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THE FOLLOWING:

[illegible]

# Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commissary standards.

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

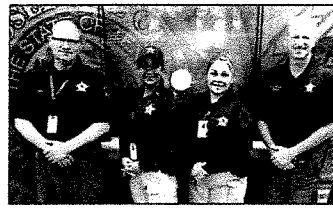
The kitchen also received a 100 after being inspected by the City of Kingsville.

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

## PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

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

## PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **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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# **PUBLIC HEARING #2**



## MEMO

**Date:** July 5, 2023  
**To:** Mark McLaughlin (City Manager)  
**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** 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 Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

The Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for 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); to enable the applicant to create affordable garden homes. Letters were sent out to neighbors and the City received no feedback save for a citizen making clarifications on the actual use of the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by about 7:04 p.m.

Thank you.

A handwritten signature in black ink, appearing to read "Kobby Agyekum", is written over a horizontal line.

**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 9<sup>th</sup> St. & CAESAR.

(Proposed) Subdivision Name Courtyards AT Mesquite Grove Lot \_\_\_\_\_ Block \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

Please provide a basic description of the proposed project:

Build A 12 LOT GARDEN Home Subdivision (Courtyards 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: 5-5-2023

Property Owner's Signature \_\_\_\_\_ Date: 5-5-2023

Accepted by: Ramon P Perez Jr. Date: 6/26/2023



# 200ft Buffer at Prop ID 16831



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 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 Cacsar 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 9<sup>th</sup> 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



## Kleberg CAD

## Property Search &gt; 16831 SGA HOMES LLC for Year 2023

Tax Year: 2023 - Values not available

## Property

## Account

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

## Location

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

## Owner

Name: SGA HOMES LLC Owner ID: 52141  
 Mailing Address: 317 E SHELTON ST % Ownership: 100.0000000000%  
 KINGSVILLE, TX 78363  
 Exemptions:

## Values

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

## Taxing Jurisdiction

Owner: SGA HOMES LLC  
 % Ownership: 100.0000000000%  
 Total Value: N/A

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

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	EO	EO	1.1586	50470.00	103.00	490.00	N/A	N/A
2	EO	EO	1.4878	64810.00	0.00	0.00	N/A	N/A

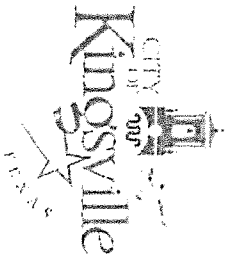
## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$73,780	0	73,780	\$0	\$73,780
2021	\$0	\$61,250	0	61,250	\$0	\$61,250
2020	\$0	\$61,250	0	61,250	\$0	\$61,250
2019	\$0	\$61,250	0	61,250	\$0	\$61,250
2018	\$0	\$61,250	0	61,250	\$0	\$61,250
2017	\$0	\$61,250	0	61,250	\$0	\$61,250
2016	\$0	\$61,250	0	61,250	\$0	\$61,250
2015	\$0	\$61,250	0	61,250	\$0	\$61,250
2014	\$0	\$61,250	0	61,250	\$0	\$61,250
2013	\$0	\$61,250	0	61,250	\$0	\$61,250
2012	\$0	\$61,250	0	61,250	\$0	\$61,250
2011	\$0	\$24,700	0	24,700	\$0	\$24,700
2010	\$0	\$24,700	0	24,700	\$0	\$24,700
2009	\$0	\$24,700	0	24,700	\$0	\$24,700

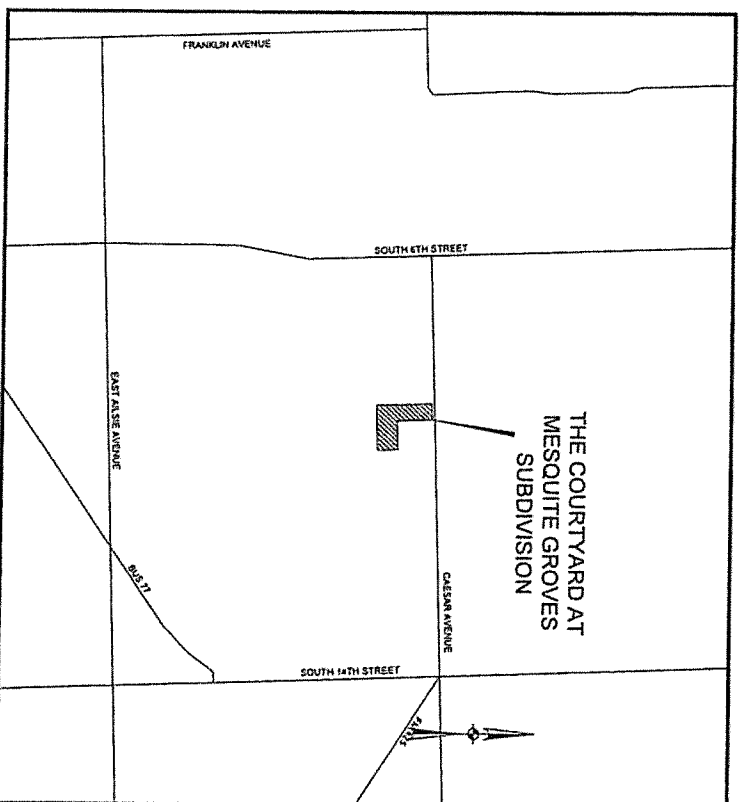
Questions Please Call (361) 595-5775

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

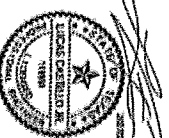
# THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS



CITY OF KINGSVILLE  
400 WEST KING AVENUE  
KINGSVILLE, TEXAS 78643



INDEX OF DRAWINGS	
SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	EXISTING CONDITIONS, DEMOLITION AND SURVEY CONTROL PLAN
3.0	GENERAL NOTES
4.1	PROPOSED EROSION CONTROL PLAN
5.0	UTILITY PLAN
6.0	DRAINAGE PLAN
7.0	STA. 1+00 TO 6+57.29 OFFSITE
8.0	STA. 6+57.29 TO 10+00 OFFSITE
9.0	STA. 1+00 TO 6+38 INTERCHANGING LANE
10.0	STA. 1+00 TO 4+40 INTERCHANGING LANE
11.0	WATER UTILITY DETAILS
12.0 - 12.2	SEWER UTILITY DETAILS
13.0 - 13.1	STORM SEWER DETAILS
14.0	PAVING AND DRAINAGE DETAILS
15.1 - 15.1	



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



LUCAS CASTILLO JR.  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 119080



MCMA901 LUTERREZ  
REGISTERED PUBLIC SURV  
104140.7781  
DATE SURVEYED 10/14/2011



GENERAL NOTES:

Day

DATE OF

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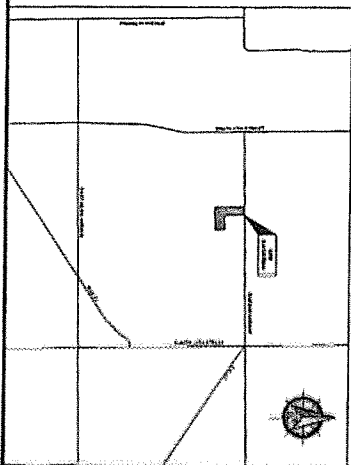
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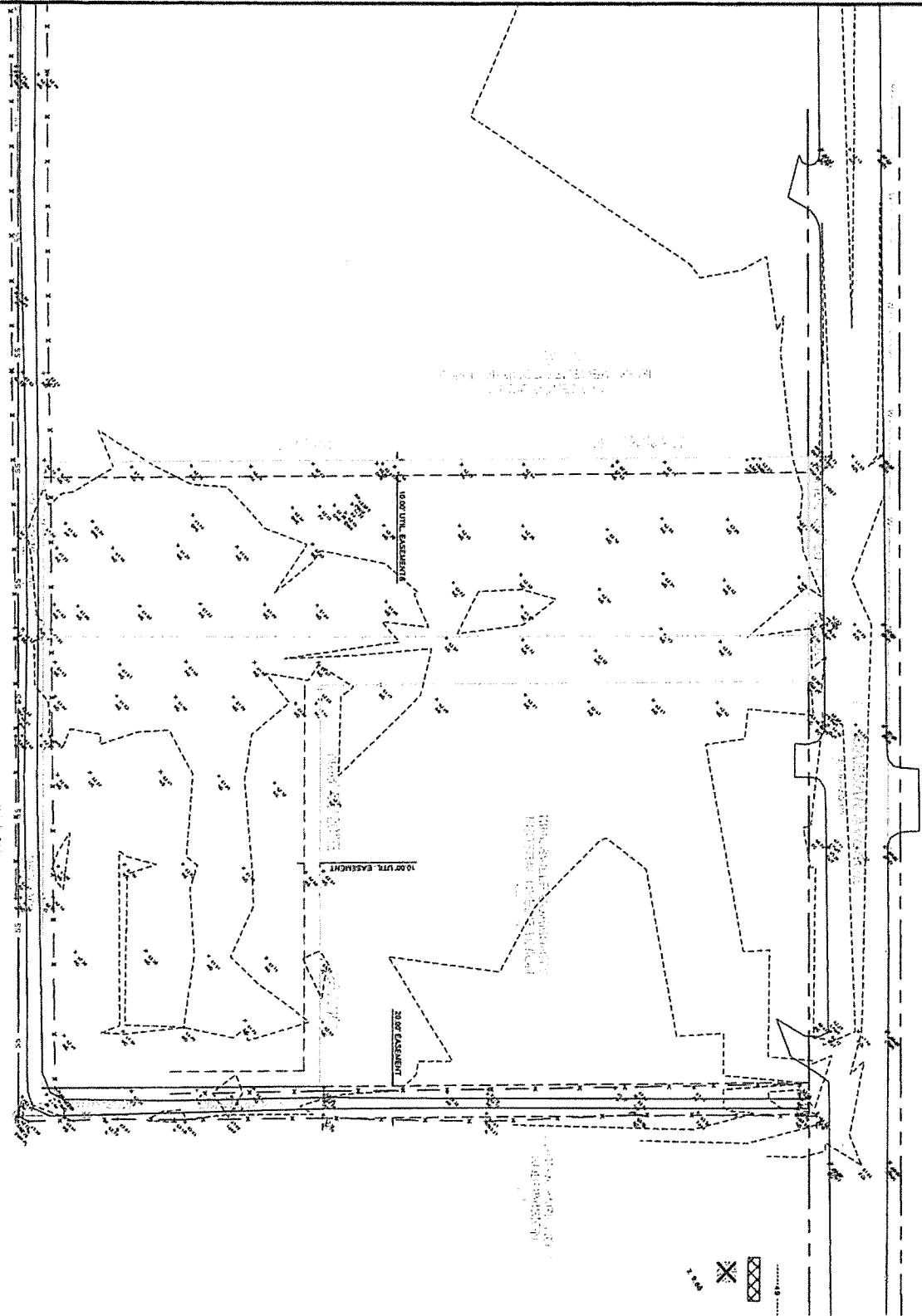
**WATS**

of the

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SCALE: 1"=30'

- LEGEND**
- ..... 10' ..... EXISTING CURB/DOOR
  - XXXXXX REMAINING TO BE REMOVED
  - ON ORDER TO BE DEMOLISHED OR RELOCATED
  - EXISTING SPOT ELEVATION



PROJECT:		
COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS		
No.	DESCRIPTION	DATE
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**3.0**

EXISTING CONDITION

## Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commissaries standards.

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

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

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

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

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Ramon P Perez Jr Owner/Applicant; requesting approval of the 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 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:

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

# **PUBLIC HEARING #3**

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



## MEMO

**Date:** July 5, 2023  
**To:** Mark McLaughlin (City Manager)  
**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** 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.

The Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for a preliminary plat of the 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 to enable the applicant to create affordable homes. Letters were sent out to neighbors and the City received no feedback save for a citizen sending an email for clarifications on the drainage plans for the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by about 7:04 p.m.

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

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

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

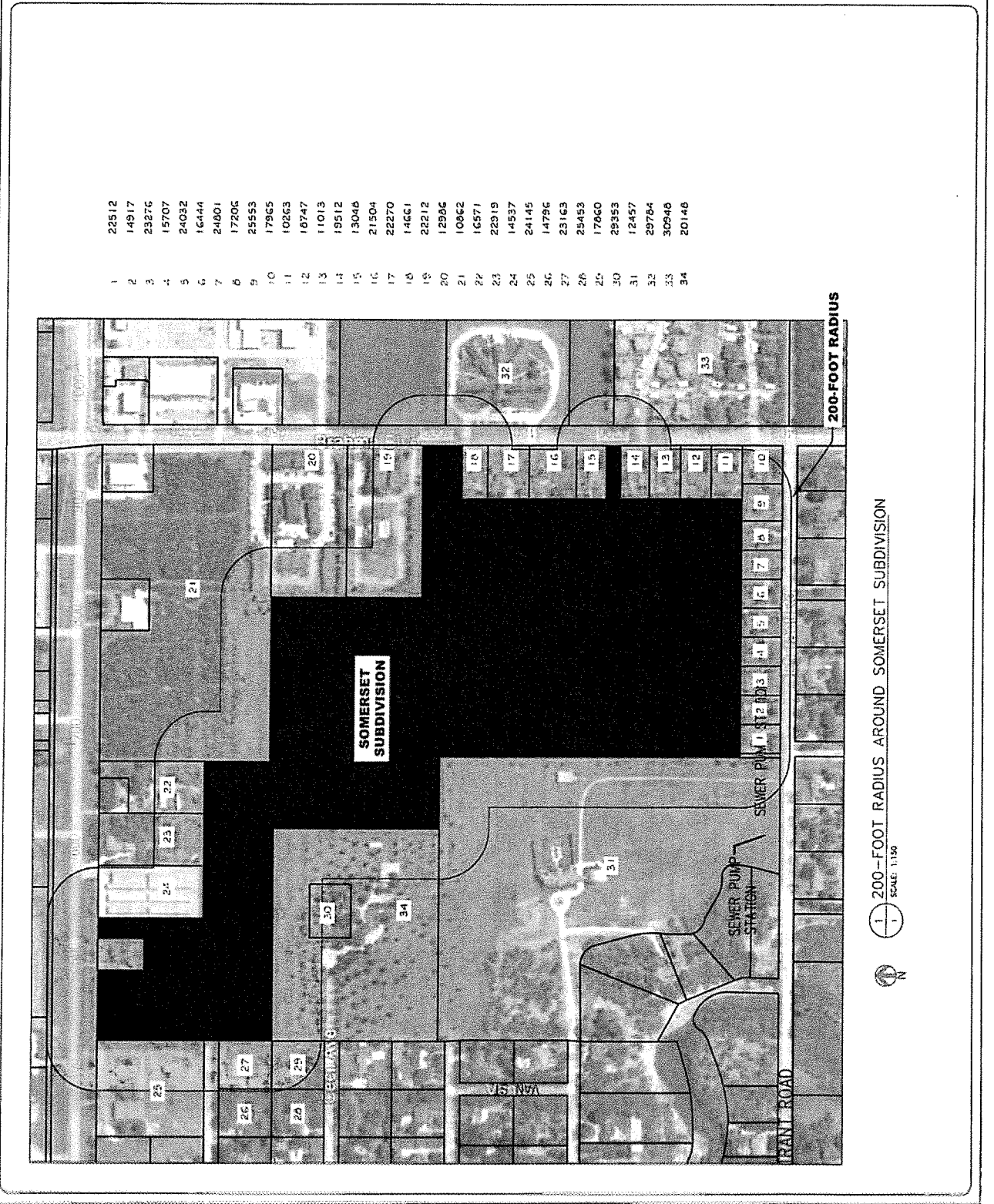
Select appropriate process for which approval is sought. Attach completed checklists with this application.

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

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

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

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



1 200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

SCALE: 1"=50'

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)  
602 Cecil Ave  
Kingsville, TX 78363  
#17860

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

Melinda Vececia  
110 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**

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

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

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

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

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

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

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

DATED the 21st day of July, 2022.

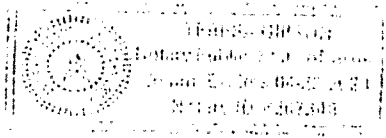
Eddie Yaklin  
EDDIE YAKLIN

Charis Yaklin  
CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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



Kiera Gibson  
Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED BY:

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

GF No. 22-92001S-HO

Loan No.

Exhibit "A"

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

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

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

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

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



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

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

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

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

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

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

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

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

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

Thence, South 01°01'10" East, with the common boundary line of the said T.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

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

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

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

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

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

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

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

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

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

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

Tax Year: 2023 - Values not available

**Account**

Property ID: 20148 Legal Description: K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 24.22

Geographic ID: 290002102000192 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

**Location**

Address: 520 CECIL Mapsco:

Neighborhood: Map ID: A3

Neighborhood CD:

**Owner**

Name: YAKLIN EDDIE L Owner ID: 10600

Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.000000000000%

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: 100.000000000000%  
 Total Value: N/A

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

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

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

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

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

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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$42,500	\$77,500	1,910	44,410	\$0	\$44,410
2021	\$37,940	\$80,700	2,750	40,690	\$0	\$40,690
2020	\$38,040	\$80,700	2,450	40,490	\$0	\$40,490
2019	\$40,030	\$80,700	2,930	42,960	\$0	\$42,960
2018	\$37,540	\$80,700	3,100	40,640	\$0	\$40,640
2017	\$44,810	\$80,700	2,930	47,740	\$0	\$47,740
2016	\$47,360	\$80,700	2,700	50,060	\$0	\$50,060
2015	\$47,360	\$80,700	2,520	49,880	\$0	\$49,880
2014	\$47,360	\$80,700	2,400	49,760	\$0	\$49,760
2013	\$47,360	\$80,700	2,220	49,580	\$0	\$49,580

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Kleberg CAD - Property Details

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

Printed: 4/27/2023 4:25 PM - 10:40 AM

10:40 AM - 4/27/2023 - Kleberg CAD - Property Details - 10:40 AM - 4/27/2023 - Kleberg CAD - Property Details

Model version: 1.0.2.83

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

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(for Year: 2023 - Values not available)

**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: 100.000000000000%

1222 CYPHER ST

KINGSVILLE, TX 78363-3404

Exemptions:

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A

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

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value:	=	N/A
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10/13/2022 11:20:11 AM

10/13/2022 11:20:11 AM

No improvements exist for this property.

10/13/2022

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

10/13/2022 11:20:11 AM


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

10/13/2022 11:20:11 AM

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

10/13/2022

Property Tax Information as of 04/27/2023

Amount Due If Paid on: 

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



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

$\frac{1}{2} \left( \frac{1}{2} \right) = \frac{1}{4}$

Website version: 1.0.2.12

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97 W. Harris Corporation Corporation

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: 100.000000000000%  
 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: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

## Improvements

No improvements exist for this property.

## Land

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

## A/V 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

## Deeds

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

3	OT	Other	INC	ANTONIO
			UNKNOWN	KYLE
				PROPERTIES
				INC

## Property Tax Information as of 04/27/2023

Amount Due if Paid on: 

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

Questions Please Call (361) 455-5171

This page is not certified and all values will be represented with "N/A".

