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

II. Public Hearing - (Required by Law).1

1. Public Hearing on request for <u>preliminary plat</u> 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).

APPROVED BY

City Manager

Mark McLaughlin /

- 2. Public Hearing on request for <u>final plat</u> 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 <u>preliminary plat</u> 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 <u>final plat</u> 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.²

"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.³

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

V. <u>Consent Agenda</u>

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.4

- 3. Consider request for <u>preliminary plat</u> 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).
- 4. Consider request for <u>final plat</u> 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).
- 5. Consider request for <u>preliminary plat</u> 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 <u>final plat</u> 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.

- 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.

- 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:

<u>July 6, 2023</u>, at <u>4:30 P.M.</u> 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).1

None.

III. Reports from Commission & Staff.²

"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 19th, 2023, for the Juneteenth holiday.

Ms. Courtney Alvarez, City Attorney announced that the next commission meeting is scheduled for Monday, June 26th. 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.³

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

No public comments were made.

V. <u>Consent Agenda</u>

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 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. <u>Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023</u> 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. <u>Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to provide additional funding for Legal Professional Services.</u> (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. <u>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).</u>
- 10. <u>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).</u>
- 11. <u>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.</u> (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. <u>Motion to approve the reappointment of Steve Zamora, Debbie Tiffee, Mike Klepac, Brian Coufal, Rev. Idotha Battle, and Larry Garcia to the Planning & Courant Cou</u>

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

- VI. Items for consideration by Commissioners.⁴
 - 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. <u>Consideration and approval of a Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation.</u> (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. <u>Consideration and Approval of a Resolution Declaring Intention to Reimburse</u> 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. <u>Consider authorizing reallocation of ARP Funds for Animal Shelter Rehab Project.</u> (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. <u>Consider authorizing use of Tourism ARP funds for new programable LED</u> 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 1st 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 1st 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.

	Sam R. Fugate, Mayor
ATTEST:	
<u> </u>	
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).1

None.

III. Reports from Commission & Staff.²

"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.³

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

No public comments were made.

V. <u>Consent Agenda</u>

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.4
 - 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.

	Sam R. Fugate, Mayor	
ATTEST:		
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).1

1. <u>Public Hearing on the condemnation of 1315 E. Richard, Kingsville, Texas.</u> (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. <u>Public Hearing on the condemnation of 330 W. Ave. A (rear structure), Kingsville, Texas.</u> (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. <u>Public Hearing on the condemnation of 805 E. Kleberg (rear structure), Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).</u>

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. <u>Public Hearing on the condemnation of 1244 E. Yoakum, Kingsville, Texas.</u> (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.²

"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 4th of July holiday. American flags will be placed in the downtown area on Friday, June 30th, and will be removed on Wednesday, July 5th.

Ms. Alvarez reported that the next commission meeting is scheduled for Monday, July 10th. The deadline to submit agenda items is Thursday, June 29th. She further reported that city offices will be closed on Tuesday, July 4th for the 4th 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 15th.

IV. Public Comment on Agenda Items.³

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

V. <u>Consent Agenda</u>

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. <u>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).</u>
- 2. <u>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.</u> (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. <u>Motion to approve final passage of an ordinance amending the Fiscal Year 2022-2023 Budget to appropriate Tourism Fund Balance for marketing services.</u> (<u>Tourism Director</u>).
- 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.4
 - 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. <u>Consider the condemnation of 1244 E. Yoakum, Kingsville, Texas. (Building Official/Interim Director of Planning & Development Services).</u>

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. <u>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).</u>

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 15th and the board will be working through workshops to get final numbers for this budget. He also commented that before September 15th, 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 5th. Industrial, personal property, and utilities were mailed on April 19th, industrial personal property and utilities were mailed out on May 1st, and business and personal property were mailed out on June 21st. 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 25th.

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.

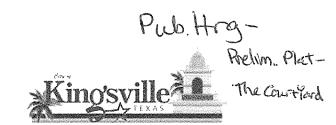
There being no further business to come before the City Commission, the meeting was adjourned at 5:45 P.M.

	Sam R. Fugate, Mayor	
ATTEST:		
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



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.

egyeli.

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 6. CAESAR AV Nearest Intersection 975 St. L. CAESAR.	
(Proposed) Subdivision Name County and Serve Lot Block KT+ICO, Block 18 LST 2, 3, - 2, 191 AC. Legal Description: LoT 3, A494 AC.	
Legal Description: LoT 3, AUGUAC	
Existing Zoning Designation Future Land Use Plan Designation Subdivisor	
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)	
Applicant/Authorized Agent Ramon Project Je. Phone 31-749-4218 FAX	
Email Address (for project correspondence only): +ppj+13@ Gmail. Com.	
Mailing Address 3176. Shelton City Kingsville State Texas Zip 78363	
Property Owner Ramon Plane Jan. Phone 361.779-42/8 FAX	
Email Address (for project correspondence only): ppin 13 @ Gmail. Com	
Mailing Address 317 E Shelfan City Kingsvill State XAS Zip 78363	
Select appropriate process for which approval is sought. Attach completed checklists with this application.	. 4
Annexation Request No Fee Preliminary Plat Fee Varies Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Comp. Plan Amendment Request \$250.00 Minor Plat \$100.00 Re-zoning Request \$250.00 Re-plat \$250.00	0
Re-zoning Request\$250.00	
Zoning Variance Request (ZBA)\$250.00	
Please provide a basic description of the proposed project: Build A 12 LoT. GARREN Home Subdivisor (Courty ARd Homes)	
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this 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



Drawn By: G. AMAYA
Last Update: 5/8/2023

Note: Ownership is labeled

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



CITY OF KINGSVILLE ENGINEERING DEPARTMENT

400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 596-8064 Keyway Kingsville LLC Keyway Real Estate INC 101 W 23rd ST #210 New York, NY 10011 #17062