Website version: 1.2.2.33

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

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Tax Year: 2023 - Values not available

**Account**

Property ID: 20946 Legal Description: K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09

Geographic ID: 290002106100192 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

**Location**

Address: Mapsco:

Neighborhood: Map ID: A3

Neighborhood CD:

**Owner**

Name: YAKLIN EDDIE Owner ID: 24966

Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.000000000000%

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
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## Property Details

Owner: YAKLIN EDDIE

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

## Improvements &amp; Millage

No improvements exist for this property.

## Land

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

## Roll Value History

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

## Deed History - (Last 5 years Transactions)


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

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
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For more information please call (214) 895-5777

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

Website version: 1.2.2.33

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

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## Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commissions standards.

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

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

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

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

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard:

**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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The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

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

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

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

# **PUBLIC HEARING #4**



Pub. Hrg -  
Final Plat -  
Phase 1  
Somerset

## MEMO

**Date:** July 5, 2023  
**To:** Mark McLaughlin (City Manager)  
**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** 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.

The Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for a 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; to enable the applicant to create affordable homes. Letters were sent out to neighbors and the City received no feedback save for a citizen sending an email for clarifications on the drainage plans for the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by about 7:04 p.m.

Thank you.

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

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

CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION

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

Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection Trant Road and F.M. 1717

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

Legal Description: being a 10.77 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.

Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

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

Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX \_\_\_\_\_

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

Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414

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

Email Address (for project correspondence only): wileymcilwain@aol.com

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

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

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

Please provide a basic description of the proposed project:

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

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

Applicant's Signature

Date: 3/9/2023

Property Owner's Signature

Date: 3/9/2023

Accepted by:

Date: 4/20/2022

# 200ft Buffer for Sommerset Unit 1 Area





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

WARRANTY DEED WITH VENDOR'S LIEN

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

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

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

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

A 54.53 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map

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

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

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

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

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

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

DATED the 21st day of July, 2022.

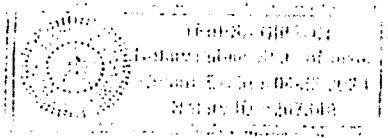
EDDIE YAKLIN

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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



Mesa Gibson  
Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED BY:

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



GF No. 22-92001S-HO  
Loan No.

Exhibit "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Year 2023 - Values not available

### Account

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

### Location

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

### Owner

Name: YAKLIN EDDIE L Owner ID: 10600  
Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.000000000000%  
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
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Owner: YAKLIN EDDIE L

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

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

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

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

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

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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$42,500	\$77,500	1,910	44,410	\$0	\$44,410
2021	\$37,940	\$80,700	2,750	40,690	\$0	\$40,690
2020	\$38,040	\$80,700	2,450	40,490	\$0	\$40,490
2019	\$40,030	\$80,700	2,930	42,960	\$0	\$42,960
2018	\$37,540	\$80,700	3,100	40,640	\$0	\$40,640
2017	\$44,810	\$80,700	2,930	47,740	\$0	\$47,740
2016	\$47,360	\$80,700	2,700	50,060	\$0	\$50,060
2015	\$47,360	\$80,700	2,520	49,880	\$0	\$49,880
2014	\$47,360	\$80,700	2,400	49,760	\$0	\$49,760
2013	\$47,360	\$80,700	2,220	49,580	\$0	\$49,580

4/27/23, 4:25 PM

Kleberg CAD - Property Details

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

2009 - 2012

2009 - 2012

2009 - 2012

2009 - 2012

2009 - 2012

10/1/2023 2023 - Values not available

**Account**

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

**Location**

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

**Owner**

Name:	NIX MARY LOU EST	Owner ID:	70735
Mailing Address:	HARREL D NIX (EXECUTOR) 1222 CYPHER ST KINGSVILLE, TX 78363-3404	% Ownership:	100.000000000000%

Exemptions:

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

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

(=) Appraised Value:	=	N/A
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(-) HS Cap:	-	N/A
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(=) Assessed Value:	=	N/A
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No improvements exist for this property.

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes	Base Tax	Discount / Penalty &	Attorney Fees	Amount Due
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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: 100.000000000000%  
 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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Owner: YAKLIN EDDIE L

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$39,550	980	980	\$0	\$980
2021	\$0	\$39,550	1,350	1,350	\$0	\$1,350
2020	\$0	\$39,550	1,200	1,200	\$0	\$1,200
2019	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2018	\$0	\$39,550	1,520	1,520	\$0	\$1,520
2017	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2016	\$0	\$39,550	1,320	1,320	\$0	\$1,320
2015	\$0	\$39,550	1,240	1,240	\$0	\$1,240
2014	\$0	\$39,550	1,170	1,170	\$0	\$1,170
2013	\$0	\$39,550	1,090	1,090	\$0	\$1,090
2012	\$0	\$39,550	1,410	1,410	\$0	\$1,410
2011	\$0	\$39,550	1,380	1,380	\$0	\$1,380
2010	\$0	\$39,550	1,660	1,660	\$0	\$1,660
2009	\$0	\$39,280	1,820	1,820	\$0	\$1,820

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

3      OT      Other      INC      ANTONIO  
UNKNOWN      KYLE  
PROPERTIES  
INC

## Property Tax Information as of 04/27/2023

Amount Due if Paid on: 

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

[Click here to view the full details of this property.](#)

[Click here to view the full details of this property.](#)

Tax Year: 2023 - Values not available

**Account**

Property ID: 20946 Legal Description: K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09

Geographic ID: 290002106100192 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

**Location**

Address: Mapsco:

Neighborhood: Map ID: A3

Neighborhood CD:

**Owner**

Name: YAKLIN EDDIE Owner ID: 24966

Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.000000000000%

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
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Owner: YAKLIN EDDIE

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

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

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

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
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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.

Amount Due: \$369.00

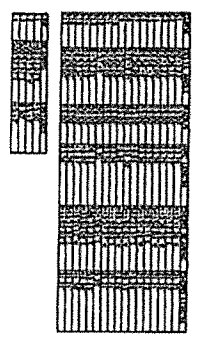
Website: <https://www.klebergcad.com>

Website version: 1.2.2.43

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

© 2023 Harris Corporation Corporation

1. Lot 1, parcel 100,000, 12.77 Acres of Land, (Parcel 100,000)
2. One acre, parcel 100,000, 12.77 Acres of Land, (Parcel 100,000)
3. One acre, parcel 100,000, 12.77 Acres of Land, (Parcel 100,000)
4. One acre, parcel 100,000, 12.77 Acres of Land, (Parcel 100,000)
5. One acre, parcel 100,000, 12.77 Acres of Land, (Parcel 100,000)

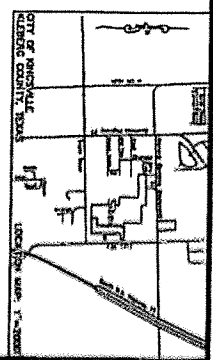
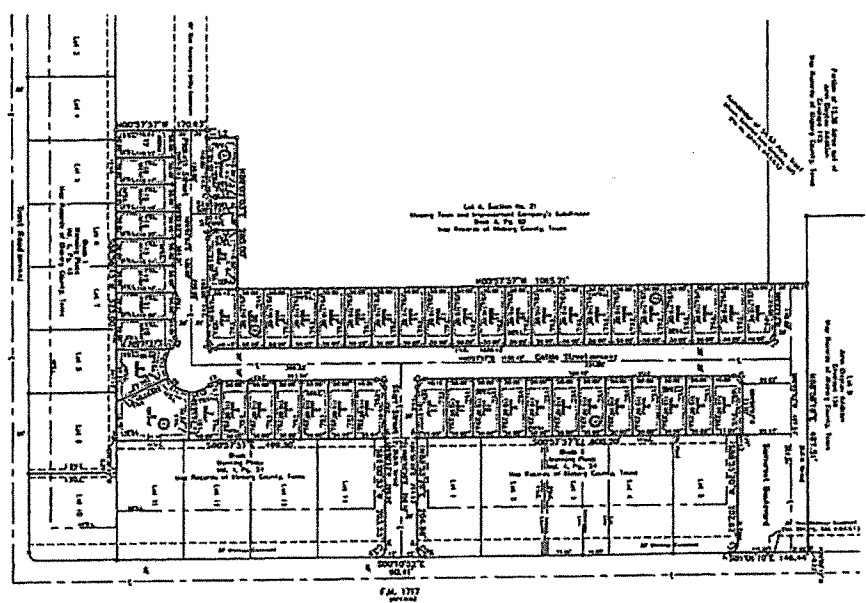


Lot 1, parcel 100,000, 12.77 Acres of Land, (Parcel 100,000)

State of Iowa  
County of Des Moines  
City of Des Moines  
Someraset Land Company, LLC  
By \_\_\_\_\_, Secretary  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

### Plat of Someraset at Kinsville Unit 1

Being a 10.77 Acre Tract of Land, out of a 54.53 Acre Tract, as shown on the map of the City of Kinsville, Iowa, recorded in Document Number 331181, Official Records of Des Moines County, Iowa.



State of Iowa  
County of Des Moines  
City of Des Moines  
Someraset Land Company, LLC  
By \_\_\_\_\_, Secretary  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

State of Iowa  
County of Des Moines  
City of Des Moines  
Someraset Land Company, LLC  
By \_\_\_\_\_, Secretary  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

**URBAN ENGINEERING**  
DESIGN, PLANNING, AND CONSTRUCTION  
1000 1st Avenue, Suite 100  
Des Moines, IA 50319  
515.281.1111  
www.urban-engineering.com



## Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commissions standards.

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

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

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

## PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

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

## PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard:

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**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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# CONSENT AGENDA

# **AGENDA ITEM #1**

**ORDINANCE NO. 2023-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO APPROPRIATE FUNDING FOR CONCEPT DESIGN OF NEW TOURISM FACILITY.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2022-2023 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT – BA#63

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 205 – Tourism ARP Funding</b>					
<u>Expenditures</u>					
1071	Tourism	Professional Services	31400	\$46,390	

[To amend the City of Kingsville FY 22-23 budget to appropriate funding for the concept design of a new Tourism facility. Funding will come from the unappropriated fund balance of the Tourism ARP Funding Fund 205.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 26th day of June 2023.

**PASSED AND APPROVED** on this the 10th day of July 2023.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **AGENDA ITEM #2**

**RESOLUTION #2023-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY MANAGER AND FIRE CHIEF TO EXECUTE A CLINICAL AFFILIATION AGREEMENT BETWEEN THE KINGSVILLE FIRE DEPARTMENT AND THE SCHOOL OF EMS; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Kingsville (City) finds it in the best interest of the citizens of Kingsville, that the City enter into a Clinical Affiliation Agreement between the City of Kingsville Fire Department and the EMS Training School, LLC, dba School of EMS; and

**WHEREAS**, the Kingsville Fire Department has been approached by the School of EMS to conduct a program of clinical education or field work experience at the Fire Department to help train the school's Emergency Medical Service students; and

**WHEREAS**, the Department is agreeable to conduct the training under the guidelines stated in the attached agreement; and

**WHEREAS**, there is no cost to the City to participate in the agreement; and

**WHEREAS**, the City has entered into this same agreement with the School of EMS previously via Resolution #2019-51 on June 10, 2019 and needs to update the contacts; and

**WHEREAS**, the City desires to authorize the City Manager to execute the Clinical Affiliation Agreement.

**NOW THEREFORE, BE IT RESOLVED** by the City Commission of the City of Kingsville, Texas:

I.

**THAT** the City Commission of the City of Kingsville authorizes the City Manager to execute the Clinical Affiliation Agreement with the EMS Training School, LLC, dba School of EMS, as per the attached.

II.

**THAT** this Resolution shall be and become effective on or after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission the 10<sup>th</sup> day of July, 2023.

---

Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM**

\_\_\_\_\_  
Courtney Alvarez, City Attorney





## **CLINICAL AFFILIATION AGREEMENT**

### **City of Kingsville Fire Department And The EMS Training School, LLC, dba School of EMS**

This agreement made and entered into this (Date) July 10, 2023 by and between City of Kingsville Fire Department (hereinafter referred to as the "clinical site") and the affiliates of the clinical site listed on Exhibit A, and the EMS Training School, LLC, dba School of EMS (hereinafter referred to as "School of EMS") and will continue until the agreement is terminated by either party.

#### **I. PURPOSE**

The clinical site shall provide the School of EMS students with practical experience in EMS-based patient care activities through the clinical site's owned entities and the School of EMS shall provide the student with academic experience.

#### **II. RESPONSIBILITIES OF THE CLINICAL SITE**

The clinical site shall:

- A. Provide cooperation to ensure students of the School of EMS receive an effective clinical experience.
- B. Provide a suitable clinical experience situation as prescribed by the curriculum provided by the School of EMS and outlined by the National Highway Traffic Safety Administration.
- C. Assist with clinical teaching and supervision of agreed upon number of students of the School of EMS.
- D. Ensure the standards of patient care established by the clinical site remain in control of the employees.
- E. Reserve the right to determine the manner in which the clinical site's owned equipment and supplies shall be used and operated.
- F. Provide a contact person for the School of EMS at the clinical site so as to facilitate interaction between the training program and our system.

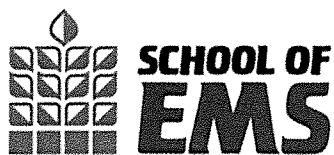
#### **III. RESPONSIBILITIES OF THE SCHOOL OF EMS**

The School of EMS shall:

- A. Ensure that students who use the clinical site's facilities will abide by the clinical site's policies.
- B. Ensure students of the School of EMS will have professional liability insurance in the appropriate amount prior to beginning clinical experience with the clinical site.
- C. Ensure each student has been provided infection control training as outlined by the Department of Transportation knowledge objectives for EMS courses.
- D. Ensure each student has been provided HIPAA training in accordance with the Federal and State guidelines.
- E. Ensure each student has been cleared through a background check to include the federal inclusion/exclusion list.
- F. Ensure each student has passed a 10-panel drug screen.
- G. Ensure that documentation has been established by the School of EMS on how students are determined to be proficient in both basic and advanced skills which are expected to be utilized in the clinical internship setting.
- H. Provides each student a Competency Check List so that the student may present this to the clinical site's facility they are assigned to during all internship assignments.
- I. Consider promptly any complaint made by the clinical site against a student in accordance with the School of EMS standards and procedures of disciplinary action.
- J. Shall provide preceptor training to relevant clinical site staff at the clinical location(s) or via online services.

#### **IV. HOLD HARMLESS**

The School of EMS agrees and is bound to hold the clinical site whole and harmless against any and all claims for damages, costs and expenses to persons or property that may arise out of or be occasioned by this contract or any activities or from any act or omission of any teacher or student involved in the School of EMS.



#### **V. RESPONSIBILITIES OF THE CLINICAL SITE AND THE SCHOOL OF EMS**

The clinical site and the School of EMS shall:

- A. Agree upon the number of students to be placed at the clinical site for clinical rotations.
- B. Revise and modify this contract in writing if both parties agree to the revision or modification.

#### **VI. TERMINATION**

This contract may be terminated by either party upon one hundred eighty (180) days written notice to the other party by registered mail, return receipt requested. The termination shall not take effect until students who are enrolled at the time such notice is given have completed the courses in which they are enrolled.

#### **VII. DISCRIMINATION**

The clinical site and the School of EMS shall not lawfully discriminate in their respective performance of this contract.

#### **VIII. CONTACT PERSONS**

The contact person and authorized designee of the **School of EMS** for the purposes of this agreement is:

Name: Amber Jameson  
Title: Clinical Services Manager  
Email: ajameson@schoolofems.org  
Office Phone: (903) 405-4759 Main Phone: 888-390-5081  
Address: 115 Jordan Plaza Blvd. Suite 200. Tyler, Texas 75704

The contact person and authorized designee of the **Clinical Site** for the purposes of this agreement is:

Name: Juan J. Adame  
Title: Fire Chief  
Email: jjadame@cityofkingsville.com  
Office Phone: (361) 592-6445 Cell Phone: \_\_\_\_\_  
Address: 119 N. 10<sup>th</sup> Street, Kingsville, TX 78363

**EXECUTED on July 10, 2023.** The clinical site and the School of EMS have executed this agreement by and through one of its duty authorized officers, thereby binding themselves, their successors, and assignees and representatives for the faithful and full performance of the terms and provisions of this contract.

#### **City of Kingsville Fire Department**

#### **The EMS Training School, LLC, dba School of EMS**

Signature: \_\_\_\_\_  
Name: Mark McLaughlin  
Title: City Manager  
Date Signed: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: TC Howard  
Title: Chief Operating Officer  
Date Signed: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: Juan J. Adame  
Title: Fire Chief

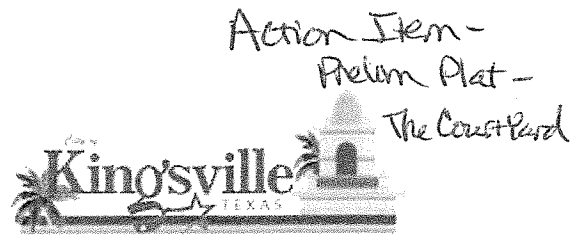
Signature: \_\_\_\_\_  
Name: Amber Jameson  
Title: Clinical Services Manager

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

# **REGULAR AGENDA**

# **AGENDA ITEM #3**

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



## MEMO

**Date:** July 5, 2023  
**To:** Mark McLaughlin (City Manager)  
**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** Public Hearing on the request from 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 Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for a preliminary plat 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);** to enable the applicant to create affordable garden homes. Letters were sent out to neighbors and the City received no feedback save for a citizen making clarifications on the actual use of the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted ‘YES’.

The meeting was adjourned by about 7:04 p.m.

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 602 E. CAESAR AV Nearest Intersection 9<sup>th</sup> St. & CAESAR.

(Proposed) Subdivision Name Courtyards AT Mesquite Grove Lot \_\_\_\_\_ Block \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

Please provide a basic description of the proposed project:

Build A 12 LOT GARDEN HOME SUBDIVISION (COURTYARD HOMES)

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

Applicant's Signature \_\_\_\_\_

Date: 5-5-2023

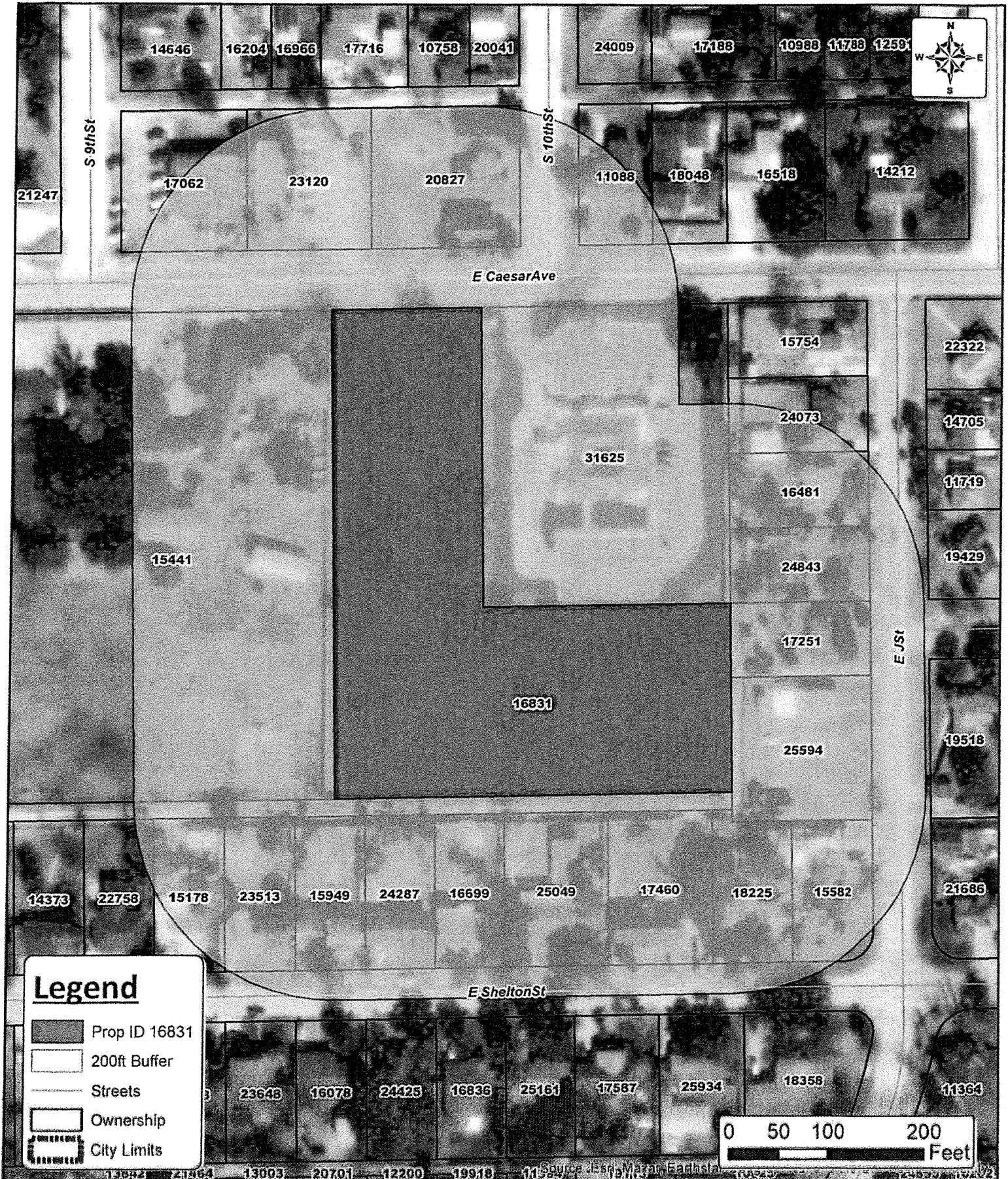
Property Owner's Signature \_\_\_\_\_

Date: 5-5-2023

Accepted by: \_\_\_\_\_

Date: 6/26/2023

# 200ft Buffer at Prop ID 16831





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  
#17231

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 9<sup>th</sup> 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 Denkele  
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

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

Tax Year: 2023 - Values not available

**Account**

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

**Location**

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

**Owner**

Name: SGA HOMES LLC Owner ID: 52141  
 Mailing Address: 317 E SHELTON ST % Ownership: 100.000000000000%  
 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
---------------------	---	-----

Owner: SGA HOMES LLC  
 % Ownership: 100.000000000000%  
 Total Value: N/A

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

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	EO	EO	1.1586	50470.00	103.00	490.00	N/A	N/A
2	EO	EO	1.4878	64810.00	0.00	0.00	N/A	N/A

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

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2023/05/08 10:00 AM - 2023/05/08 10:00 AM - 2023/05/08 10:00 AM - 2023/05/08 10:00 AM

Kleberg CAD - Property Details

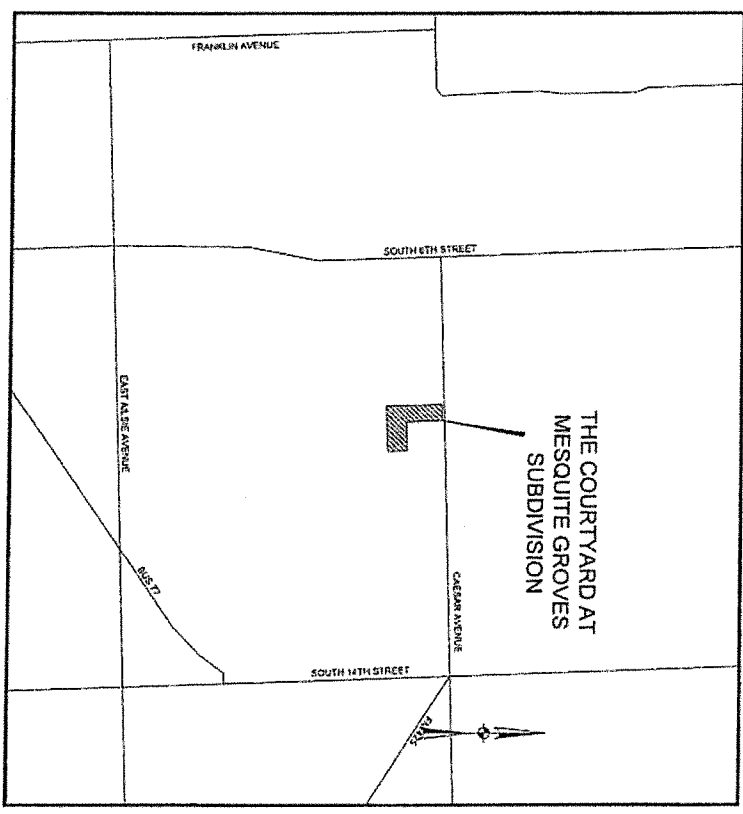
Database last updated on: 5/7/2023 3:17 PM

© 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023

# THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS



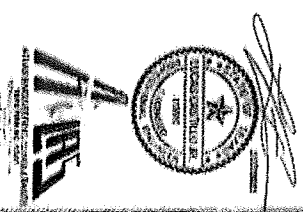
CITY OF KINGSVILLE  
400 WEST KING AVENUE  
KINGSVILLE, TEXAS 78053



VICINITY MAP  
SCALE: 1"=500'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAN
3.0	EXISTING CONDITION, DEMOLITION AND IMPROVEMENTS, P.L.A.M.
4.1	GENERAL NOTES
5.0	SUGGESTED BROWNS CONCERNED P.L.A.M.
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	STA. 1+00 TO 6+57.28 OFFSITE
9.0	STA. 6+57.28 TO 10+00 OFFSITE
10.0	STA. 1+00 TO 6+57.28 CONCERNED LINE
11.0	WATER UTILITY DETAILS
12.0 - 12.2	SEWER UTILITY DETAILS
13.0 - 13.1	STORM SEWER DETAILS
14.0	STORM AND DRAINAGE DETAILS
15.1 - 15.3	PAVING AND DRAINAGE DETAILS



## VOLUME 3, PAGE 25, K.C.M.R.



11. REPAIRS OF STORM DAMAGE, WATER AND SEWERAGE SYSTEMS, ELECTRICAL, MECHANICAL, PAVING, STREETS, LIGHTS, TREES AND ACCESS TO BUILDINGS SUBJECT TO THE CITY OF HOUSTON.
12. ALL WORKS RELATING TO THIS DOCUMENT SHALL BE ON BEHALF OF PLAT AND APPROVED BY THE CITY OF HOUSTON.
13. PROVIDED, HOWEVER, THAT THE CITY OF HOUSTON SHALL NOT BE OBLIGATED FOR APPROVAL FOR EACH LOT AND EACH TRACT AND EACH SUBDIVISION OF THE TRACTS OF LAND HEREIN DESCRIBED PRIOR TO OCCUPATION OF THE TRACTS.
14. PROVIDED, FURTHER, THAT THE CITY OF HOUSTON SHALL NOT BE OBLIGATED TO BE A ZONE OF FLOOD HAZARD, AS DETERMINED BY THE FEDERAL GOVERNMENT.

APPROVED BY THE CITY COMMISSION OF THE CITY OF MILWAUKEE

23912

22

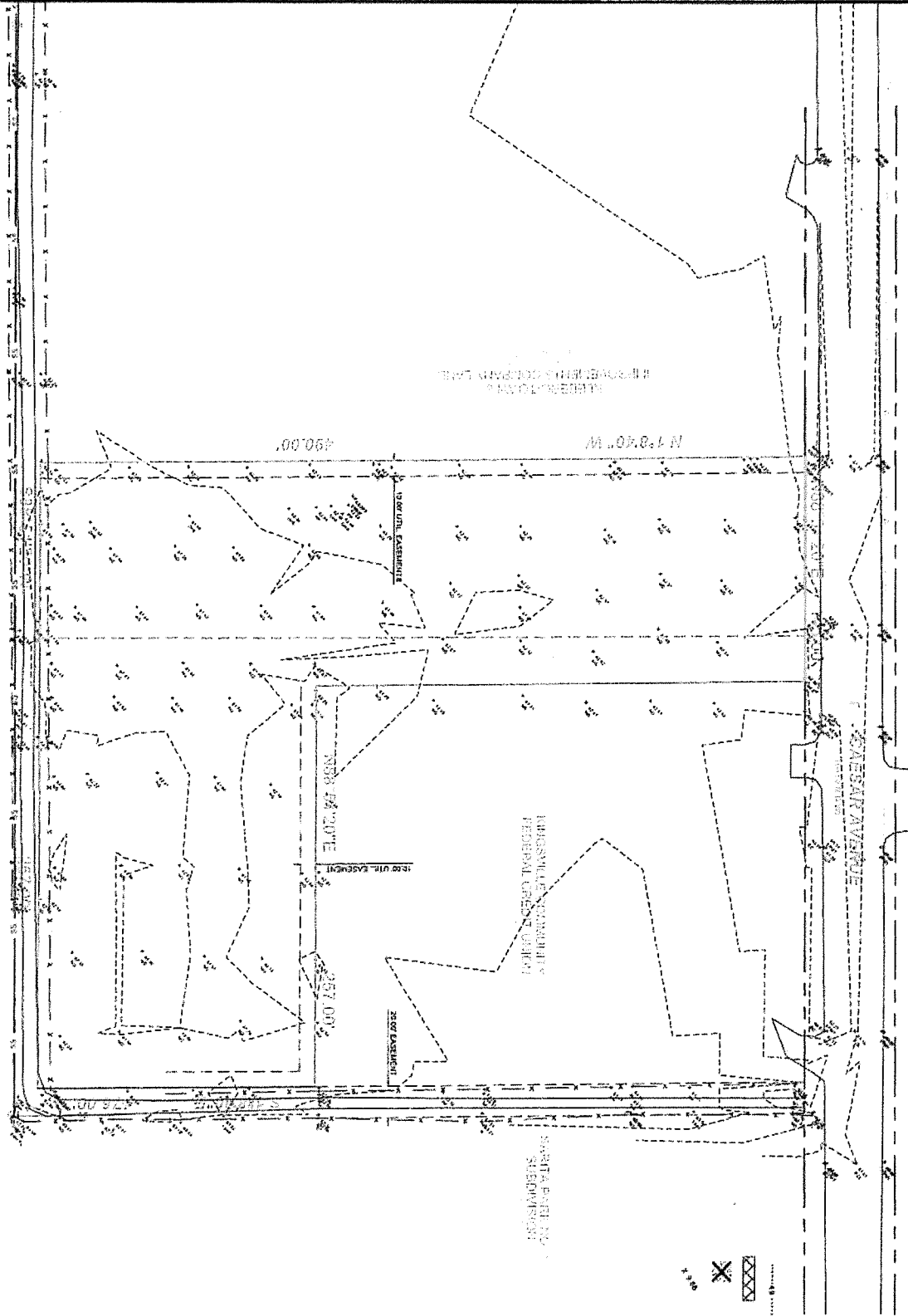
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**APPENDIX A**

L

**Abstract**



- LEGEND**
- EXISTING CURB/RAIL
  - FEATURES TO BE DEMOLISHED
  - THEIR OR OTHER TO BE DEMOLISHED OR RELOCATED
  - EXISTING POOT ELEVATION

SCALE: 1"=30'



<b>PROJECT:</b> COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS		<b>DATE:</b> 11/12/2023 11/12/2023 11/12/2023	<b>DESCRIPTION:</b> COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS
<b>NO.</b> 1 2 3	<b>DATE:</b> 11/12/2023 11/12/2023 11/12/2023	<b>DESCRIPTION:</b> COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS	<b>DATE:</b> 11/12/2023 11/12/2023 11/12/2023
<b>EXISTING CONDITION</b> 3.0			

- ## ACCEPTANCE CRITERIA AND TEST STRATEGIES

•

-

[illegible][illegible]

1. CONTRACTOR SHALL MAINTAIN A MINIMUM THREE FEET OR COVER ON ALL EXCAVATION DEEPER THAN SIX FEET.
2. EXCAVATION SHALL BE PROTECTED BY SHIELDING.
3. NO TRAFFIC SHALL BE KEPT OFF-ROAD OR EXCEEDING PUBLIC UTILITY RIGHT-OF-WAY.
4. ALL EXCAVATION SHALL BE PROTECTED BY SHIELDING AND SHALL BE PROTECTED BY SHIELDING.
5. EXCAVATION SHALL BE PROTECTED BY SHIELDING AND SHALL BE PROTECTED BY SHIELDING.
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15. EXCAVATION SHALL BE PROTECTED BY SHIELDING AND SHALL BE PROTECTED BY SHIELDING.

1. IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET AND WITHIN THE POLLUTION PREVENTION PLAN FOR THE PROJECT TO ESTABLISH A CONSTRUCTIVE RELATIONSHIP WITH STATE AND FEDERAL REGULATIONS, THE ANTI-CORRUPTION ACT, AND RETROSPONSIVE FOR ITS IMPLEMENTATION. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TEXAS DEPARTMENT OF WATER RESOURCES, FROM CONSTRUCTION SHEET PUBLISHED IN THE FEBRUARY 14, 1984 FEDERAL REGISTER.
2. FOLLOWING WATER POLLUTION PREVENTION PLAN SHALL ADDRESS THE FOLLOWING:
  - a) DURING THE CONSTRUCTION OF THE SITE AND THE TYPE OF CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.
  - b) DESCRIBE THE SITE PLAN FOR THE FACILITY TO BE CONSTRUCTED.
  - c) DESCRIBE THE PRACTICES THAT WILL BE IMPLEMENTED TO CONTROL, MINIMIZE AND THE RELEASE OF POLLUTANTS INTO SURFACE WATER.
  - d) CREATE AN APPROPRIATE SCHEDULING.
  - e) PREPARE THE FINAL STABILIZATION PLAN TO BE SUBMITTED TO THE TEXAS DEPARTMENT OF WATER RESOURCES AFTER CONSTRUCTION IS COMPLETE.
3. THE CONTRACTOR SHALL HAVE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE FOR INSPECTION, AT ALL TIMES.
4. THE CONTRACTOR MUST ADOPT A PLAN, IN-KEEP WITH THE FOLLOWING, TO PREVENT EROSION AND SEDIMENTATION OF THE PLAN, ON WHICH THE EXISTING PLANT PROCESS REPRESENTS THE PROPOSED CONSTRUCTION OF THE ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR TO NOT ADDITIONAL OFFENSE TO THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DRAINAGE AND WATERWAYS DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DRAINAGE AND WATERWAYS DURING THE CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DRAINAGE AND WATERWAYS DURING THE CONSTRUCTION OF THE PROJECT.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DRAINAGE AND WATERWAYS DURING THE CONSTRUCTION OF THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DRAINAGE AND WATERWAYS DURING THE CONSTRUCTION OF THE PROJECT.

the United States, farmers' demands reach beyond their own borders. International and national organizations, such as the American World Food Council, the American Dietetic Association, and the American Dietetic Association's Food for Peace Program, are all working to improve the lives of farmers in other countries. The American Dietetic Association's Food for Peace Program is a national program that provides food and nutrition assistance to people in other countries. The American Dietetic Association's Food for Peace Program is a national program that provides food and nutrition assistance to people in other countries. The American Dietetic Association's Food for Peace Program is a national program that provides food and nutrition assistance to people in other countries.



## Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commissions standards.

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

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

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

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

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **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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**Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).**

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**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.**

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# **AGENDA ITEM #4**

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



Action Item -  
Final Plat -  
the  
Courtyard

## MEMO

**Date:** July 5, 2023  
**To:** Mark McLaughlin (City Manager)  
**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** 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 Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

The Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for 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); to enable the applicant to create affordable garden homes. Letters were sent out to neighbors and the City received no feedback save for a citizen making clarifications on the actual use of the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted ‘YES’.

The meeting was adjourned by about 7:04 p.m.

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 9th St & Caesar  
(Proposed) Subdivision Name Courtyard Homes Lot 3 Block 18  
Legal Description: KT & I CO, Block 18 LOT 2, 3, - 2.197 AC.  
LOT 3, - 4494 AC.  
Existing Zoning Designation R-1 Future Land Use Plan Designation Subdivision

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

Applicant/Authorized Agent Ramon P. Perez Jr. Phone 361-779-4218 FAX         
Email Address (for project correspondence only): rperez13@gmail.com  
Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363  
Property Owner Ramon P. Perez Jr. Phone 361-779-4218 FAX         
Email Address (for project correspondence only): rperez13@gmail.com  
Mailing Address 317 E. Shelton City Kingsville State Texas Zip 78363

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

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

Please provide a basic description of the proposed project:

Build A 12 LOT GARDEN HOME SUBDIVISION (COURTYARD HOMES)

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

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

# 200ft Buffer at Prop ID 16831



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 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 9<sup>th</sup> St  
Kingsville, TX 78363  
#22758

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

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

Tina Yaklin  
PO Box 203  
Kingsville, TX 78364  
#24073

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

Courina G Cortez  
1115 S 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

Piterra Properties LLC  
16253 Caravel Dr  
Corpus Christi, TX 78418  
#17469



[Print this Page](#)
[View Property Details for 16831 SGA HOMES LLC for Year 2023](#)

Tax Year: 2023 - Values not available

[Print this Page](#)
**Account**

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

**Location**

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

**Owner**

Name: SGA HOMES LLC Owner ID: 52141  
 Mailing Address: 317 E SHELTON ST  
 KINGSVILLE, TX 78363 % Ownership: 100.000000000000%  
 Exemptions:

[Print this Page](#)

(+) Improvement Homesite Value: + N/A  
 (+) Improvement Non-Homesite Value: + N/A  
 (+) Land Homesite Value: + N/A  
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + N/A N/A  
 (+) Timber Market Valuation: + N/A N/A

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

(=) Appraised Value: = N/A  
 (-) HS Cap: - N/A

(=) Assessed Value: = N/A

 **taxing Jurisdiction**

Owner: SGA HOMES LLC  
 % Ownership: 100.000000000000%  
 Total Value: N/A

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

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions:	N/A
Taxes w/o Exemptions:	N/A

## Improvement / Building

No improvements exist for this property.