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

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

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

Douglas Breden PO Box 1532 Kingsville, TX 78364 #25594 Rogelio Zamora 1215 S 11th St Kingsville, TX 78363 #15582

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

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

Maria M Sanchez 604 E Caesar Ave Kingsville, TX 78363 #11088 Leonel B Trejo Etux Melanie Zuniga 512 E Shelton St Kingsville, TX 78363 #15949

Michael C Wolff Brittney N Bower 608 E Cuesar Kingsville, TX 78363 #18048 Nelda Kirkham Rob E Kirkham 5008 E Shelton St Kingsvilte, TX 78363 #23513

St Gertrudis School Most Rev WM Michael Mulvey, STL D.D. PO Box 2620 Corpus Christi, TX 78403 #15441 El Buen Pastor United Methodist Church 416 N 9th St Kingsville, TX 78363 #22758

Kingsville Community Federal Credit Union 605 E Caesar Ave Kingsville, TX 78363 #31625 Michael J Élizondo ETAL 223 Circle Dr Corpus Christi, TX 78411 #24287

Tina Yaklin PO Box 203 Kingsville, TX 78364 #24073 Michael Dain Denkeler ETUX Tawnya Laree 524 E Shelton St Kingsville, TX 78363 #16699

Courina G Cortez 1115 S 11th St Kingsville, TX 78363 #16481 Shannon Williams Howard 528 E Shelton St Kingsville, TX 78363 #25049

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

Tax Year: 2023 - Values not available

Account

Property ID:

16831

290001802102192

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

Geographic ID:

Real

Zoning: Agent Code:

Property Use Code:

Property Use Description:

Location

Type:

Address:

E CAESAR

Committee of the commit

Mapsco:

Neighborhood:

TX

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:

(+) 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: 100.000000000%

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

Elai	22	2:23	D8.4
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Kleberg CAD - Property Details

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
			Taxes w/Cur	rent Exemptions:	N/A
mat year hit o year his new waveng you	The control of the place control of the place of the control of th		Taxes w/o E	xemptions:	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	
_	EO	EO		64810.00		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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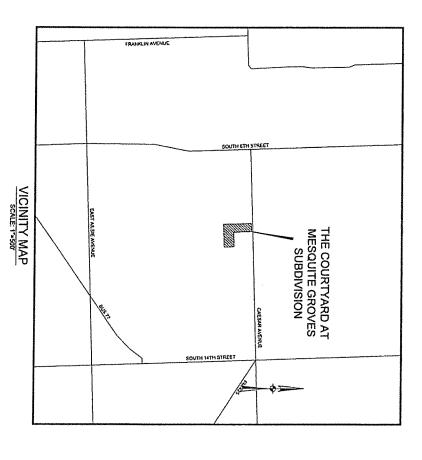
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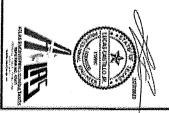
THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS





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61 NOTIONS 6103 THE COURTYARD AT MESQUITE GROVE A 2.65-ACRE TRACT OF LAND MORE OR LESS OUT OF LOTS 2 AND 3, SECTION 18. KLEBERG TOWN & IMPROVEMENT COMPANY LAND, CITY OF KINGSVILLE KLEBERG COUNTY, TEXAS, VOLUME 3, PAGE 25, K.C.M.R. 5.146.00 SF N 88"51"20" 5,148.00 SF 5 (CC),50 SF MOCKINGBIRD LANE SARITA PARK NO 6 SUBDIVISION S 01*08'40" E 314.00 CAESAR AVENUE MOCKINGBIRD LANE 83 17.50 ALLEY 3500 SOURCE LANCE BY THE PARTIES OF THE PARTY DAMPE OF THE PARTY DAMPETS AND THE CARRY DAMPETS AND THE CARRY DAMPETS AND THE CARRY DAMPETS AND THE PARTY DAMPETS AND THE CARRY DAMPETS FEDERAL CREDIT UNION 5,789.00 SF 12 72000 SF E176.00 P.O.B P.O.B PND.NO.4 REBAR HETER AND BOANCE. A LEARNER IN THE OWN AND AND RESIDENCE OF THE WAS OR THAT AND A LEARNER IN THE WAS OR THAT A LEARNER OF THE OWN AND A LEARNER IN THE OWN AND A LEARNER OF THE OWN AND A LEARNER IN THE OWN AND A LEARNER OF THE OWN AND A LEARNER O PORCE I NET 1974 WITH THE SAID CHARLE WHEN EITHING ZOTH REINZGHWI LINE, A DEFINEE DE STORTET DA HIN ARRIAN COAD WITH AND HE CHARLE CAPE ON THE APPAGET MORTHWIST CORREST ON SAID LINE I, ELCOS I, MAIN AWA HIN I MADHEON HAND HE CHARLE ON SAID LEMACH, THAT DE LAND HERD EXCENSION AND ALDS BERN THE DWINT OF MORTHWIST OF SAID LEMACH, THAT DE LAND HERD GENERALD. TANKE, MANI TOT, WHIT THE AWARDS SOMITTINES OF MAILOST 1, ROCK THEME, I IN THEM I, WITH THE MANAGEM WEST (CIT (WHE OF MAD (CIT), INCOOK), SMASTMILE COMMUNITY THEMAL CHEETS HADD MAD THE SMETHEMMADE SEXT (CIT (ME OF SAD SEE-MOR) THATT, A DETIMACE OF SHAM TEST TO A MAN AREAT TOMAN WITH MACHINE CAMP AND ANAMED SADAMENT SCHOOL OF MAD I, AND AN WITHOUND, COMMENT OF MAD SELECTED MACT OF LAND OF LAND HOUSE MERCHAND, PRINCE, IN SET OF IT, MIT SEO CECIA NOVE AND EXEMPLE DE MONTHERM THE AND THE CONTRIBUNCTI CHIMIN UN RE SEAD CHIMINEST COMICE OF LOT UNCLUS THE AND THE IT CAMAGNIS HAD MIGHT BETALL AS DOMM, ARE EXTRACTED FOR THE PRACE USE FORFIGE FOR THE CAMAGNIS DESCRIPTION FROM THE PRACE HAD FORFIGE FOR FORFIGE FAMILY DESCRIPTION FOR THE PRACE HAD FORFIGE FORFIGE FOR FORFIGE FAMILY DESCRIPTION FOR FORFIGHT FORFIGE FAMILY DESCRIPTION FOR FORFIGE FAMILY DESCRIPTION FOR FORFIG FAMILY DESCRIPTION FORFIG FAMILY DESCRIPTION FOR FAMILY DESCRIPTION FORFIG FAMILY DESCRIPTION FOR FAMILY DESCRIPTION FORFIG FAMILY DESCRIPTION FORFIG FAMILY DESCRIPTION FOR FAMILY DESCRIPTION FORFIG FAMILY DESCRIPTION FOR FAMILY DESCRIPTION FOR FAMILY DESCRIPTION FORFIG FAMILY DESCRIPTION FAMILY DESCRIPTION FORFIG FAMILY DESCRIPTION enrous dans as fer and that state place texas south for and feet, REPORT, I MAIL TO THE MANALLE TO THE ALCO HOMEN OF THE OF MAD OFF, ALCO DESTINATION OF THE ALCO DESTIN THE PRINCES (MICH. MADLES MADLES MADLES MADLES STREET, MOD AND MADLES MA REC. TO PROPERTY AND ARP PARTIC DE PROVIE UNITY SHALL HAVE HE ROOM IN TO RELONG AND TO PROPERTY AND ARP PARTIC DE PROVIE DATE. SHALL ROOM OF THE TRANSPORT TO PROPERTY AND ARP PARTIC SHALL ROOM OF THE TRANSPORT PROPERTY HAVE THE PARTIC SHALL ROOM OF THE TRANSPORT THE CORE HAVE AND ARP PARTIC SHALL ROOM OF THE TRANSPORT THE CORE HAVE AND THE PROPERTY AND THE TRANSPORT OF THE PROPERTY OF THE PARTIC OF THE PA T REASON PRIMETE ID INS AND COMMISSION DIE SE LOTE 2 AUD 3, AUD WITH THE ANNADZY THAN 2 AND SEAMER THAN A EXTEME CHE HARRIE FEET TO A HOL, REZIME AUT UND CHE HAU DAUGH THAN (EARLE B. P. THAN E. KETHELE THAN A HOL, REZIME AUT UND CHE HAU DAUGH THAN (EARLE B. P. THAN E. KETHELE BENNAIGH FORTHWEST COMMEN ON AND TREASON THAN ENGLISHED IN THE ANNADATE THAN ENGLISHED. ANY PROPERTY HOLDSHIP STRUKES HERVESTRAND I DHRIVES CHARACTER TO SECURE ALTERED AND STREET AND STREET AND SECURE AND S CHY SECRETARY, CHY OF PRICE WILL TEXAS THE MODERAGES THE CITY SCENEWAY OF THE CITY OF THE SHARK STREET CHARLES THAT THE MODERAGES THAT AND THE STREET THE SHARK WAS SHARK THE CITY OF THE CIT ATTEST Certificate of Approvaley the City Planero and Ionero Commission Approved that __ Day of Ioning Commission of the City of Physike Texal uproved that dayless of the city of holdstelle 157ms. heartary. Had sylle possesso and zeress edginesson WHILE OWN AN SECTION TEST OF SEASON ALENCED BY LINE CLLL CONNESSION OF LIFE CLLA ON WINCENSTEIN WEALTE CLL CONNESSION OF LIFE CLLA ON WINCENSTEIN MAINTENSTEIN LIFE CLLA CONNESSION OF LIFE CLLA ON WINCENSTEIN ZAZ 3110 SLYD. ×0.30 HOTHER PUBLIC FOR AND HE SHE STATE OF THE MAN SHE COMMUNICATE CAPAGES STATE OF TOJAS ; COUNTY OF A SHEEF (COUNTY OF A SHEEF (FENCINE) FENCINE FENC HINES, HY PARO AT SECRETARY TO ALL APPLICABLE DESCENSIONS OF THE PART OF THE SECRETARY OF T DINGRUED BESAILOR LOCATION MAP SCALE:1"=#800

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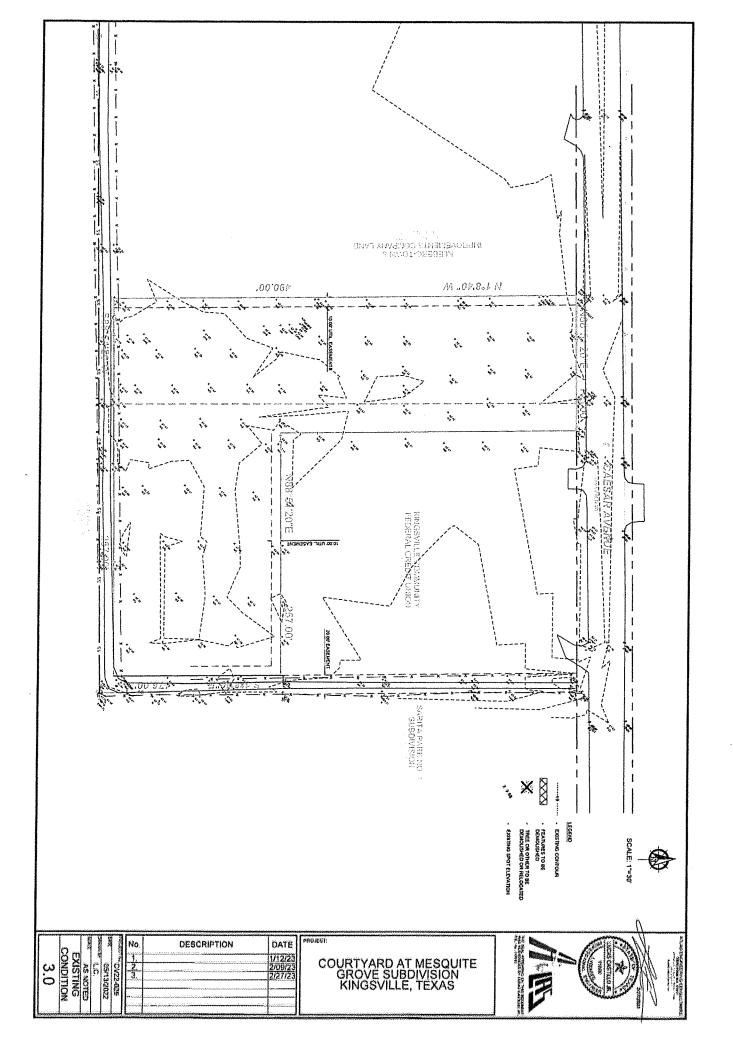