## Well

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	EO	EO	1.1586	50470.00	103.00	490.00	N/A	N/A
2	EO	EO	1.4878	64810.00	0.00	0.00	N/A	N/A

## Well Value History

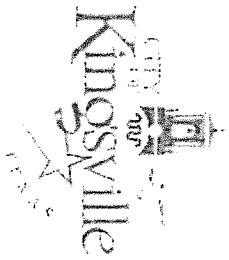
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$73,780	0	73,780	\$0	\$73,780
2021	\$0	\$61,250	0	61,250	\$0	\$61,250
2020	\$0	\$61,250	0	61,250	\$0	\$61,250
2019	\$0	\$61,250	0	61,250	\$0	\$61,250
2018	\$0	\$61,250	0	61,250	\$0	\$61,250
2017	\$0	\$61,250	0	61,250	\$0	\$61,250
2016	\$0	\$61,250	0	61,250	\$0	\$61,250
2015	\$0	\$61,250	0	61,250	\$0	\$61,250
2014	\$0	\$61,250	0	61,250	\$0	\$61,250
2013	\$0	\$61,250	0	61,250	\$0	\$61,250
2012	\$0	\$61,250	0	61,250	\$0	\$61,250
2011	\$0	\$24,700	0	24,700	\$0	\$24,700
2010	\$0	\$24,700	0	24,700	\$0	\$24,700
2009	\$0	\$24,700	0	24,700	\$0	\$24,700

Questions Please Call (361) 595-5775

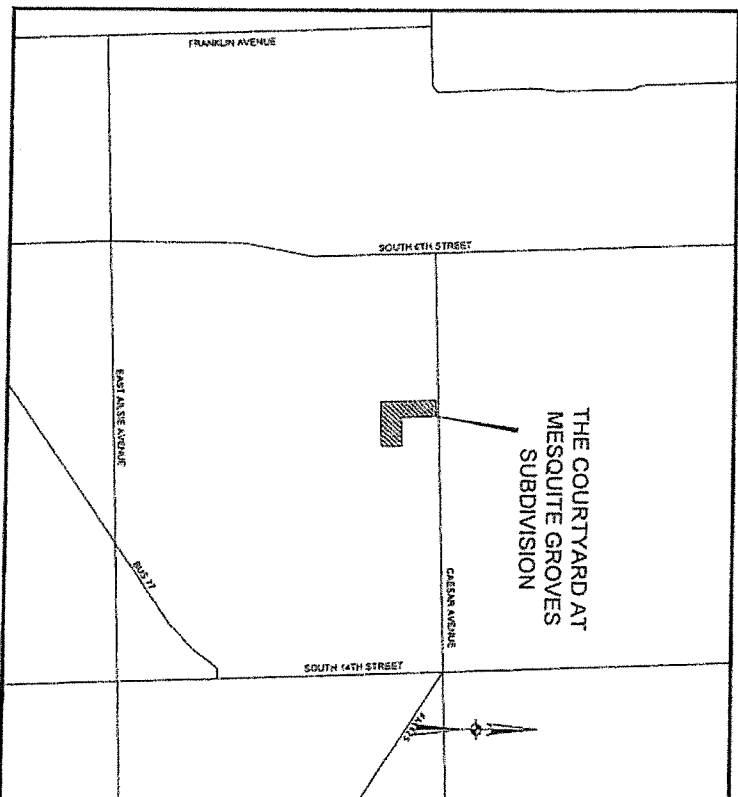
This year is not certified and ALL values will be represented with "N/A".



# THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

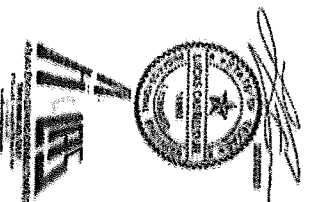


CITY OF KINGSVILLE  
400 WEST KING AVENUE  
KINGSVILLE, TEXAS 78463

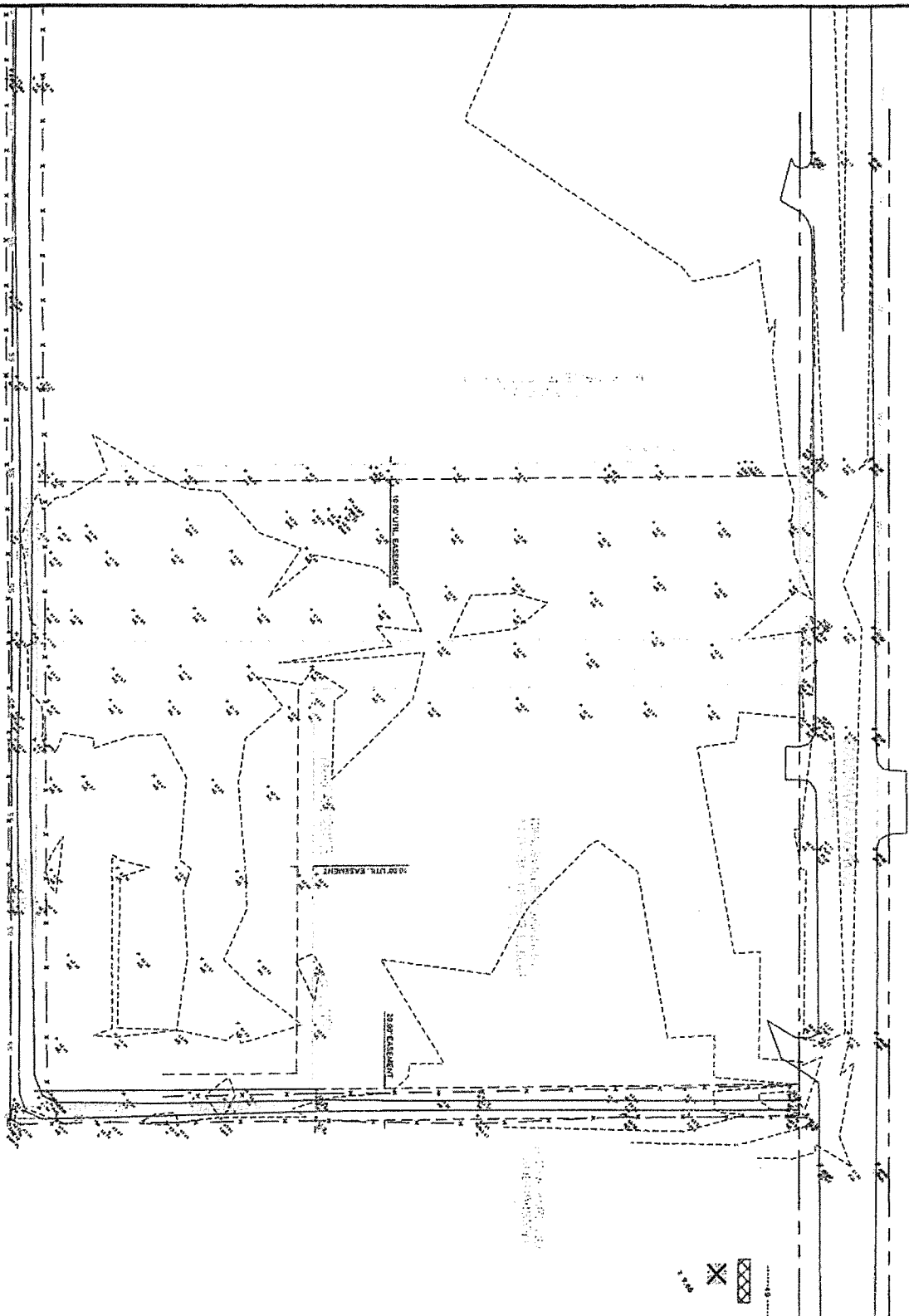


VICINITY MAP  
SCALE: 1"=500'

INDEX OF DRAWINGS	
SHEET NO.	SHEET TITLE
19	COVER SHEET
20	PLAN
29	EXISTING CONDITIONS, REMOVALS AND ADDITIONS - CONCRETE, PLUMB
41	GENERAL NOTES
50	SUBSISTED SUBDIVISION CONCRETE, PLUMB
60	UTILITY PLAN
70	PROPOSED PLAN
80	STANDARD DETAIL
90	STANDARD DETAIL
100	STANDARD DETAIL
110	STANDARD DETAIL
120 - 122	STANDARD DETAIL
130 - 131	STANDARD DETAIL
140	STANDARD DETAIL
151 - 151	STANDARD DETAIL







SCALE: 1"=30'



- LEGEND**
- 40' ----- EXISTING CONCRETE
  - 40' ----- RETURNED TO BE REASPHALTED
  - 40' ----- THE OR OTHER TO BE DISCLOSED OR REASPHALTED
  - 40' ----- EXISTING PROTECTOR

PROJECT			
COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS			
No.	DESCRIPTION	DATE	PROJECT
1	1/12/23	1/12/23	
2	2/10/23	2/10/23	
3	2/10/23	2/10/23	
4	2/10/23	2/10/23	
5	2/10/23	2/10/23	
6	2/10/23	2/10/23	
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97	2/10/23	2/10/23	
98	2/10/23	2/10/23	
99	2/10/23	2/10/23	
100	2/10/23	2/10/23	



3.0

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CONDITION

AS NOTED

DATE

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## Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commissary standards.

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

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

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

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

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard:

**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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**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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**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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# **AGENDA ITEM #5**



Action Item -  
Prelim Plat -  
Somerset

## MEMO

**Date:** July 5, 2023  
**To:** Mark McLaughlin (City Manager)  
**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** 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.

The Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for a preliminary plat of the 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 to enable the applicant to create affordable homes. Letters were sent out to neighbors and the City received no feedback save for a citizen sending an email for clarifications on the drainage plans for the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by about 7:04 p.m.

Thank you.

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

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

CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION

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

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

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

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

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

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

Please provide a basic description of the proposed project:

Residential Subdivision

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

Applicant's Signature [Signature]

Property Owner's Signature [Signature]

Accepted by: [Signature]

Date: Feb 23, 2023

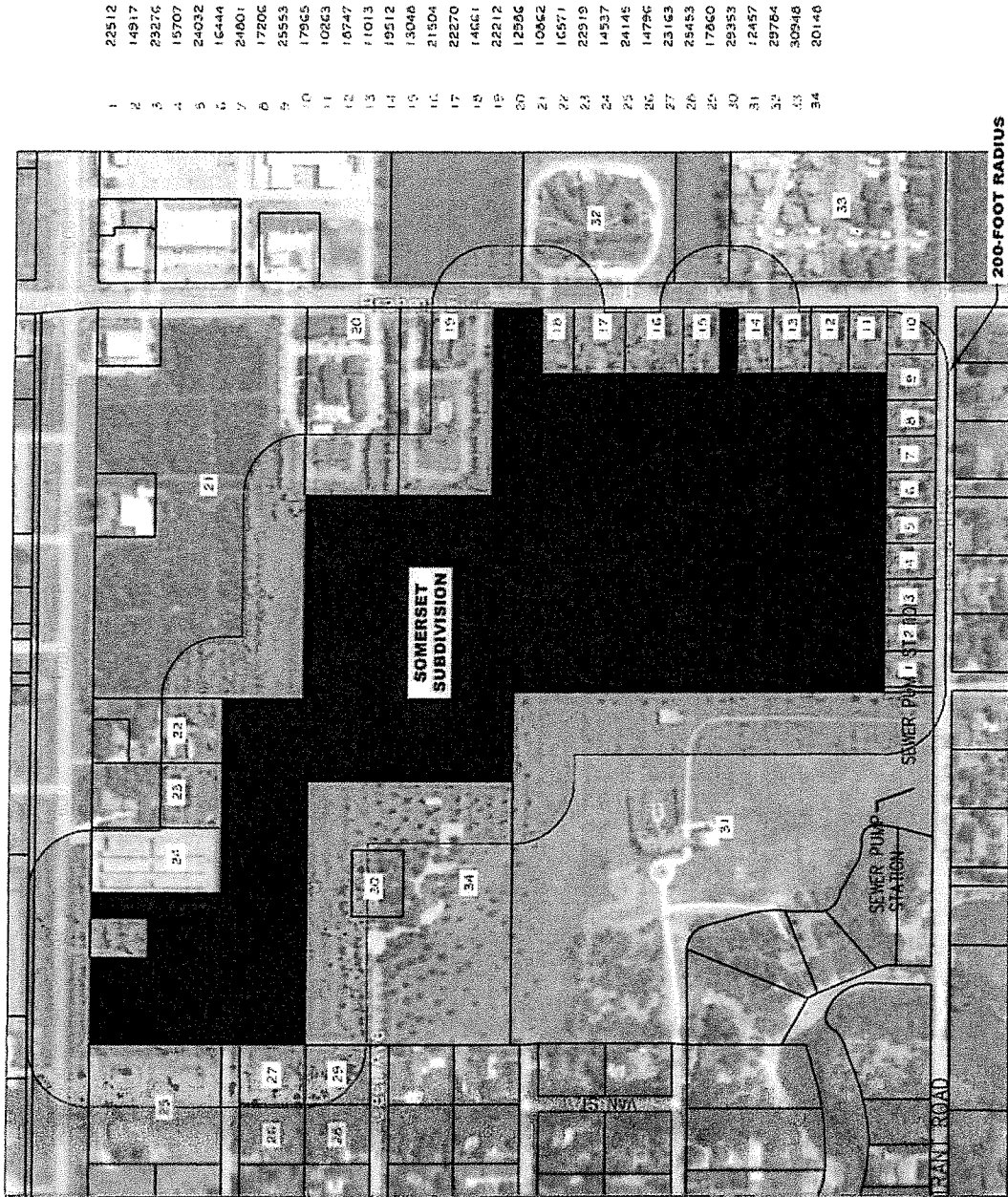
Date: Feb 23, 2023

Date: 4.20.2023

**CITY OF KINGSVILLE**  
**200-FOOT RADIUS AROUND SOMERSET SUBDIVISION**

Drawn by M. MEDRANO  
Date: 08/01/2023  
Checked by R. MORA  
Job:  
Scale: AS NOTED

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



200-FOOT RADIUS AROUND SOMERSET SUBDIVISION  
SCALE: 1"=50'



- 1 22512
- 2 14917
- 3 23276
- 4 15707
- 5 24032
- 6 16444
- 7 24001
- 8 17206
- 9 25553
- 10 17965
- 11 10263
- 12 10747
- 13 11013
- 14 19512
- 15 13046
- 16 21504
- 17 22270
- 18 14661
- 19 22512
- 20 12566
- 21 10862
- 22 16571
- 23 22919
- 24 14537
- 25 24145
- 26 14796
- 27 23163
- 28 29453
- 29 17860
- 30 29353
- 31 12457
- 32 29764
- 33 30948
- 34 20140



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  
704 E Trant RD  
Kingsville, TX 78363  
#16444

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

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

Villard R Raabe EST  
ETUX Violet EST  
ale R Raabe (IND EXEC)  
32 Cecil Ave  
Kingsville, TX 78363  
#17860

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

Iselinda Vececia  
10 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                    §  
COUNTY OF KLEBERG                   §      KNOW ALL MEN BY THESE PRESENTS:

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

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

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

A 54.53 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map

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

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

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

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

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

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

DATED the 21st day of July, 2022.

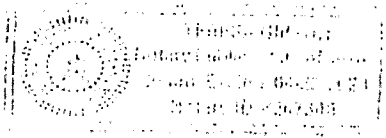
EDDIE YAKLIN

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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



*Kiera Gibson*  
Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

GF No. 22-92001S-KO  
Loan No.

Exhibit "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Tax Year: 2023 - Values not available

**Account**

Property ID: 20148 Legal Description: K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 24.22

Geographic ID: 290002102000192 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

**Location**

Address: 520 CECIL Mapsco:

Neighborhood: Map ID: A3

Neighborhood CD:

**Owner**

Name: YAKLIN EDDIE L Owner ID: 10600

Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.000000000000

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

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

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

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

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

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

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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$42,500	\$77,500	1,910	44,410	\$0	\$44,410
2021	\$37,940	\$80,700	2,750	40,690	\$0	\$40,690
2020	\$38,040	\$80,700	2,450	40,490	\$0	\$40,490
2019	\$40,030	\$80,700	2,930	42,960	\$0	\$42,960
2018	\$37,540	\$80,700	3,100	40,640	\$0	\$40,640
2017	\$44,810	\$80,700	2,930	47,740	\$0	\$47,740
2016	\$47,360	\$80,700	2,700	50,060	\$0	\$50,060
2015	\$47,360	\$80,700	2,520	49,880	\$0	\$49,880
2014	\$47,360	\$80,700	2,400	49,760	\$0	\$49,760
2013	\$47,360	\$80,700	2,220	49,580	\$0	\$49,580

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Kleberg CAD - Property Details

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

2012-2013: \$47,360

2013-2014: \$47,360

2014-2015: \$48,570

2015-2016: \$48,570

2016-2017: \$48,570

Tax Year: 2023 - Values not available

**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: 100.000000000000%  
 1222 CYPHER ST  
 KINGSVILLE, TX 78363-3404  
 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

No improvements exist for this property.

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on: 31.

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes	Base Tax	Discount / Penalty &	Attorney Fees	Amount Due	41.
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Paid	Due	Interest
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

4/27/23	53,419.44	1,111.11
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4/27/2023 4:26 PM

Database last updated on: 4/27/2023 4:26 PM

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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: 100.000000000000%  
 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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	



Owner: YAKLIN EDDIE L

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$39,550	980	980	\$0	\$980
2021	\$0	\$39,550	1,350	1,350	\$0	\$1,350
2020	\$0	\$39,550	1,200	1,200	\$0	\$1,200
2019	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2018	\$0	\$39,550	1,520	1,520	\$0	\$1,520
2017	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2016	\$0	\$39,550	1,320	1,320	\$0	\$1,320
2015	\$0	\$39,550	1,240	1,240	\$0	\$1,240
2014	\$0	\$39,550	1,170	1,170	\$0	\$1,170
2013	\$0	\$39,550	1,090	1,090	\$0	\$1,090
2012	\$0	\$39,550	1,410	1,410	\$0	\$1,410
2011	\$0	\$39,550	1,380	1,380	\$0	\$1,380
2010	\$0	\$39,550	1,660	1,660	\$0	\$1,660
2009	\$0	\$39,280	1,820	1,820	\$0	\$1,820

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

3	OT	Other	INC UNKNOWN	ANTONIO KYLE PROPERTIES INC
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## Property Tax Information as of 04/27/2023

Amount Due if Paid on:

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

Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains. The number of transformed cells was determined by the number of colonies obtained on the selective medium. The results are the mean of three independent experiments. Error bars represent the standard deviation.

$\frac{1}{2} \left( \frac{1}{2} \right) = \frac{1}{4}$

Website version: 1.2.2.32

Database last updated on: 4/25/2023 3:17 PM

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Tax Year: 2023 - Values not available

**Account**

Property ID: 20946 Legal Description: K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09

Geographic ID: 290002106100192 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

**Location**

Address: Mapsco:

Neighborhood: Map ID: A3

Neighborhood CD:

**Owner**

Name: YAKLIN EDDIE Owner ID: 24966

Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.0000000000%

SEGUIN, TX 78155-3308

Exemptions:

(+) 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
<hr/>		
(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A
<hr/>		
(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) 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

No improvements exist for this property.

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

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


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

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Kleberg CAD - Property Details

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

Property Tax Information as of 04/27/2023

Amount Due if Paid on: 

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

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

Amount Due if Paid on: 

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Website version: 1.2.2.33

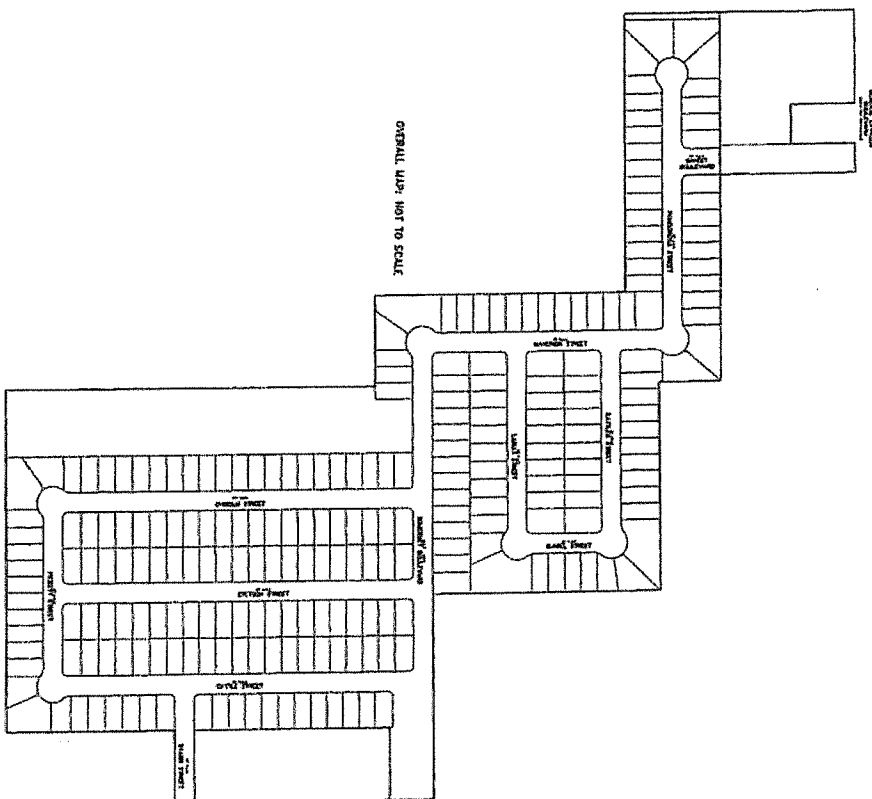
Database last updated on: 4/26/2023 3:17 PM

© 2023 Harris Corporation

- Part of*  
**Somerset at Kingsville**

*Play of  
Somerset at Kingsville*

A 2400' by 100' being comprised of a 2433' Area Tract, as described in a Warranty Deed and Vending Lien, recorded in Deed Book Number 251212 and Property Recordings of Johnson County, Iowa and said Tract One and first 1/2, as described in a General Agency Contract, Advanced Registration, recorded in Deed Book Number 221812, of the Official Public Records at Johnson County, Iowa.



OVERALL. MAP: NOT TO SCALE.

[illegible]

My Address

This plot of Governor Sir Evelyn Baring's *Wandering Third* suggests \_\_\_\_\_ identity for the "Pervious and Irregular" Commission of the City of Baghdad. Indeed, the text suggests that the "Pervious and Irregular" Commission of the City of Baghdad is the same as the "Pervious and Irregular" Commission of the City of Baghdad. The text suggests that the "Pervious and Irregular" Commission of the City of Baghdad is the same as the "Pervious and Irregular" Commission of the City of Baghdad.

**Abstract of study of psychiatric nursing**

This free plot at Somerset is highly recommended. (Prestonbury Hall) represents the first development of the City of Kingston. Please visit the website [www.kingston.gov.uk](http://www.kingston.gov.uk)

\_\_\_\_\_

**2022** **609** **of** **2022**

Country Data

**History**

2. **John D. Loeferich**, a registered professional land manager for the Texas Department of Transportation, says that a survey made in 1974 showed that the grazing land in Texas and around the

7500 57-0 continuing (50p p/). [www.proquest.com/continuing-proquest-57-0-continuing-proquest-57-0](http://www.proquest.com/continuing-proquest-57-0-continuing-proquest-57-0)

David C. Lerner, M.D.  
Toots Lane, M.D.

Provisionally, this document shall not be considered for any subject and shall not be used or cited as official work or a final survey document.



**RESEARCH**

## Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commissions standards.

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

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

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

## PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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

## PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: 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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Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

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Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.

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## **AGENDA ITEM #6**



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



Action Item -  
Final Plat -

Phase 1  
Somerset

## MEMO

**Date:** July 5, 2023  
**To:** Mark McLaughlin (City Manager)  
**From:** Kobby Agyekum (Interim Director of Planning and Development Services)

**Subject:** 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.

The Planning and Zoning Commission meeting was held as scheduled this evening, July 5, 2023, with 4 members in attendance.

Members deliberated over the issue of granting approval for a 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; to enable the applicant to create affordable homes. Letters were sent out to neighbors and the City received no feedback save for a citizen sending an email for clarifications on the drainage plans for the property.

Commissioners, after deliberations, voted to approve the recommendation for the replat of the said property for single family residents. A recorded vote of all members present was taken and Commissioners Mike Klepac, Larry Garcia, Rev. Idotha Battle and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by about 7:04 p.m.

Thank you.

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

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

CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION

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

Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection Trant Road and F.M. 1717

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

Legal Description: being a 10.77 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.

Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

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

Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX \_\_\_\_\_

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

Mailing Address 2725 Swartner 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 Kernville State Texas Zip 78028

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

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

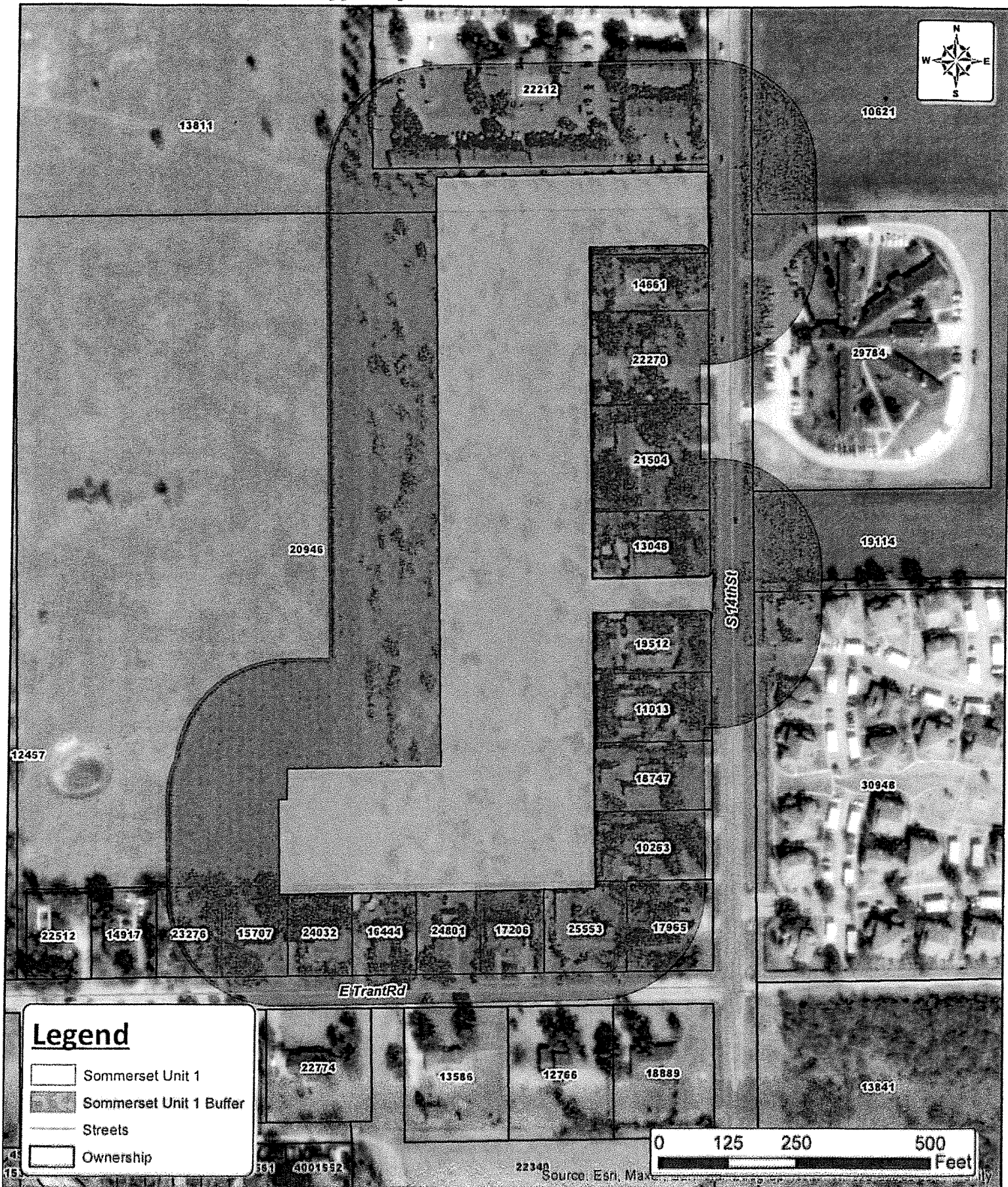
Please provide a basic description of the proposed project:

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

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

Applicant's Signature [Signature] Date: 3/9/2023  
Property Owner's Signature [Signature] Date: 3/9/2023  
Accepted by: [Signature] Date: 4/20/2023

# 200ft Buffer for Somerset Unit 1 Area



GF# 22-92001S-HO

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

### WARRANTY DEED WITH VENDOR'S LIEN

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

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

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

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

A 54.53 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map



Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yalchin, 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 Yalchin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas, with said 54.53 Acre Tract being more particularly described by metes and bounds on Exhibit "A" attached hereto, made a part hereof and incorporated by reference herein.

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

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

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

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

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

DATED the 21st day of July, 2022.

EDDIE YAKLIN

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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



Meresa Helton  
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-KHO  
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 Yaldu, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

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

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

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

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

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

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

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

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

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

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

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

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



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

Thence, South 01°01'10" East, with the common boundary line of the said T.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'53" West, 21.35 Feet;

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

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

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

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

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

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

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

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

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

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

2023 - Values not available

**Account**

Property ID: 20148 Legal Description: K T & I CO, BLOCK 21, LOT PT 2, PT 5, ACRES 24.22

Geographic ID: 290002102000192 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

**Location**

Address: 520 CECIL Mapsco:

Neighborhood: Map ID: A3

Neighborhood CD:

**Owner**

Name: YAKLIN EDDIE L Owner ID: 10600

Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.000000000000%

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

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

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

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

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

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

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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$42,500	\$77,500	1,910	44,410	\$0	\$44,410
2021	\$37,940	\$80,700	2,750	40,690	\$0	\$40,690
2020	\$38,040	\$80,700	2,450	40,490	\$0	\$40,490
2019	\$40,030	\$80,700	2,930	42,960	\$0	\$42,960
2018	\$37,540	\$80,700	3,100	40,640	\$0	\$40,640
2017	\$44,810	\$80,700	2,930	47,740	\$0	\$47,740
2016	\$47,360	\$80,700	2,700	50,060	\$0	\$50,060
2015	\$47,360	\$80,700	2,520	49,880	\$0	\$49,880
2014	\$47,360	\$80,700	2,400	49,760	\$0	\$49,760
2013	\$47,360	\$80,700	2,220	49,580	\$0	\$49,580

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Kleberg CAD - Property Details

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

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2023 - Values not available

**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: 100.000000000000%  
 1222 CYPHER ST  
 KINGSVILLE, TX 78363-3404

Exemptions:

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

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

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value:	=	N/A
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No improvements exist for this property.

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes	Base Tax	Discount / Penalty &	Attorney Fees	Amount Due
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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: 100.000000000000%  
 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
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Owner: YAKLIN EDDIE L  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$39,550	980	980	\$0	\$980
2021	\$0	\$39,550	1,350	1,350	\$0	\$1,350
2020	\$0	\$39,550	1,200	1,200	\$0	\$1,200
2019	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2018	\$0	\$39,550	1,520	1,520	\$0	\$1,520
2017	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2016	\$0	\$39,550	1,320	1,320	\$0	\$1,320
2015	\$0	\$39,550	1,240	1,240	\$0	\$1,240
2014	\$0	\$39,550	1,170	1,170	\$0	\$1,170
2013	\$0	\$39,550	1,090	1,090	\$0	\$1,090
2012	\$0	\$39,550	1,410	1,410	\$0	\$1,410
2011	\$0	\$39,550	1,380	1,380	\$0	\$1,380
2010	\$0	\$39,550	1,660	1,660	\$0	\$1,660
2009	\$0	\$39,280	1,820	1,820	\$0	\$1,820

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

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Kleberg CAD - Property Details

3	OT	Other	INC	ANTONIO
			UNKNOWN	KYLE
				PROPERTIES
				INC

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

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

Website: www.klebergcad.com

Database last updated: 04/25/2023 04:14 PM

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2023 - Values not available

## Account

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

### Location

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

## Owner

Name:	YAKLIN EDDIE	Owner ID:	24966
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.000000000000%
		Exemptions:	

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

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

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value: = N/A

Owner: YAKLIN EDDIE

% 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

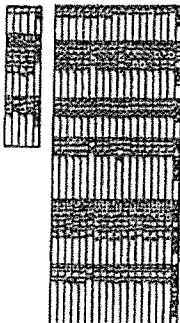
No improvements exist for this property.

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

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

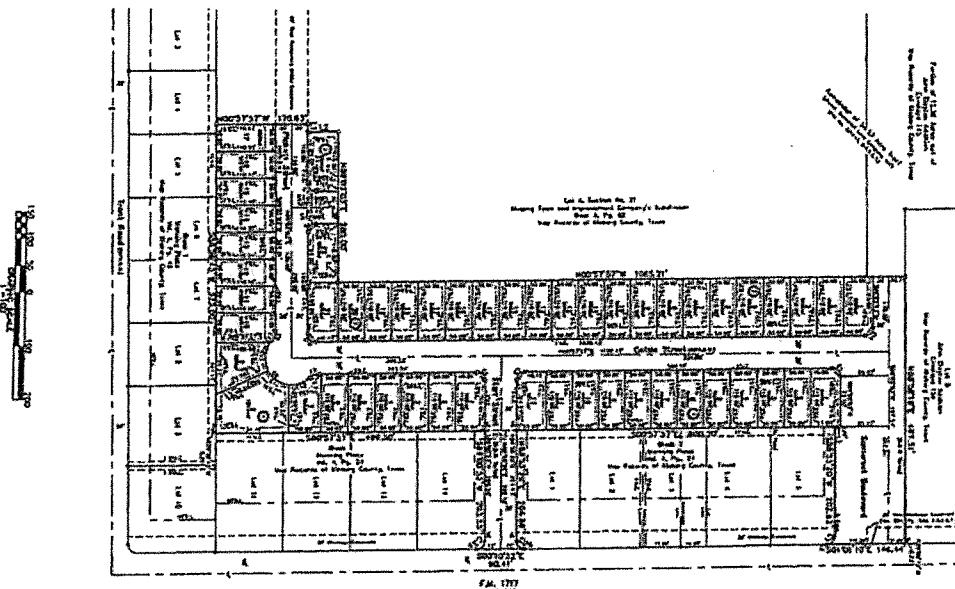
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/9/2010	WD	WARRANTY DEED	RYAN LORELL MCCANN	YAKLIN EDDIE	427	740	



[illegible][illegible][illegible][illegible]

*Plot of  
Somerset at Kingsville  
Unit 1*

being a 10.77 Acre Tract of Land, out of a 24.53 Acre Tract, or described in a Warranty Deed with Vandyke's Lien, recorded in Document Number 331267, Official Records of Aliburg County, Texas.

[illegible]

1. **What is your position?** a. **Employment:** Polytechnic Lect. Science for Admin. Engineering. **Source:** personal; **medium:** telephone. **Has been a heavy drinker in the past?** (only very seldom and very little). **How much?** 100-150 ml. of 40% alcohol daily. **How long?** 10-15 years. **How did you stop drinking?** After 10 years, I had a severe attack of chronic hepatitis and it was only after 2 years of treatment that I was able to stop drinking. **What is your present drinking problem?**

Page One contains copy of \_\_\_\_\_  
 from the \_\_\_\_\_  
 dated \_\_\_\_\_



## Jail

CONTINUED FROM PAGE 1

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

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

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

food must meet the commission standards.

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

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

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

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

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

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



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

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

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

building as expected.

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

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

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

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

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

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

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

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

## PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

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

## PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: **Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

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

## PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

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

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

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**Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.**

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

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

# **AGENDA ITEM #7**



**City of Kingsville  
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: July 10, 2023

SUBJECT: Consider Awarding Bid #23-07 to Mammoth Foundation Repair, LLC for the 2023 Tranquitas Creek Bridge Repair Project.

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**Purpose:**

The purpose of awarding this project is to repair the existing bridge at the intersection of Tranquitas Creek and N. 6<sup>th</sup> Street. The bridge serves a Principal Arterial Street through the center of the city. Once project is awarded it will be completed within one-hundred and eighty (180) calendar days.

**Summary:**

On June 13, 2023, two (2) bids were received which included Mammoth Foundation Repair LLC. and Donald Hubert Construction Company Inc. RFQ # 23-07 for 2023 Tranquitas Creek Bridge Repair Project was advertised on May 25, 2023, and June 1, 2023, in the local newspaper and on the City's website. Sealed Bids were due June 13, 2023. First bid was Mammoth Construction from Corpus Christi, Texas. Second bid was Donald Hubert Contracting Co. Inc. from Kingsville, Texas. The bid totals ranged from \$89,550.00 to \$178,449.85.

Contractor's references were verified by our Engineering Consultant, International Consulting Engineers (ICE). We recommend awarding the project to Mammoth Foundation Repair, LLC in the amount of \$89,550.00. Mammoth Construction has recently completed the Richard and Henrietta King Statue Foundation at City Hall.

**Background:**

The project includes bridge repairs including concrete spalling, delamination, abutment walls, expansion joint sealant, and rebar repairs.



**City of Kingsville  
Engineering Dept.**

On February 15, 2022, the Engineering Department received a Bridge Inspection Report from Texas Department of Transportation (TxDOT) regarding the bridge at Tranquitas Creek and N. 6<sup>th</sup> Street. The bridge was inspected on March 8, 2021, by TxDOT's consultant. The report addresses the condition of the Deck, Superstructure, Substructure, Channel, Culverts, and Approaches. This bridge at N. 6<sup>th</sup> Street is heavily utilized and classified as a Principal Arterial Street.

**Financial Impact:**

The Construction Phase will be paid from FUND 055 – Utility Fund Storm Water Drainage Capital Projects in the amount of \$89,550.00.