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ACCEPTANCE SAMPLING AND TESTING OF BITUMINOUS MIXTURE (COMPACTION)

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PAVING CONSTRUCTION NOTES

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PAVEMENT MARKINGS & STREET SIGNS

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DENER NOTES

DATE 1/12/2 2/09/2 2/27/2

DESCRIPTION

COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

GENERAL SITE NOTES

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GRADING NOTES

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UTILITY NOTES

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- THE STORM WATER POLITICAL PROPERTIES ON THE SETS HE WITCH STORM WATER POLITICAL PROPERTIES ON THE SETS HAVE SET OF THE SET OF WATER POLITICAL PROPERTIES OF WATER POLITI
- A) DEFINE THE CHARACTERISTICS OF THE SITE AND THE TYPE OF CONSTRUCTION HACKING, BE OCCURRENCY.
 B) DESCRIBE THE SITE PLANFOR THE FACILITY TO BE CONSTRUCTED.
- O DESCRIBE THE PRACTICES THAT WILL BE IMPLEMENTED TO CONTROL ERIOSION AND THE RELEASE OF POLLUTIANTS IN STORM WATER, D) CHEATE AN IMPLEMENTATION SCHEDULE.
- Describe the funal stabilization termenation design to minimize eposition and prevent storm water impacts after construction is comparie.

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DESCRIPTION DATE 1/12/23 2/09/23 2/27/23

COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

CV22-628 05/13/2022

AS NOTED
GENERAL MOTES

4.

ail CONTINUED FROM PAGE 1

looking at random immate files food must meet the commisand 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 givon on time and administ in correct duses. Tracking of communicable diseases. Screening, and audits of those files are checked in detail.

From there it's on to the kitchen where items are inspected for cleanliness, dietician's plans are checked for the month, portion controls is spent testing the jailers and must be measured accurately, their safety skills. They are

sions standards.

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

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

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

The second half of the day temperature and the quality of timed on fire drills, moving

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

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

in an orderly fashion to a safe



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

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

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

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

After the drills and tests, inspectors move on to interview the inmates. They ask the inmates if their needs are met, if they are given cleaning sup-plies, and if their complaints are handled in a timely manner. Every inmate that was interviewed answered yes to the above questions.

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

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

Sheriff Kirkpatrick and our Chief lailer/ 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.

currently 1-16 inmates and 29

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.36 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances

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

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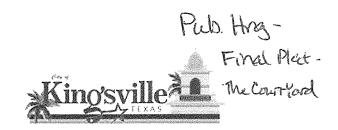
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PUBLIC HEARING #2

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 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 <u>The Courtyard</u> 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.

benedgyelv.

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 945/ 4 CAESAR.	
(Proposed) Subdivision Name County and Legal Description: (Proposed) Subdivision Name County and Legal Description Subdivision Name County and Legal Description: (Proposed) Subdivision Name County and Legal Description Subdivision Name County Action Subdivision Name County Action Subdivision Name County Action Subdivision Name County Action Subdivision Name County Name Coun	
Legal Description: KT+I CO, Block 18 LBT 2, 3, -2, 197 AC.	
Existing Zoning Designation Future Land Use Plan Designation Scholuson	
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)	
Applicant/Authorized Agent Ramon Project Ja Phone 11-749-42/8 FAX	
Email Address (for project correspondence only): hpf-13@@mail.Com.	
Mailing Address 3176. Shelton City Kingsville State Texas Zip78363	
Property Owner Ramon Plane In Phone 36/. 779-42/8 FAX	
Email Address (for project correspondence only): ppjn/3@ Cmail. Com	
Mailing Address 317 & Shelton City Kingsvill State XAS Zip 78363	
Select appropriate process for which approval is sought. Attach completed checklists with this application.	
Annexation Request No Fee Preliminary Plat Fee Varies Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Comp. Plan Amendment Request \$250.00 Minor Plat \$100.00 Re-zoning Request \$250.00 Re-plat \$250.00 SUP Request/Renewal \$250.00 Vacating Plat \$50.00 Zoning Variance Request (ZBA) \$250.00 Development Plat \$100.00 PUD Request \$250.00 Subdivision Variance Request \$25.00 ea	300-
Please provide a basic description of the proposed project: Build A 12 LoT. GARREN Home Subdivisor (Courty AR2 Homes)	
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked. Applicant's Signature Date: 5-5-202-3 Property Owner's Signature Date: 5-5-202-3 Date: 5-5-202-3	
Accepted by: Date: 6/26/2023	

200ft Buffer at Prop ID 16831



Note: Ownership is labeled

Last Update: 5/8/2023

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



ENGINEERING DEPARTMENT

400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fav. PARTI ROF, RARA

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

Sara R Robertson 1201 S 11th St Kingsville, TX 78363 #17251 Manuel Castaneda ETUX Haley 610 E Shelton Kingsville, TX 78363 #18225