**Recommendation:**

Staff recommends:

1. Approving Contract Agreement between City and Mammoth Foundation Repair, LLC in the amount of \$89,550.00.
2. Authorizing the City Manager to sign the Contract.

**Attachments:**

Bid Summary

Bid Tab

Proposal – Mammoth Foundation Repair, LLC

References

Bid Bond

Resolution No. 2023-\_\_\_\_\_



June 20, 2023

Mr. Rutilio “Rudy” Mora, P.E., CFM  
City Engineer  
City of Kingsville  
400 W. King Ave.  
Kingsville, TX 78363

Re: **City of Kingsville – Tranquitas Bridge Repair Project 2023**

Dear Mr. Mora:

Enclosed please find attached Bid Summary for the above referenced project. Two (2) general contractors submitted bids to the City of Kingsville on 06/13/23. Their information is attached in this letter. The bidder’s list with their total bid is given below:

Bidder	Bid Bond	Bid Response Form	Base Bid Amount
Donald Hubert Construction Company, Inc	Y	Y	\$178,499.75
<b>Mammoth Foundation Repair, LLC</b>	<b>Y</b>	<b>Y</b>	<b>\$89,550.00</b>

Mr. Rutillio "Rudy" Mora, P.E., CFM

Re: **City of Kingsville – Tranquitas Bridge Repair Project 2023**

Page 2 of 2

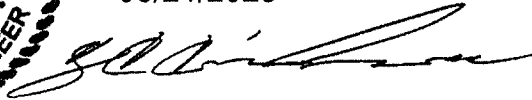
**Mammoth Foundation Repair** submitted the lowest bid for this project. Appropriate measures were conducted to maximize bidder outreach and ensure that the bid prices were competitive and accurate, in addition to meeting all the requirements of the specifications approved by the City of Kingsville. ICE recommends **Mammoth Foundation Repair LLC** be considered for approval of award for the base bid of \$89,550.00. The lowest base bid of \$89,550.00 is within 3.5% of the engineer's estimate (\$86,800.00). The City of Kingsville has the right to make the decision that is in the best interest of the City.

Please let me know if you have any questions regarding this matter.

Sincerely,  
I.C.E.



06/21/2023



A handwritten signature in black ink, appearing to read "Charlie Cardenas".

Charlie Cardenas, P.E.,  
Senior Engineer / Project Manager

Attachments:  
Full Bid Tab  
Mammoth Foundation Repair Bid Packet

[illegible]

**PROPOSAL FORM**

**FOR**

**CITY OF KINGSVILLE**

**TRANQUITAS BRIDGE REPAIR**

**900 N 6<sup>th</sup> ST**

**KINGSVILLE, TX 78363**

## PROPOSAL

Place:

Date: June 13, 2023

Proposal of Mammoth Foundation Repair LLC,

a Corporation organized and existing under the laws of the State of  
Texas.

OR

a Partnership or Individual doing business as  
Mammoth Foundation Repair & Construction

\_\_\_\_\_

**TO: CITY OF KINGSVILLE**

Gentlemen:

The undersigned hereby proposes to furnish all labor and materials, tools, and necessary equipment, and to perform the work required for:

CITY OF KINGSVILLE  
TRANQUITAS BRIDGE REPAIR

at the location described by the contract documents including a total of 0 addendums posted during the bid process and in strict accordance with the contract documents for the following prices, to wit:

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
A1	Mobilization/Bonds/Insurance	LS	1	\$ 29,500.00	\$ 29,500.00
A2	Spalling	CF	85	\$ 190.00	\$ 16150.00
A3	Delamination	CF	75	\$ 130.00	\$ 9750.00
A4	Rebar Repair	LF	100	\$ 140.00	\$ 14000.00
A5	Expansion Joint Sealant	LF	150	\$ 65.00	\$ 9750.00
A6	Abutment Wall (Shotcrete 3")	CF	80	\$ 130.00	\$ 10,400.00

TOTAL BID \$ 89,550.00

## PROJECT DESCRIPTION

The project consists of:

**Bridge repairs (spalling, delamination, rebar repair, expansion joint sealant, and abutment wall).**

The undersigned hereby declares that he has visited the site and has carefully examined the documents, specifications, and contract documents including any and all addendums, relating to the work covered by his bid or bids, that he agrees to do the work, and that no representations made by the CITY OF KINGSVILLE are in any sense a warranty but are mere estimates for the guidance of the Contractor.

Upon notification of the award of the contract, we will within ten (10) calendar days execute the formal contract for the faithful performance of this contract and a Performance and/or Payment Bond (if required by the CITY OF KINGSVILLE to insure payment for all labor and materials.

**Number of Signed Sets of Documents:** The contract and all bonds (if required) will be prepared in not less than four counterpart (original signed) sets.

**Time of Completion:** The undersigned agrees to complete the work within **180 calendar days** from the date designated by a Work Order.

The undersigned further declares that he will provide all necessary tools and apparatus, do all the work and furnish all materials and do everything required to carry out the above-mentioned work covered by this proposal, in strict accordance with the contract documents and the requirements pertaining thereto, for the sum or sums above set forth.

Note:

1. The estimated quantities listed are for informational purposes and for contractor reference. The contractor is responsible for delivering a finished project as detailed on the plans and specifications.
2. Contractor shall account for 20% ± of all materials.



Receipt of the following addenda is acknowledged (addenda number):

---

Respectfully submitted:

Name: Edgar E Aguilera

By: 

(SIGNATURE)

Address: 261 Saratoga Blvd Unit A

(P.O. Box) (Street)

Corpus Christi TX 78417

(City) (State) (Zip)

Telephone: 361-876-2722

(SEAL - IF BIDDER IS  
a Corporation)

**NOTE:** Do not detach bid from other papers.  
Fill in with ink and submit complete  
with attached papers.



261 Saratoga Blvd. Unit A Corpus Christi, TX 78417 • 361-876-2722 • Mammothstrong.com

Mammoth Foundation Repair LLC is a second-generation company and has been serving the Coastal Bend Area for over 12 years. The President of Mammoth has been working in construction for over 20 years, as he originally started in this field working with his father. We are a veteran and family-owned small business. Eddie served in the United States Army for 6 years. Our owners, Eddie and Aaron are father and son, working together on various construction projects in Nueces County and surrounding areas.

#### Recent Projects:

South Lake Ranch Apartments 3310 Rodd Field Rd Corpus Christi, TX 78414

Contact: Al Scavo 410-707-0855 [Alscavo@comcast.net](mailto:Alscavo@comcast.net)

Contract Completion Date: 12/2019

Description of work: Finished out multi-family units

Final Cost: \$525,000.00

Nueces County Splash Pads – West Haven & Amistad Parks

Contact: Edward Herrera 361-960-6316 [edward.herrera@nuecesco.com](mailto:edward.herrera@nuecesco.com)

Contract Completion: March 2023

Description of work: Built 2 splash pads, poured concrete installed all equipment electrical & plumbing

Final Cost: \$875,000.00

Corpus Christ Housing Authority & Affiliates

Contact: Lee Garcia 361-889-3373 [Lee.Garcia@hacc.org](mailto:Lee.Garcia@hacc.org)

Contract Completion: August 2026

Description of Work: On Call Contractor for CCHA multiple projects

Final Cost: YTD \$108,756.50 on going contract

Nueces County 4H Stables

Contact: Edward Herrera 361-960-6316 [edward.herrera@nuecesco.com](mailto:edward.herrera@nuecesco.com)

Contract Completion Date: Dec. 2022

Description of Work. Built new stables for 4H in Robstown

Final Cost: \$29,584.31

Amistad Park Basket ball court resurface

Contact: Edward Herrera 361-960-6316 [edward.herrera@nuecesco.com](mailto:edward.herrera@nuecesco.com)

Contract Completion Date: 12/2022

Description of Work: Resurfaced asphalt at Amistad basketball court

Final Cost: \$29,800.00

Business Certifications: Veteran Owned Business (VOB), Disadvantage Business Enterprise (DBE), Historically Underutilized Business (HUB)





Phone: 877 816 2800

PO Box 32577  
Waco, Texas 76703-4200

## BID BOND

Bond No. CNB-42173-00

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Mammoth Foundation Repair, LLC, as Principal, hereinafter called the Principal, and INSURORS INDEMNITY COMPANY, Waco, Texas, as Surety, hereinafter called the Surety, are held and firmly bound unto City of Kingsville, as Obligee, hereinafter called the Obligee, in the amount of 5 % of the amount of this bid not to exceed 5% of the Greatest Amount Bid Dollars (\$ 5% of G.A.B ), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for  
Tranquitas Bridge Repair,

NOW, THEREFORE, If the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing and give bond with good and sufficient surety, or, in the event of the failure of the Principal to enter into such Contract and give such bond or bonds; if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

SIGNED, SEALED AND DATED this 13th day of June, 2023.

Principal:

Mammoth Foundation Repair, LLC

By: [Signature] (Seal)  
(title) President

Surety:

INSURORS INDEMNITY COMPANY

(Seal)

By: [Signature]  
Mireli Stanford, Attorney-in-Fact

**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY  
Waco, Texas**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**Number:** CNB-42173-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of Texas, and authorized and licensed to do business in the State of Texas and the United States of America, does hereby make, constitute and appoint

Mireli Stanford of the City of Spring, State of TX

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to-wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

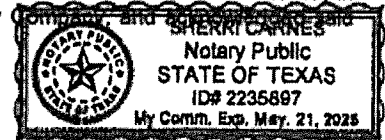
Attest: Tammy Tieperman  
Tammy Tieperman, Secretary

By: Dave E. Talbert  
Dave E. Talbert, President

State of Texas  
County of McLennan

On the 11<sup>th</sup> day of November, 2014, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged the Power of Attorney to be the voluntary act and deed of the Company.

Sherry Carnes  
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 13th day of June, 2023.

Tammy Tieperman  
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT [BONDDEPT@INSURORSINDEMNITY.COM](mailto:BONDDEPT@INSURORSINDEMNITY.COM).



Phone: 877 816 2800

PO Box 32577  
Waco, Texas 76703-4200

## IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577  
Waco, TX 76703-4200  
Or  
225 South Fifth Street  
Waco, TX 76701

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

### ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577  
Waco, TX 76703-4200  
O  
225 South Fifth Street  
Waco, TX 76701

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concieniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

### UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

# **AGENDA ITEM #8**

# CITY OF KINGSVILLE

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P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Alicia Tijerina, Downtown Manager/Special Events Coordinator

DATE: June 29, 2023

SUBJECT: Request for City Support for Downtown Kingsville 5k Run

## **Summary:**

The City Commission has a tradition of granting support for certain community parades and events that are held downtown. This specific agenda item is requesting that the City Commission grant approval to be held throughout the downtown area.

## **Background:**

For any event requiring temporary closure of one or more streets, City ordinances require a fee to be paid for the requisite street closure(s) and require that City be reimbursed any actual costs and expenses incurred by them in support of the event. Ordinances also allow the City Commission to waive these requirements. Event organizers are still required to comply with all City ordinances and state laws with regards to health and safety issues. And are still required to submit a request for a permit for the required street closure(s).

## **Financial Impact:**

The total event costs to the City for the remainder for the 5k Run is \$168. One street to be closed at starting & ending point of race at Kleberg & PFC Alarcon Street.

## **Recommendation:**

Staff recommends street closing fees be waived and the services provided by the City in support of this event. It is customary to provide these services as in-kind sponsorship due to their contribution to citizens' quality of life.

## **Downtown Kingsville 5k Run**

Friday, August 18, 2023, 4:00pm – 6:00pm, Kleberg & PFC Alarcon Street

### **Event Cost to City FY 2023**

#### **Downtown Kingsville 5k Run, August 18, 2023**

##### **Public Works**

Barricades: Build-up & Tear-down \$17/hr. (2 men/2 hrs) = \$68.00

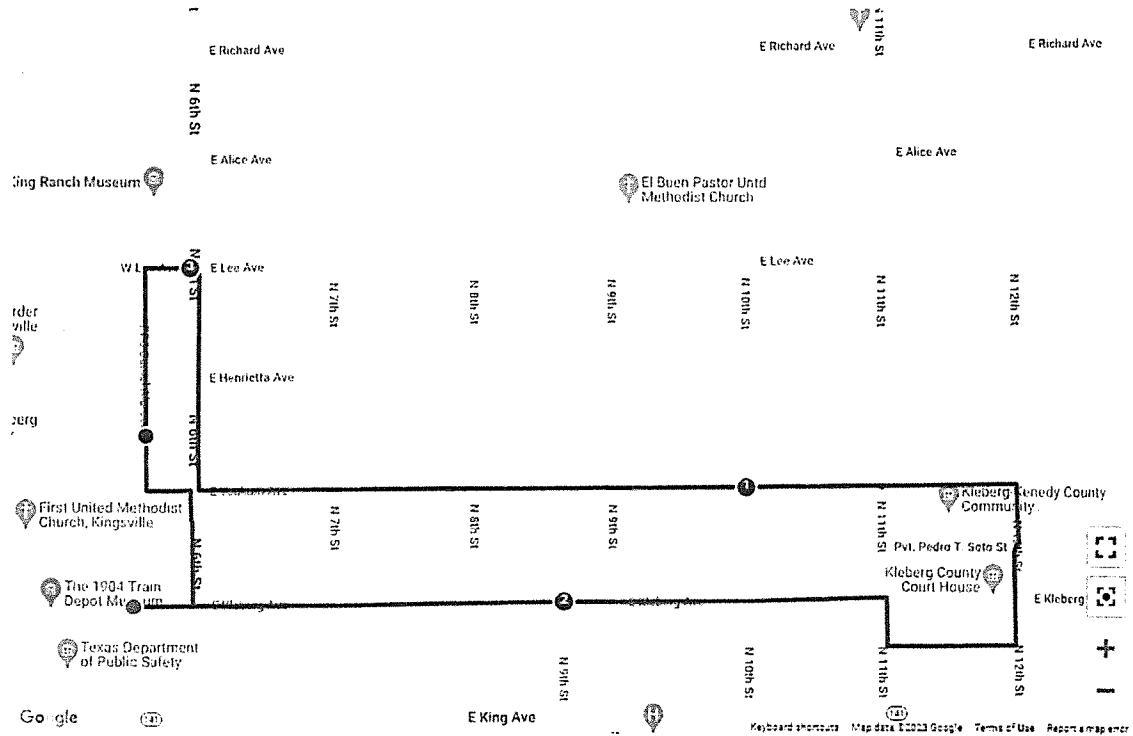
Parade permit = \$100

Cost of \$168

**Total event cost \$168**



5k no train



# **AGENDA ITEM #9**

**KLEBERG COUNTY APPRAISAL DISTRICT**  
P.O. BOX 1027 \* 502 E. KLEBERG \* KINGSVILLE, TEXAS 78364  
PHONE: (361) 595-5775 \* FAX: (361) 595-7984

June 16, 2023



City of Kingsville  
Sam Fugate, Mayor  
P.O. Box 1458  
Kingsville, TX 78364

Dear Mayor Fugate:

It is time for the selection of the Kleberg County Appraisal District Board of Directors for the 2024-2025 term. The board consists of 5 members. Every odd year, Board of Director elections for the Kleberg County Appraisal District take place. Please take the time to consider who your district would like to nominate to serve on the Kleberg County Appraisal District's board of directors. The quality of the property tax system depends on the appraisal district board of directors. Individuals nominated should bring the board knowledge, judgment and expertise in establishing policies and procedures for the district's organization and operation.


I am enclosing information on what is involved in the Board of Director elections process. This process requires interaction between each taxing entity and the appraisal district. The number of votes allocated to a voting unit is based on the ratio of its tax levy on the preceding year to the total tax levy of all voting units. The Chief Appraiser is required to use the most recent official tabulation of each voting unit's prior year levy. This is the amount levied not the amount allocated by the voting unit. The votes for each jurisdiction are as shown in the enclosed document titled Calculation of Votes.

The information I have enclosed is taken out of the state comptroller's Board of Directors Manual and Texas Property Tax Code. I have also enclosed an outline of required dates for your records. Please be sure to review the eligibility guidelines for appointed members located in your Governance enclosure on pages 4 and 5.

I have enclosed a copy of the Texas Property Tax Code section 6.03 Board of Directors, which discusses the Board of Directors election and your roll in the process.

If you have any questions, please feel free to contact me at 595- 5775.

Sincerely,

  
Ernestina "Tina" Flores, R.P.A.  
Chief Appraiser

Cc: Mark McLaughlin, City Manager  
Deborah Balli, Finance Director  
Mary Valenzuela, City Secretary

KLEBERG COUNTY APPRAISAL DISTRICT  
2024-2025 BOARD OF DIRECTORS  
TAXING ENTITY CALCULATION OF VOTES

**KLEBERG COUNTY**

$$\begin{array}{rcl}
 \$13,828,668.63 & \div & \$45,126,540.92 \\
 0.306442 & \times & 1000 \\
 306.44 & = & 306 \\
 306 & \times & \underline{5} \\
 & = & 1530
 \end{array}$$

**CITY OF KINGSVILLE**

$$\begin{array}{rcl}
 \$8,372,234.72 & \div & \$45,126,540.92 \\
 0.185528 & \times & 1000 \\
 185.53 & = & 185 \\
 185 & \times & \underline{5} \\
 & = & 925
 \end{array}$$

**KINGSVILLE I.S.D.**

$$\begin{array}{rcl}
 \$15,191,199.68 & \div & \$45,126,540.92 \\
 0.336636 & \times & 1,000 \\
 336.64 & = & 337 \\
 337 & \times & \underline{5} \\
 & = & 1685
 \end{array}$$

**RICARDO I.S.D.**

$$\begin{array}{rcl}
 \$2,352,765.58 & \div & \$45,126,540.92 \\
 0.052137 & \times & 1000 \\
 52.14 & = & 52 \\
 52 & \times & \underline{5} \\
 & = & 260
 \end{array}$$

**RIVIERA I.S.D.**

$$\begin{array}{rcl}
 \$2,975,965.83 & \div & \$45,126,540.92 \\
 0.065947 & \times & 1,000 \\
 65.95 & = & 66 \\
 66 & \times & \underline{5} \\
 & = & 330
 \end{array}$$

**SANTA GERTRUDIS I.S.D.**

$$\begin{array}{rcl}
 \$1,247,917.74 & \div & \$45,126,540.92 \\
 0.027654 & \times & 1,000 \\
 27.65 & = & 28 \\
 28 & \times & \underline{5} \\
 & = & 140
 \end{array}$$

KLEBERG COUNTY APPRAISAL DISTRICT  
2024-2025 BOARD OF DIRECTORS  
TAXING ENTITY CALCULATION OF VOTES

**SOUTH TEXAS WATER AUTHORITY**

$$\begin{array}{rcll} \$1,109,833.24 & \div & \$45,126,540.92 & \\ 0.024594 & \times & 1,000 & \\ 24.59 & = & 25 & \\ 25 & \times & 5 & \\ & = & \underline{125} & \end{array}$$

**KENEDY COUNTY GROUNDWATER**

$$\begin{array}{rcll} \$42,315.64 & \div & \$45,126,540.92 & \\ 0.000938 & \times & 1,000 & \\ 0.94 & = & 1 & \\ 1 & \times & 5 & \\ & = & \underline{5} & \end{array}$$

**CITY OF CORPUS CHRISTI**

$$\begin{array}{rcll} \$5,639.86 & \div & \$45,126,540.92 & \\ 0.00012 & \times & 1,000 & \\ 0.12 & = & 0 & \\ 0 & \times & 5 & \\ & = & \underline{0} & \end{array}$$

KLEBERG COUNTY APPRAISAL DISTRICT  
2024-2025 BOARD OF DIRECTORS  
TAXING ENTITY VOTES

TAXING JURISDICTIONS	2022 LEVIES	PERCENT	TOTAL VOTES	CALCULATED DISTRICT VOTES	ACTUAL VOTES
KLEBERG COUNTY	\$13,828,668.63	0.306442	5000	1532	1530
CITY OF KINGSVILLE	\$8,372,234.72	0.185528	5000	928	925
KINGSVILLE I.S.D.	\$15,191,199.68	0.336636	5000	1683	1685
RICARDO I.S.D.	\$2,352,765.58	0.052137	5000	261	260
RIVIERA I.S.D.	\$2,975,965.83	0.065947	5000	330	330
SANTA GERTRUDIS I.S.D.	\$1,247,917.74	0.027654	5000	138	140
SOUTH TEXAS WATER AUTHORITY	\$1,109,833.24	0.024594	5000	123	125
KENEDY COUNTY GROUNDWATER	\$42,315.64	0.000938	5000	5	5
CITY OF CORPUS CHRISTI	<u>\$5,639.86</u>	0.000125	5000	0.6	0
TOTAL	\$45,126,540.92	100.00%		5000	5000

Section		Section	
6.07.	Taxing Unit Boundaries.	6.25.	County Contract with Appraisal District [Repealed].
6.08.	Notice of Optional Exemptions.	6.26.	Election to Consolidate Assessing and Collecting Functions.
6.09.	Designation of District Depository.	6.27.	Compensation for Assessment and Collection.
6.10.	Disapproval of Board Actions.	6.275.	Release of Assessor and Collector from Liability.
6.11.	Purchasing and Contracting Authority.	6.28.	Bonds for State and County Taxes.
6.12.	Agricultural Appraisal Advisory Board.	6.29.	Bonds for Other Taxes.
6.13.	District Records.	6.30.	Attorneys Representing Taxing Units.
6.14.	Information Provided to Texas Legislative Council.	6.31 to 6.40.	[Reserved].
6.15.	Ex Parte Communications; Penalty.		
6.155.	Certain Communications by Taxing Units Prohibited; Penalty. [Effective January 1, 2022]		
6.16.	Residential Property Owner Assistance.		
6.17 to 6.20.	[Reserved].		
<b>Subchapter B. Assessors and Collectors</b>		<b>Subchapter C. Appraisal Review Board</b>	
6.21.	County Assessor-Collector.	6.41.	Appraisal Review Board.
6.22.	Assessor and Collector for Other Taxing Units.	6.411.	Ex Parte Communications; Penalty.
6.23.	Duties of Assessor and Collector.	6.412.	Restrictions on Eligibility of Board Members.
6.231.	Continuing Education.	6.413.	Interest in Certain Contracts Prohibited.
6.235.	Continuing Education Requirements [Repealed].	6.414.	Auxiliary Appraisal Review Board Members.
6.24.	Contracts for Assessment and Collection.	6.42.	Organization, Meetings, and Compensation.
		6.425.	Special Appraisal Review Board Panels in Certain Districts.
		6.43.	Personnel.

*Subchapter A*  
*Appraisal Districts*

### Sec. 6.01. Appraisal Districts Established.

- (a) An appraisal district is established in each county.
- (b) The district is responsible for appraising property in the district for ad valorem tax purposes of each taxing unit that imposes ad valorem taxes on property in the district.
- (c) An appraisal district is a political subdivision of the state.

**HISTORY:** Enacted by 1979, 66th Leg., ch. 841 (S.B. 621), § 1, effective January 1, 1982; am. Acts 1981, 67th Leg., 1st C.S., ch. 13 (H.B. 30), §§ 12, 13, effective January 1, 1982; am. Acts 1983, 68th Leg., ch. 851 (H.B. 1203), § 1, effective August 29, 1983.

### Sec. 6.02. District Boundaries.

- (a) The appraisal district's boundaries are the same as the county's boundaries.
- (b) This section does not preclude the board of directors of two or more adjoining appraisal districts from providing for the operation of a consolidated appraisal district by interlocal contract.
- (c) to (g) [Repealed by Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(2), effective January 1, 2008.]

**HISTORY:** Enacted by Acts 1979, 66th Leg., ch. 841 (S.B. 621), § 1, effective January 1, 1980; am. Acts 1981, 67th Leg., 1st C.S., ch. 13 (H.B. 30), §§ 14, 167(a), effective January 1, 1982; am. Acts 1983, 68th Leg., ch. 117 (S.B. 433), § 1, effective May 17, 1983; am. Acts 1991, 72nd Leg., ch. 20 (S.B. 351), § 14, effective August 26, 1991; am. Acts 1991, 72nd Leg., ch. 391 (H.B. 2885), § 13, effective August 26, 1991; am. Acts 1993, 73rd Leg., ch. 347 (S.B. 7), § 4.05, effective May 31, 1993; am. Acts 1997, 75th Leg., ch. 165 (S.B. 898), § 6.72, effective September 1, 1997; am. Acts 2007, 80th Leg., ch. 648 (H.B. 1010), §§ 1, 5(2), effective January 1, 2008.

### Sec. 6.025. Overlapping Appraisal Districts; Joint Procedures [Repealed].

Repealed by Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(3), effective January 1, 2008.

**HISTORY:** Enacted by Acts 1995, 74th Leg., ch. 186 (H.B. 623), § 1, effective January 1, 1996; am. Acts 1997, 75th Leg., ch. 1357 (H.B. 670), § 1, effective January 1, 1998; am. Acts 1999, 76th Leg., ch. 250 (H.B. 1037), § 1, 2, effective January 1, 2000; am. Acts 2003, 78th Leg., ch. 455 (H.B. 703), § 1, effective January 1, 2004; am. Acts 2003, 78th Leg., ch. 1041 (H.B. 1082), § 1, effective January 1, 2004.

### Sec. 6.03. Board of Directors.

- (a) The appraisal district is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by this section. If the county assessor-collector is not appointed to the board, the county assessor-collector serves as a nonvoting director. The county assessor-collector is ineligible to serve if the board enters into a contract under Section 6.05(b) or if the commissioners court of the county enters into a contract under Section 6.24(b). To be eligible to serve on the board of directors, an individual other than a county assessor-collector serving as a nonvoting director must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office. An individual who is otherwise eligible to serve on the

board is not ineligible because of membership on the governing body of a taxing unit. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.

(b) Members of the board of directors other than a county assessor-collector serving as a nonvoting director serve two-year terms beginning on January 1 of even-numbered years.

(c) Members of the board of directors other than a county assessor-collector serving as a nonvoting director are appointed by vote of the governing bodies of the incorporated cities and towns, the school districts, the junior college districts, and, if entitled to vote, the conservation and reclamation districts that participate in the district and of the county. A governing body may cast all its votes for one candidate or distribute them among candidates for any number of directorships. Conservation and reclamation districts are not entitled to vote unless at least one conservation and reclamation district in the district delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year. On receipt of a request, the chief appraiser shall certify a list by June 15 of all eligible conservation and reclamation districts that are imposing taxes and that participate in the district.

(d) The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. A taxing unit participating in two or more districts is entitled to vote in each district in which it participates, but only the taxes imposed in a district are used to calculate voting entitlement in that district.

(e) The chief appraiser shall calculate the number of votes to which each taxing unit other than a conservation and reclamation district is entitled and shall deliver written notice to each of those units of its voting entitlement before October 1 of each odd-numbered year. The chief appraiser shall deliver the notice:

- (1) to the county judge and each commissioner of the county served by the appraisal district;
- (2) to the presiding officer of the governing body of each city or town participating in the appraisal district, to the city manager of each city or town having a city manager, and to the city secretary or clerk, if there is one, of each city or town that does not have a city manager;
- (3) to the presiding officer of the governing body of each school district participating in the district and to the superintendent of those school districts; and
- (4) to the presiding officer of the governing body of each junior college district participating in the district and to the president, chancellor, or other chief executive officer of those junior college districts.

(f) The chief appraiser shall calculate the number of votes to which each conservation and reclamation district entitled to vote for district directors is entitled and shall deliver written notice to the presiding officer of each conservation and reclamation district of its voting entitlement and right to nominate a person to serve as a director of the district before July 1 of each odd-numbered year.

(g) Each taxing unit other than a conservation and reclamation district that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15.

(h) Each conservation and reclamation district entitled to vote may nominate by resolution adopted by its governing body one candidate for the district's board of directors. The presiding officer of the conservation and reclamation district's governing body shall submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year. Before August 1, the chief appraiser shall prepare a nominating ballot, listing all the nominees of conservation and reclamation districts alphabetically by surname, and shall deliver a copy of the nominating ballot to the presiding officer of the board of directors of each district. The board of directors of each district shall determine its vote by resolution and submit it to the chief appraiser before August 15. The nominee on the ballot with the most votes is the nominee of the conservation and reclamation districts in the appraisal district if the nominee received more than 10 percent of the votes entitled to be cast by all of the conservation and reclamation districts in the appraisal district, and shall be named on the ballot with the candidates nominated by the other taxing units. The chief appraiser shall resolve a tie vote by any method of chance.

(i) If no nominee of the conservation and reclamation districts receives more than 10 percent of the votes entitled to be cast under Subsection (h), the chief appraiser, before September 1, shall notify the presiding officer of the board of directors of each conservation and reclamation district of the failure to select a nominee. Each conservation and reclamation district may submit a nominee by September 15 to the chief appraiser as provided by Subsection (h). The chief appraiser shall submit a second nominating ballot by October 1 to the conservation and reclamation districts as provided by Subsection (h). The conservation and reclamation districts shall submit their votes for nomination before October 15 as provided by Subsection (h). The nominee on the second nominating ballot with the most votes is the nominee of the conservation and reclamation districts in the appraisal district and shall be named on the ballot with the candidates nominated by the other taxing units. The chief appraiser shall resolve a tie vote by any method of chance.

(j) Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsections (g) and, if applicable, (h) or (i) alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.



(k) [Effective until January 1, 2022] The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k) [Effective January 1, 2022] Except as provided by Subsection (k-1), the governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k-1) [Effective January 1, 2022] This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted.

(l) If a vacancy occurs on the board of directors other than a vacancy in the position held by a county assessor-collector serving as a nonvoting director, each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall elect by majority vote of its members one of the nominees to fill the vacancy.

(m) [Repealed by Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(4), effective January 1, 2008.]

**HISTORY:** Enacted by Acts 1979, 66th Leg., ch. 841 (S.B. 621), § 1; am. Acts 1981, 67th Leg., 1st C.S., ch. 13 (H.B. 30), §§ 15, 167(a), effective January 1, 1982; am. Acts 1987, 70th Leg., ch. 59 (S.B. 469), § 1, effective September 1, 1987; am. Acts 1987, 70th Leg., ch. 270 (H.B. 268), § 1, effective August 31, 1987; am. Acts 1989, 71st Leg., ch. 1123 (H.B. 2301), § 2, effective January 1, 1990; am. Acts 1991, 72nd Leg., ch. 20 (S.B. 351), § 15, effective August 26, 1991; am. Acts 1991, 72nd Leg., ch. 371 (H.B. 864), § 1, effective September 1, 1991; am. Acts 1993, 73rd Leg., ch. 347 (S.B. 7), § 4.06, effective May 31, 1993; am. Acts 1997, 75th Leg., ch. 165 (S.B. 898), § 6.73, effective September 1, 1997; am. Acts 1997, 75th Leg., ch. 1039, § 2, effective January 1, 1998; am. Acts 1999, 76th Leg., ch. 705 (H.B. 834), § 1, effective January 1, 2000; am. Acts 2003, 78th Leg., ch. 629 (H.B. 2043), effective June 20, 2003; am. Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(4), effective January 1, 2008; am. Acts 2013, 83rd Leg., ch. 1161 (S.B. 359), § 1, effective June 14, 2013; am. Acts 2021, 87th Leg., ch. 644 (H.B. 988), § 3, effective January 1, 2022.

#### Sec. 6.031. Changes in Board Membership or Selection.

(a) The board of directors of an appraisal district, by resolution adopted and delivered to each taxing unit participating in the district before August 15, may increase the number of members on the board of directors of the district to not more than 13, change the method or procedure for appointing the members, or both, unless the governing body of a taxing unit that is entitled to vote on the appointment of board members adopts a resolution opposing the change, and files it with the board of directors before September 1. If a change is rejected, the board shall notify, in writing, each taxing unit participating in the district before September 15.

(b) The taxing units participating in an appraisal district may increase the number of members on the board of directors of the district to not more than 13, change the method or procedure for appointing the members, or both, if the governing bodies of three-fourths of the taxing units that are entitled to vote on the appointment of board members adopt resolutions providing for the change. However, a change under this subsection is not valid if it reduces the voting entitlement of one or more taxing units that do not adopt a resolution proposing it to less than a majority of the voting entitlement under Section 6.03 of this code or if it reduces the voting entitlement of any taxing unit that does not adopt a resolution proposing it to less than 50 percent of its voting entitlement under Section 6.03 of this code and if that taxing unit's allocation of the budget is not reduced to the same proportional percentage amount, or if it expands the types of taxing units that are entitled to vote on appointment of board members.

(b-1) If an appraisal district increases the number of members on the board of directors of the district or changes the method or procedure for appointing the members as provided by this section, the board of directors by resolution shall provide for the junior college districts that participate in the appraisal district to collectively participate in the selection of directors in the same manner as the school district that imposes the lowest total dollar amount of property taxes in the appraisal district among all of the school districts with representation in the appraisal district. A resolution adopted under this section is not subject to rejection by a resolution opposing the change filed with the board of directors by a taxing unit under Subsection (a).

(c) An official copy of a resolution under this section must be filed with the chief appraiser of the appraisal district after June 30 and before October 1 of a year in which board members are appointed or the resolution is ineffective.

# Governance

## Composition of Board of Directors

The board of directors is composed of five members.<sup>4</sup> The number of directors can be increased up to 13 by action of the board of directors.<sup>5</sup> However, in most cases, the board of directors may not make this change if a voting taxing unit adopts a resolution opposing the change.<sup>6</sup>

Taxing units participating in the CAD may increase the number of directors up to 13 members if three-fourths of voting taxing units adopt resolutions.<sup>7</sup> A change is not valid if it reduces the voting entitlement of one or more taxing units (unless the taxing unit adopts one of two specified resolutions) or if it expands the types of taxing units that are entitled to vote on the appointment of directors.<sup>8</sup>

The county TAC is a nonvoting director, if not appointed as a voting director.<sup>9</sup> If a commissioner's court of the county enters into a contract for assessment and collections under Tax Code Section 6.24(b) or if the CAD board of directors enters into a contract for appraisal under Tax Code Section 6.05(b), then the county TAC is ineligible to serve on the board of directors.<sup>10</sup>

Board members may not receive compensation for service on the board but are entitled to reimbursement for actual and necessary expenses incurred in the performance of their duties.<sup>11</sup> This reimbursement is as provided by the budget adopted the board of directors.<sup>12</sup>

<sup>4</sup> Tex. Tax Code §6.03(a)

<sup>5</sup> Tex. Tax Code §6.031(a)

<sup>6</sup> Tex. Tax Code §6.031(a)

<sup>7</sup> Tex. Tax Code §6.031(b)

<sup>8</sup> Tex. Tax Code §6.031(b)

<sup>9</sup> Tex. Tax Code §6.03(a)

<sup>10</sup> Tex. Tax Code §6.03(a)

<sup>11</sup> Tex. Tax Code §6.04(c)

<sup>12</sup> Tex. Tax Code §6.04(c)



## Appointment, Eligibility and Terms

**Appointment:** Taxing units—counties, cities/towns, school districts, junior colleges and certain conservation and reclamation districts—select directors in the fall of odd-numbered years.<sup>13</sup> Conservation and reclamation districts may participate in this process if at least one conservation and reclamation district in the CAD delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year.<sup>14</sup> On request, the chief appraiser must certify all eligible conservation and reclamation districts that are imposing taxes and that participate in the CAD by June 15.<sup>15</sup>

The board of directors is selected by appointment; it is not an election governed by the Texas Election Code.<sup>16</sup> The method or procedure for appointing members can be changed by the board of directors or by three-fourths of the voting taxing units acting through resolutions.<sup>17</sup>

The voting entitlement of a taxing unit is determined by a calculation that takes into account a taxing unit's share of the total dollar amount of property taxes imposed in the CAD.<sup>18</sup> The chief appraiser makes this calculation for each taxing unit (other than conservation and reclamation districts) and delivers written notice before Oct. 1 of each odd-numbered year of the number of votes to which each taxing unit is

<sup>13</sup> Tex. Tax Code §6.03

<sup>14</sup> Tex. Tax Code §6.03(c)

<sup>15</sup> Tex. Tax Code §6.03(c)

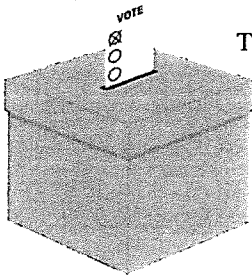
<sup>16</sup> Tex. Att'y Gen. Op. JM-166 (1984)

<sup>17</sup> Tex. Tax Code §6.031(a) and (b)

<sup>18</sup> Tex. Tax Code §6.03(d)

entitled.<sup>19</sup> Each taxing unit (other than a conservation and reclamation district) that is entitled to vote may submit to the chief appraiser one nominee for each position to be filled before Oct. 15.<sup>20</sup>

The chief appraiser also must calculate the number of votes that an eligible conservation and reclamation district is entitled to and must deliver before July 1 of each odd-numbered year, a written notice to the district of its voting entitlement and right to nominate one candidate for director.<sup>21</sup> All eligible conservation and reclamation districts must submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year.<sup>22</sup> Before Aug. 1, the chief appraiser must prepare a nominating ballot listing all the nominees of conservation and reclamation districts and deliver a ballot to the presiding officer of the board of directors of each district.<sup>23</sup> The board of directors of each district must submit its vote for the nominee of conservation and reclamation districts before Aug. 15.<sup>24</sup> The winning nominee of the conservation and reclamation districts in the CAD becomes a nominee for CAD director.<sup>25</sup>



The chief appraiser must prepare a ballot before Oct. 30 with candidates whose names were timely submitted, including the nominee of conservation and reclamation districts, if applicable.<sup>26</sup> Each taxing unit entitled to vote must determine its vote by resolution

and submit it to the chief appraiser before Dec. 15.<sup>27</sup> The five candidates who receive the largest cumulative vote totals become the board of directors.<sup>28</sup> The chief appraiser announces the new directors before Dec. 31.<sup>29</sup> Ties must be resolved by the chief appraiser by any method of chance.<sup>30</sup>

In counties with a population of 120,000 or more, a taxing unit entitled to cast at least five percent of the total votes is required to determine its vote by resolution adopted at the first or second meeting held after the chief appraiser delivers the ballot. The taxing unit must submit its vote not later than the third day following the date the resolution is adopted.<sup>31</sup>

Both the board of directors and taxing units may propose to change the method or procedure for appointing directors.<sup>32</sup> If the board of directors makes the proposal, a voting taxing unit may veto the proposal by adopting a resolution opposing the change before Sept. 1.<sup>33</sup> If a participating taxing unit proposes a change, the change is adopted if three-fourths of the voting taxing units adopt resolutions providing for the change.<sup>34</sup> A resolution to change the method or procedure for appointing directors must be filed with the chief appraiser after June 30 and before Oct. 1 of a year in which members are appointed, or the resolution is ineffective.<sup>35</sup>

Throughout the selection process, the Tax Code specifies dates for action by the chief appraiser and the taxing units. The dates provided in Tax Code Section 6.03(f) and (g) are directory and not mandatory.<sup>36</sup> However, the advice of legal counsel should be obtained in such situations.