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

Douglas Breden PO Box 1532 Kingsville, TX 78364 #25594 Rogelio Zamora 1215 S 11th St Kingsvitle, TX 78363 #15582

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

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

Maria M Sanchez 604 E Caesar Ave Kingsville, TX 78363 #11088 Leonel B Trejo Etux Melanie Zuniga 512 E Shelton St Kingsville, TX 78363 #15949

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

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

St Gertrudis School Most Rev WM Michael Mulvey, STL D.D. PO Box 2620 Corpus Christi, TX 78403 #15441 El Buen Pastor United Methodist Church 416 N 9th St Kingsville, TX 78363 #22758

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

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

Tina Yaklin PO Box 203 Kingsville, TX 78364 #24073

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

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

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

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

Property Search > 16831 SGA HOMES LLC for Year 2023

Tax Year: 2023 - Values not available

Account

Property ID:

16831

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

Geographic ID:

290001802102192 Real

Zoning:

Agent Code:

Type: Property Use Code:

Property Use Description:

Location

Address:

E CAESAR

ΤX

Mapsco:

Neighborhood:

Map ID:

C1

C1

Neighborhood CD:

Owner

Name:

SGA HOMES LLC

Owner ID:

52141

Mailing Address:

317 E SHELTON ST

% Ownership:

100.00000000000%

KINGSVILLE, TX 78363

Exemptions:

N/A (+) Improvement Homesite Value: (+) Improvement Non-Homesite Value: + N/A

N/A (+) Land Homesite Value:

(+) 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

N/A (-) HS Cap:

(=) Assessed Value: N/A

Owner: SGA HOMES LLC % Ownership: 100.0000000000%

Total Value: N/A

Entity Description Taxable Value Estimated Tax Tax Rate Appraised Value 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/Cu	rrent Exemptions:	N/A
			Taxes w/o E	xemptions:	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".

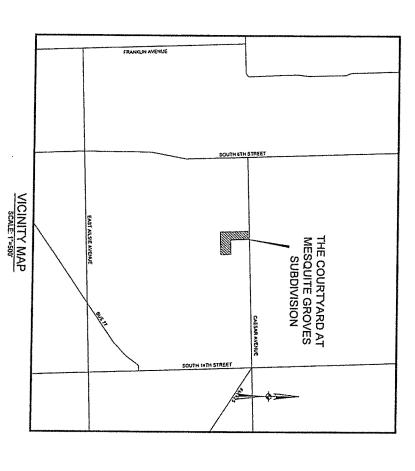
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Database last updated on: 5/7/2023 8:17 PM

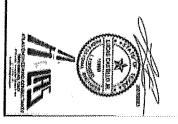
30 N. Harris Compuser Corporation

THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS



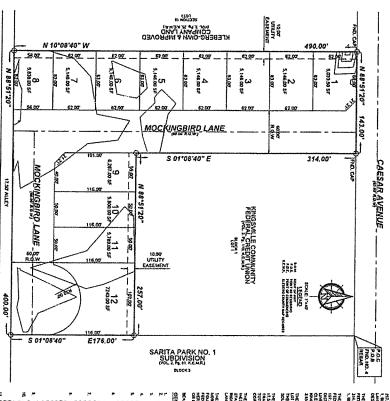


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THE COURTYARD AT MESQUITE GROVE

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



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COUNTY OF MERENGS
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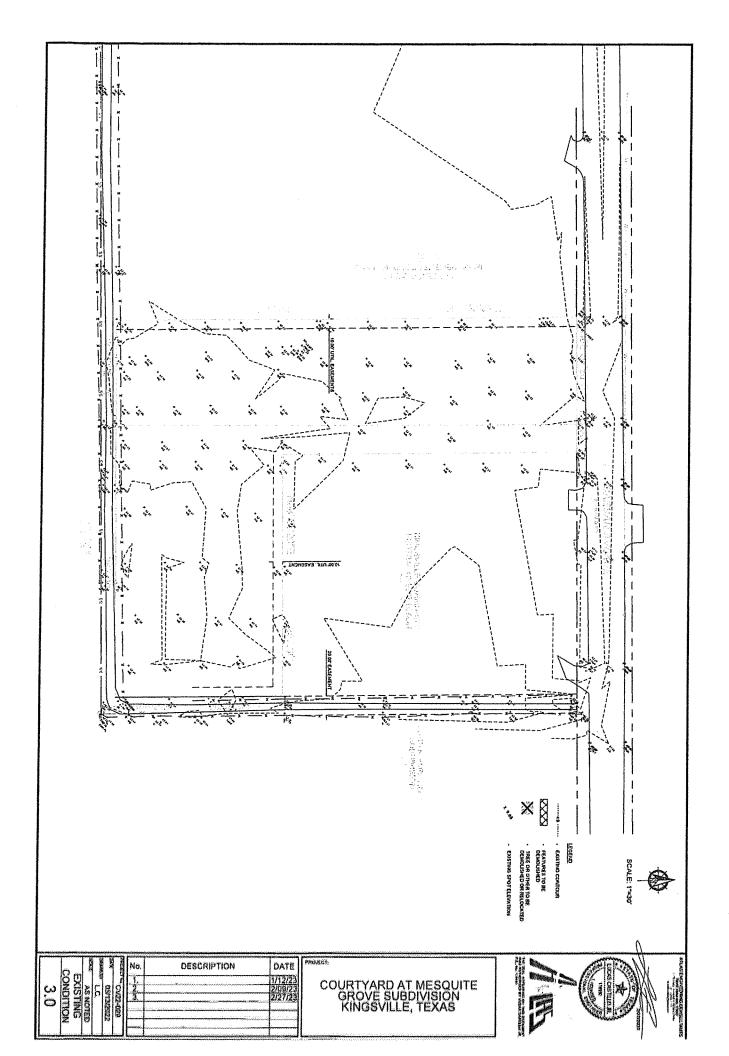
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all CONTINUED FROM PAGE 1

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

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

From there it's on to the kitchen where items are inspected for cleanliness, dietician's plans are checked for the month, portion controls must be measured accurately, sions standards.

"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail." 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 must be measured accurately, their safety skills. They are temperature and the quality of timed on fire drills, moving the inmates, and their response time must be impec-cable. There is no time to wait for the fire department in the event of a fire.

lumates are instructed on what to do in case of a fire and the jailers train weekly to be prepared. The inspector iail and releases a smoke can't ter. 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 Reb ecca Samaniego and Sheriff Richard Kirkpatrick. (Photo by Ted Figueroa)

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

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

"We conduct weekly 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 sup-plies, and if their complaints are handled in a timely manner. Every inmate that was interviewed answered yes to the above questions.

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

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

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

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

As of press time there are currently 146 inmates and 29

PUBLIC HEARING NOTICE

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

Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of \$4.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville. The meeting will be held at City Hall, 400 West King, in the Helen Kle-

on the agenda, please contact the Planning Department at (361) 595-8055. PUBLIC HEARING NOTICE

berg Groves Community Room. If you have any questions about the items

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions -Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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

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

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

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

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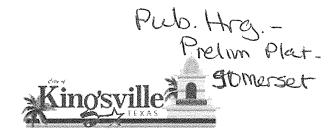
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PUBLIC HEARING #3

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.

benedyeli.

Thank you.

Kobby Agyekum

Interim Director of Planning and

Development Services

CITY OF KINGSVILLE PLANNING AND ZONING DIVISION MASTER APPLICATION

Project Address 520 Cecil		Nearest Intersecti	on Brahma	and E Ge	neral Cavazos
(Proposed) Subdivision Name Some					
73.56 Acres comprisin Legal Description: of the John Clavton Ad	ig portious of Lots 2, 5,	& 6, K. T. & 1. Sub.;	Portions of Lot 1	& 2, Burris A	Acres, and a portion
Existing Zoning Designation R1		_ Future Land Use	e Plan Designa	tion Res	idential Subdivision
OWNER/APPLICANT INFO	RMATION: (P	Please PRINT	or TYPE)		
Applicant/Authorized Agent Urban E	Engineering	Phone	361-854-310	11 FA	x
Email Address (for project correspond	ence only): Briant	@urbaneng.com			
Mailing Address 2725 Swantner	City	Corpus Christi	State	TX	Zip_78414
Property Owner Somerset Land C	ompany	Phone 361-815-	3528 _F	AX	TO No. 100 Company a suppossibility days
Email Address (for project correspond	ence only): wilcymo	citwain@aot.com	W-0	Programment Williams and descriptions .	0.00 annual
Mailing Address 824 Earl Garret Street	Ci	ty Kerrville	Stat	e Texas	Zip 78028
Select appropriate process for which ap	pproval is sought. A	Attach completed	checklists with	this appl	ication.
Annexation Request	No Fee	⊀ Preliminar	y Plat		Fee Varies
Administrative Appeal (ZBA)	\$250.00	Final Plat			Fee Varies
Comp. Plan Amendment Request	\$250.00	Minor Plat			\$100.00
SUP Request/Renewal	\$250.00 \$250.00	Ke-piai	llat		\$250.00
Zoning Variance Request (ZBA)		vacating r	'lat ent Plat		\$50.00
PUD Request	\$250.00	Subdivisio	n Variance Re	quest	\$100.00 \$25.00 ea
Please provide a basic description of the Residential Subdivision	e proposed project:				
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hereby certify that I am the own	er and /or duly	authorized age	nt of the ow	ner for t	he purposes of this
pplication. I further certify that orrect. If any of the information evoked.	I have read and	examined this	application	and kno	w the same to be true and

200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

Scale: AS NOTED

Checked by, R. MORA Data: 06/01/2023

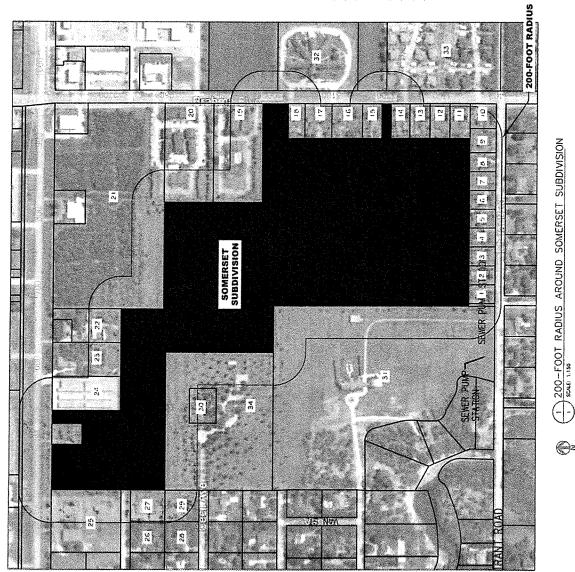
Kingskille Orawn by: M. MEDRANO

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

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

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

Arturo Luna ETUX Norma J 704 E Trant RD Kingsville, TX 78363 #23276

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

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

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

Nillard R Raabe EST ETUX Violet EST Dale R Raabe (IND EXEC) i02 Cecil Ave Cingsville, TX 78363

Cheryl D Kirk
O Box 5326
Cingsville, TX 78364
424801

Vielinda Vececia 110 E Trant RD Cingsville, TX 78363 125553 Ronnie Mendez ETUX Cynthia Ann 924 E Trant RD Kingsville, TX 78363 #17965

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

Diego Leopoldo Villarreal 3303 S Brahma BLVD Kingsville, TX 78363 #19512

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

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

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

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

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

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

Charles P Ford 908 E Trant Kingsville, TX 78363 #17206 Wiley Mcilwain ETUX Mary Olga 520 Cecil Kingsville, TX 78363 #29353

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

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

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

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

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

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

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

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

Rodolfo Morales Jr ETUX Linda 614 E Trant Kingsville, TX 78363 #22512 Ruben A Pena ETUX Martha V 3411 S Brahma BLVD Kingsville, TX 78363 #10263

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

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

Norma J Collins 3311 S Brahma BLVD Kingsville, TX 78363 #11013 GF# 22-92001S-HO

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

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLEBERG

§

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

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

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

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

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

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

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

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

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

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

DATED the 21st day of July, 2022.

		EDDIE YAKLIN
		CHARIS VAKLIN, Jakley
THE STATE OF TEXAS	Ş	
COUNTY OF SAN PATRICIO	§	
This instrument was acknow EDDIE YAKLIN and wife, CHARIS	vledged I YAKLN	before me on the day of July, 2022, by
Theresi, the start of the start		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-MO Loan No.

Exhibit "A"

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

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

Thence, North 80°52'59" West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 48°37'05" West, 2.99 Feet;

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

Themce, North 60°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 CCTK" 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 61°01°10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

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

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

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

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

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

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

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

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTK" 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.

Tatt Meant 2023 - Values not available

Account

Property ID:

20148

Real

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

ACRES 24.22

Geographic ID:

290002102000192

Zoning:

Agent Code:

Type: Property Use Code:

Property Use Description:

Location

Address:

520 CECIL

Mapsco:

Neighborhood:

Map ID:

А3

Neighborhood CD:

Owner

Name:

YAKLIN EDDIE L

Owner ID:

10600

Mailing Address:

(=) Assessed Value:

1550 W KINGSBURY ST

% Ownership:

100.0000000000%

SEGUIN, TX 78155-3308

Exemptions:

N/A

(+) 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

Owner:

YAKLIN EDDIE L

% Ownership: 100.0000000000%

Total Value:

N/A

Entity Description

annocam and Timp Alle

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

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

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

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

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

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

4/27/23, 4:25 PM			Kleberg CAD - Property 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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Plainting version: 1.2.2.33

Owalbase task applicated am 4/26/2023 St.17 PM Shift, Camputer Capporation

fan Yang: 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:

Α3

Neighborhood CD:

Owner

Name:

Spiler spile

NIX MARY LOU EST

Owner ID:

70735

Mailing Address:

(+) Timber Market Valuation:

HARREL D NIX (EXECUTOR)

% Ownership:

100.0000000000%

N/A

N/A

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

(=) 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		26088.00		217.40	N/A	N/A

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on:

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

as a first of the first of the first of

Paid

Due

Interest

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

John Charle Galling Transport

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Obsobace lass updated on: 4/26/2020 st (7 the) 95 P. Harris Collaboration of P. Harris Collaboration

N/A

N/A

N/A

N/A

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: А3 Neighborhood CD: Owner Name: YAKLIN EDDIE L Owner ID: 10600 Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.0000000000% SEGUIN, TX 78155-3308 Exemptions: (+) Improvement Homesite Value: N/A (+) Improvement Non-Homesite Value: + N/A (+) Land Homesite Value: N/A (+) Land Non-Homesite Value: N/A Ag / Timber Use Value + (+) Agricultural Market Valuation: N/A N/A (+) Timber Market Valuation: N/A N/A (=) Market Value: N/A

(-) Ag or Timber Use Value Reduction:

(=) Appraised Value:

(=) Assessed Value:

(-) HS Cap:

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.

Eff Eff Market Prod. # Type Description Acres Sqft Front Depth Value 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	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/13/1998	WD	WARRANTY DEED	MENDOZA JOSE ANTONIO	YAKLIN EDDIE L	157	271	
2		OT	Other	KYLE PROPERTIES	MENDOZA JOSE	66	549	

4/27/23, 4:26 PM

Kleberg CAD - Property Details

INC

ANTONIO

3

OT

Other

UNKNOWN **KYLE**

PROPERTIES

INC

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Taxing Year Jurisdiction

Taxable Value

Base Tax

Base **Taxes** Paid

Base Tax Due

Discount / Penalty & Interest

Attorney Fees

Amount Due

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

Greations Pierse Call (1959) ESS-S (18

Note the mission certified sold and makes will be review acted with 1675.

Website version: 1,2,2,33

Database last updated on: 4/25/2023 8:17 PM © M. Harris Computer Corporation

Tax Neart 2023 - Values not available

N/A

N/A

Account Property ID: 20946 Legal Description: KT&ICO, 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: Α3 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

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

+

N/A

N/A

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

(=) Assessed Value: = N/A

(+) Agricultural Market Valuation:

(+) Timber Market Valuation:

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

Total Tax Rate:

lore van Lajinst Bag

Jan Salta Glater

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

No improvements exist for this property.

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value	-
1	NATP3	NATIVE PASTURE		1354280.40		0.00	N/A	N/A	١.

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

was Hitely eliast to was lived attorny

4/27/2	3.4:	26 P	M

Kleberg CAD - Property Details

2	ОТ	Other	RYAN JOHN	RYAN LORELL M	37	369	Programme agencies in
3	ОТ	Other		RYAN JOHN			i i

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Year Taxing Taxable Bas Jurisdiction Value Tax	Base Ba Taxes Ta Paid Du		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.

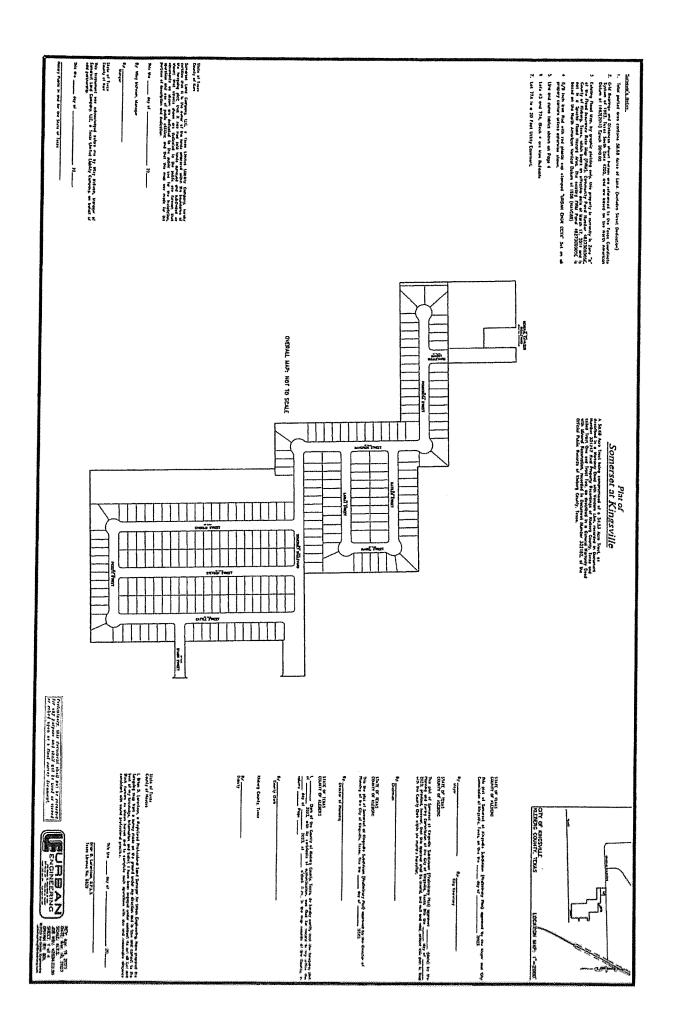
Totali na Pisans Jaii (2714) 295-5772

This peak is a transitient en 1933, velves vällise vervestet he velves 1934.

Website version: 1.2.2.33

Database last updated on: 4/26/2023 \$:17 PM

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Tail CONTINUED FROM PAGE 1

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

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

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

sions standards.

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

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

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



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

place. If they need to be moved building as expected, outside, they are linked to- "We conduct weekly traingether 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

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

inspectors move on to interview the inmates. They ask the inmates if their needs are met. if they are given cleaning sup-plies, and if their complaints are handled in a timely manner. Every inmate that was in terviewed answered ves 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 clos to being shut down by the commission, he said.

"Sheriff Kirkpatrick and our Chief failer/ 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 ap-

proximately 18 months.
As of press time there are currently 146 inmates and 29

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: Urban Engineering, applicant: Somerset Land Company, owner: requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions -Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2.5. & 6. Block 21. K.T.&I. Subdivision: portions of Lot 1 & 2. Burris Acres: and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions - Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances

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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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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 dis cuss 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)

PUBLIC HEARING #4

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 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.

benedyelv.

Thank you.

Kobby Agyekum

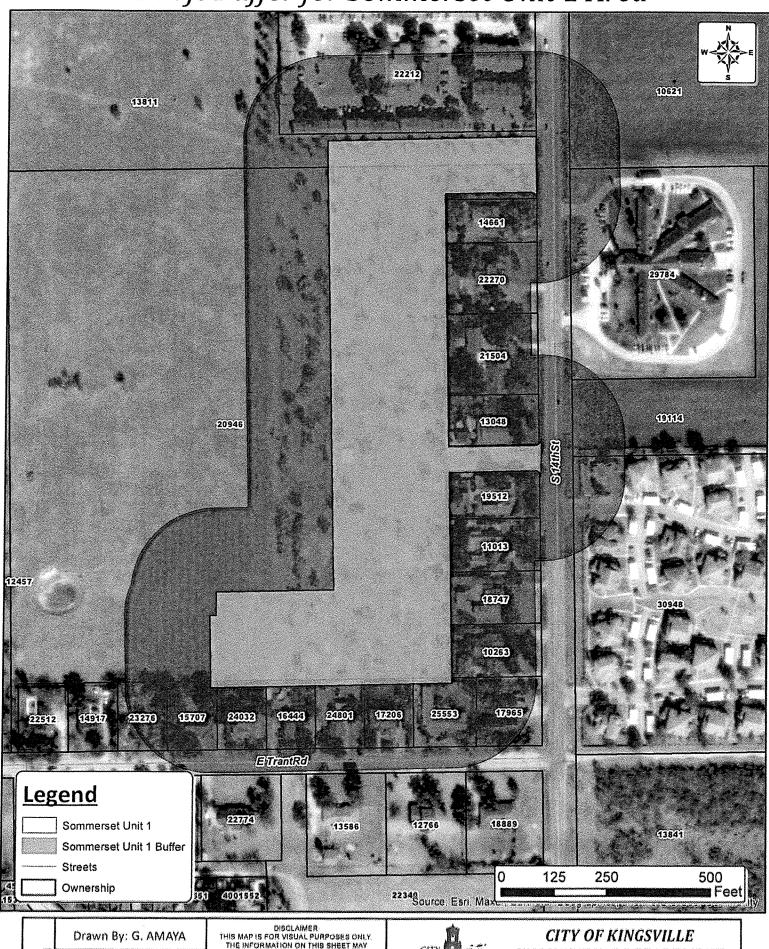
Interim Director of Planning and

Development Services

CITY OF KINGSVILLE PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)	
Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection Trant Road and F.M. 1717	
(Proposed) Subdivision Name Somerset at Kingsville Unit 1 Lot Block	
being a 10.77 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Legal Description: Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.	
Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision	
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)	•
Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX	
Email Address (for project correspondence only): 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.	
Administrative Appeal (ZBA) \$250.00	
Comp. Plan Amendment Request \$250.00 Minor Plat	
_