**Eligibility:** To be eligible to serve on a board of directors, an individual must be a resident of the CAD and must have resided in the CAD for at least two years immediately preceding the date of taking office.<sup>37</sup> This residency requirement does not apply to a county TAC serving as a nonvoting director.<sup>38</sup>

An employee of a taxing unit that participates in the CAD is not eligible to serve on the board of directors, unless that individual also is a member of the governing body of the taxing unit or an elected official of a taxing unit.<sup>39</sup> Membership on the governing body of a taxing unit does not make an otherwise eligible individual ineligible to serve on the board of directors.<sup>40</sup>

<sup>19</sup> Tex. Tax Code §6.03(e)

<sup>20</sup> Tex. Tax Code §6.03(g)

<sup>21</sup> Tex. Tax Code §6.03(f) and (h)

<sup>22</sup> Tex. Tax Code §6.03(h)

<sup>23</sup> Tex. Tax Code §6.03(h)

<sup>24</sup> Tex. Tax Code §6.03(h)

<sup>25</sup> Tex. Tax Code §6.03(h)

<sup>26</sup> Tex. Tax Code §6.03(j)

<sup>27</sup> Tex. Tax Code §6.03(k)

<sup>28</sup> Tex. Tax Code §6.03(k)

<sup>29</sup> Tex. Tax Code §6.03(k)

<sup>30</sup> Tex. Tax Code §6.03(k)

<sup>31</sup> Tex. Tax Code §6.03(k-1)

<sup>32</sup> Tex. Tax Code §6.031(a) and (b)

<sup>33</sup> Tex. Tax Code §6.031(a)

<sup>34</sup> Tex. Tax Code §6.031(b)

<sup>35</sup> Tex. Tax Code §6.031(c)

<sup>36</sup> Tex. Att'y Gen. Op. JM-166 (1984)

<sup>37</sup> Tex. Tax Code §6.03(a)

<sup>38</sup> Tex. Tax Code §6.03(a)

<sup>39</sup> Tex. Tax Code §6.03(a)

<sup>40</sup> Tex. Tax Code §6.03(a)

## Degrees of Consanguinity and Affinity

1 <sup>st</sup> DEGREE	2 <sup>nd</sup> DEGREE	3 <sup>rd</sup> DEGREE
<p><b>By Consanguinity</b></p> <ul style="list-style-type: none"> <li>• Parents</li> <li>• Children</li> </ul> <p><b>By Affinity</b></p> <ul style="list-style-type: none"> <li>• Spouses of relatives listed under first degree consanguinity</li> <li>• Spouse</li> <li>• Spouse's parents</li> <li>• Spouse's children</li> <li>• Stepparents</li> <li>• Stepchildren</li> </ul>	<p><b>By Consanguinity</b></p> <ul style="list-style-type: none"> <li>• Grandparents</li> <li>• Grandchildren</li> <li>• Brothers &amp; sisters</li> </ul> <p><b>By Affinity</b></p> <ul style="list-style-type: none"> <li>• Spouses of relatives listed by second degree consanguinity</li> <li>• Spouse's grandparents</li> <li>• Spouse's grandchildren</li> <li>• Spouse's brothers &amp; sisters</li> </ul>	<p><b>By Consanguinity</b></p> <ul style="list-style-type: none"> <li>• Great grandparents</li> <li>• Great grandchildren</li> <li>• Nieces &amp; nephews</li> <li>• Aunts &amp; uncles</li> </ul> <p><b>By Affinity</b></p> <ul style="list-style-type: none"> <li>• No prohibitions</li> </ul>

Owing delinquent property taxes disqualifies a person from serving on the CAD board of directors.<sup>41</sup> The person is ineligible if he or she owns property on which delinquent property taxes have been owed for more than 60 days after the date the person knew or should have known of the delinquency.<sup>42</sup> This disqualification does not apply if the person is paying the delinquent taxes and any penalties and interest under an installment payment agreement or has deferred or abated a suit to collect the delinquent taxes.<sup>43</sup>

A person is ineligible to serve on an appraisal district's board of directors if the individual served as a member of the board of directors for all or part of five terms, unless they were a county assessor-collector at the time of service or the appraisal district is established in a county with a population of less than 120,000.<sup>44</sup>

A person who has appraised property for compensation for use in proceedings, represented property owners for compensation in proceedings in the CAD or was a CAD employee at any time within the preceding three years is ineligible to serve on the board of directors.<sup>45</sup>

A person is ineligible to serve on the board of directors if the individual is related within the second degree of consanguinity (blood) or affinity (marriage) to the following:

- an appraiser who appraises property for use in a proceeding under the Tax Code; or
- a person who represents property owners for compensation in proceedings under the Tax Code in the CAD.<sup>46</sup>

A director who continues to hold office knowing he or she is related in this manner to the above named persons commits a Class B misdemeanor offense.<sup>47</sup>

An individual is not eligible to be appointed to or to serve on the board of directors if an individual has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the CAD.<sup>48</sup> This prohibition also applies to contracts with a taxing unit that participates in the CAD if the contract relates to the performance of an activity governed by the Tax Code.<sup>49</sup> A CAD may not enter into a contract with a board member or with a business entity in which a board member has a substantial interest.<sup>50</sup> A taxing unit may not enter into a contract relating to the performance of an activity governed by the Tax Code with a board member in which

<sup>41</sup> Tex. Tax Code §6.035(a)(2)

<sup>42</sup> Tex. Tax Code §6.035(a)(2)

<sup>43</sup> Tex. Tax Code §6.035(a)(2)

<sup>44</sup> Tex. Tax Code §6.035(a-1)

<sup>45</sup> Tex. Tax Code §6.035(a-1)

<sup>46</sup> Tex. Tax Code §6.035(a)(1)

<sup>47</sup> Tex. Tax Code §6.035(b)

<sup>48</sup> Tex. Tax Code §6.036(a)

<sup>49</sup> Tex. Tax Code §6.036(a)

<sup>50</sup> Tex. Tax Code §6.036(b)

the taxing unit participates or with a business entity in which a board member has a substantial interest.<sup>51</sup>

An individual has substantial interest in a business entity if:

- the combined ownership of the director and the director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
- the director or director's spouse is a partner, limited partner or officer of the business entity.<sup>52</sup>



**Term of Office and Vacancy:** CAD directors serve two-year terms.<sup>53</sup> Each term begins on Jan. 1 of an even-numbered year.<sup>54</sup> The two-year term of office does not apply to the county TAC who serves as a nonvoting director.<sup>55</sup>

Voting taxing units may adopt staggered one and two-year terms.<sup>56</sup> To adopt staggered terms, taxing units must take two actions.<sup>57</sup> First, at least three-fourths of the voting taxing units are required to adopt resolutions for staggered terms.<sup>58</sup> Second, the voting taxing units must have changed the method for appointing members to end cumulative voting (casting all or part of the votes to which the taxing unit is entitled). These two actions may be proposed concurrently.<sup>59</sup>

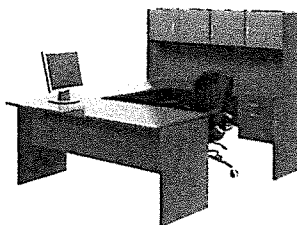
A resolution proposing staggered terms must be filed with the chief appraiser after June 30 and before Oct. 1.<sup>60</sup> If the chief appraiser determines that enough taxing units filed valid resolutions, he or she must notify all taxing units of the change before Oct. 10.<sup>61</sup> Staggered terms take effect on Jan. 1 of the next even-numbered year.<sup>62</sup> To start staggering terms, all members are appointed for that year without regard to staggered terms.<sup>63</sup> At the earliest practical date after Jan. 1, the board

determines by lot which of its members will serve one- and two-year terms.<sup>64</sup>

Boards with an even number of members divide the one- and two-year terms in half. Boards with an odd number of members must have one more member with a two-year term than members with one-year terms.<sup>65</sup> For example, a six-member board would choose three members to serve one-year terms. A five-member board would choose two.

For each director's term that expires on Jan. 1, the CAD must annually appoint directors for a term that begins on that Jan. 1.<sup>66</sup>

Staggered terms may be rescinded by resolution of a majority of voting taxing units.<sup>67</sup> The resolution must be adopted and filed with the chief appraiser after June 30 and before Oct. 1 of odd-numbered years.<sup>68</sup> After a valid rescission, the terms of all current members expire on the next Jan. 1, even if a member will have only served one year of a two-year term.<sup>69</sup> The entire board will be appointed for two-year terms on that date.<sup>70</sup> Staggered terms are automatically rescinded if the CAD makes a change in the method of appointing board members that results in a method of using cumulative voting.<sup>71</sup>



If a vacancy occurs on the board, each voting taxing unit nominates by resolution a candidate to fill the vacancy.<sup>72</sup> Within 45 days after receiving notice from the board of directors that a vacancy exists, a taxing unit must submit the nomination to the chief appraiser.<sup>73</sup> The chief appraiser delivers a list of the nominees to the directors within the next five days.<sup>74</sup> Directors select by majority vote one of the nominees to fill the vacancy.<sup>75</sup> If a vacancy occurs for a board with staggered terms, the vacancy is filled by appointment of the

<sup>51</sup> Tex. Tax Code §6.036(c)

<sup>52</sup> Tex. Tax Code §6.036(d)

<sup>53</sup> Tex. Tax Code §6.03(b)

<sup>54</sup> Tex. Tax Code §6.03(b)

<sup>55</sup> Tex. Tax Code §6.03(b)

<sup>56</sup> Tex. Tax Code §6.034(a)

<sup>57</sup> Tex. Tax Code §6.034(a)

<sup>58</sup> Tex. Tax Code §6.034(a)

<sup>59</sup> Tex. Tax Code §6.034(a)

<sup>60</sup> Tex. Tax Code §6.034(b)

<sup>61</sup> Tex. Tax Code §6.034(c)

<sup>62</sup> Tex. Tax Code §6.034(d)

<sup>63</sup> Tex. Tax Code §6.034(d)

<sup>64</sup> Tex. Tax Code §6.034(d)

<sup>65</sup> Tex. Tax Code §6.034(d)

<sup>66</sup> Tex. Tax Code §6.034(e)

<sup>67</sup> Tex. Tax Code §6.034(g)

<sup>68</sup> Tex. Tax Code §6.034(g)

<sup>69</sup> Tex. Tax Code §6.034(g)

<sup>70</sup> Tex. Tax Code §6.034(g)

<sup>71</sup> Tex. Tax Code §6.034(h)

<sup>72</sup> Tex. Tax Code §6.03(l)

<sup>73</sup> Tex. Tax Code §6.03(l)

<sup>74</sup> Tex. Tax Code §6.03(l)

<sup>75</sup> Tex. Tax Code §6.03(l)

voting taxing unit that nominated the person whose departure caused the vacancy.<sup>76</sup>

## Conflicts of Interest

Board members are subject to conflict of interest provisions in law, including Tax Code Section 6.036 which excludes certain individuals from serving on the board of directors. Local Government Code Chapter 171 applies to all local officials, including boards of directors of CADs. Local Government Code Chapter 176 applies to officers of political subdivisions of the state.<sup>77</sup>

For more information, see the Texas Ethics Commission's conflict of interest forms at [ethics.state.tx.us/forms/conflict](http://ethics.state.tx.us/forms/conflict).

## Ex Parte Communications

A board member commits a Class C misdemeanor offense if the member directly or indirectly communicates with the chief appraiser on any matter relating to the appraisal of property by the CAD.<sup>78</sup> However, this type of communication is allowed in:

- an open meeting of the CAD board of directors or another public forum; or
- a closed meeting of the board of directors held to consult with its attorney about pending litigation, at which the chief appraiser's presence is necessary for full communication between the board and its attorney.<sup>79</sup>

These ex parte communication provisions do not apply to a routine communication between the chief appraiser and the county TAC relating to the administration of an appraisal roll, including a communication made in connection with the certification, correction or collection of an account.<sup>80</sup> This exception applies regardless of whether the county TAC was appointed to the board of directors or serves as a nonvoting director.<sup>81</sup>

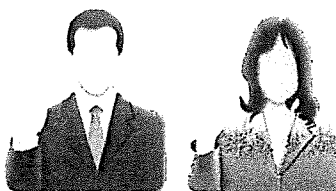
These ex parte communication provisions do not prohibit a CAD board member from transmitting in writing to a chief

appraiser, without comment, a complaint by a property owner or taxing unit about the appraisal of a specific property.<sup>82</sup>

A board member, officer or employee of a taxing unit commits a Class A misdemeanor offense if they directly or indirectly communicate with the chief appraiser or another employee of the CAD for the purpose of influencing an appraised property value, unless they own or lease the property themselves.<sup>83</sup>

## Oath of Office

The Texas Constitution requires all elected and appointed officers to sign an anti-bribery statement and take an oath of office before beginning the duties of the office.<sup>84</sup>



The constitutionally prescribed anti-bribery statement is located on the Secretary of State's web-

site as Form 2201 at [sos.state.tx.us/statdoc/forms/2201.pdf](http://sos.state.tx.us/statdoc/forms/2201.pdf). A director signs this statement before the oath of office is administered.<sup>85</sup> Directors should retain the statement in the official records of the appraisal district.<sup>86</sup>

The official oath of office is found on the Secretary of State's website as Form 2204 at [sos.state.tx.us/statdoc/forms/2204.pdf](http://sos.state.tx.us/statdoc/forms/2204.pdf).

## Recalling a Director

A taxing unit may ask for the recall of any director the taxing unit voted for in the appointment process.<sup>87</sup> A recall starts when a taxing unit files a resolution with the chief appraiser stating that the taxing unit is calling for the recall of a named member.<sup>88</sup> Within 10 days after a taxing unit files a recall resolution, the chief appraiser must give written notice of the filing of the resolution to the presiding officer of each voting taxing unit.<sup>89</sup>

<sup>76</sup> Tex. Tax Code §6.034(i)

<sup>77</sup> Tex. Local Government Code §§171.001(1) and 176.001(3) and (4)

<sup>78</sup> Tex. Tax Code §6.15(a) and (d)

<sup>79</sup> Tex. Tax Code §6.15(a)

<sup>80</sup> Tex. Tax Code §6.15(c)

<sup>81</sup> Tex. Tax Code §6.15(c)

<sup>82</sup> Tex. Tax Code §6.15(c)

<sup>83</sup> Tex. Tax Code §6.155

<sup>84</sup> Tex. Const. XVI, §1(a) and (b)

<sup>85</sup> Tex. Const. XVI, §1

<sup>86</sup> Tex. Const. XVI, §1(c)

<sup>87</sup> Tex. Tax Code §6.033(a)

<sup>88</sup> Tex. Tax Code §6.033(a)

<sup>89</sup> Tex. Tax Code §6.033(a)

## OUTLINE OF REQUIRED DATES

1. *Before October 1* of an odd-numbered year, the chief appraiser must notify each voting taxing unit of the number of votes it may cast.
2. *Before October 15* each voting unit may nominate by resolution adopted by its governing body, one candidate for each position on the board of directors and must submit the names and addresses of the nominees to the chief appraiser.
3. *Before October 30* the chief appraiser must prepare a ballot listing all nominees alphabetically by each candidate's last name. The chief appraiser must deliver a copy of this ballot to the presiding officer of the governing body of each voting unit.
4. *Before December 15* the governing body of each taxing unit entitled to vote may cast votes for one candidate or may distribute the votes among a number of candidates on the ballot and shall determine its vote by resolution and submit it to the chief appraiser.
5. *Before December 31* the chief appraiser must count the votes and declare the candidates who received the largest vote totals elected and submit the results to the governing body of each taxing unit in the district and to the candidates.

RESOLUTION NO. 2023- \_\_\_\_\_

**A RESOLUTION NOMINATING CERTAIN PERSON(S) AS CANDIDATE(S) FOR ELECTION TO THE BOARD OF DIRECTORS FOR THE KLEBERG COUNTY APPRAISAL DISTRICT; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, it is time to select the Kleberg County Appraisal District Board of Directors for the 2024-2025 term and the City (as a taxing unit) has the right to nominate a candidate(s) to the Board and later will have the right to vote on candidates for the Board;

**BE IT RESOLVED** by the City Commission of the City of Kingsville, Texas:

I.

**THAT** the City of Kingsville herewith nominates the following person(s) as candidate(s) for election to the Board of Directors for the Kleberg County Appraisal District:

\_\_\_\_\_  
\_\_\_\_\_

**KINGSVILLE, TEXAS 78363**

II.

**THAT** all Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict only.

III.

**THAT** this Resolution shall be and become effective on and after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission on the 10<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney



# **AGENDA ITEM #10**

**City of Kingsville  
Finance Department**

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TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: July 5, 2023

SUBJECT: Budget Amendment #60A for Tourism ARP Funding for Video Signage

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**Summary:**

BA #60 was submitted on June 12, 2023 with a second reading and approval on June 26, 2023. The original Budget Amendment was submitted to be funded from the Tourism unappropriated fund balance in Fund 002. This funding source was an error as it should be funded through the Tourism ARP fund unappropriated fund balance in Fund 205. City Commission authorized the use of Tourism ARP Funds for this purpose at the City Commission meeting on June 12, 2023. This Budget Amendment is submitted as a correction to the prior budget amendment.

**Financial Impact:**

The funding for the Tourism Video Signage will come from the unappropriated fund balance of the Tourism ARP Fund in Fund 205 instead of the Tourism Fund 002.

**Recommendation:**

Staff recommends the approval of the corrected budget amendment to provide funding for the Tourism Video Signage with Tourism ARP funding.



**ORDINANCE NO. 2023-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO APPROPRIATE TOURISM ARP FUNDING FOR VIDEO SIGNAGE.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2022-2023 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT – BA#60A

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 205 – Tourism ARP Funding</b>					
<u>Expenditures</u>					
1071	Tourism	Grounds & Perm Fixtures	59100	\$18,970	

[To amend the City of Kingsville FY 22-23 budget to appropriate Tourism ARP funding for video signage. Funding for the project will come from the unappropriated fund balance of the Tourism ARP Fund 205.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 10th day of July 2023.

**PASSED AND APPROVED** on this the 24th day of July 2023.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney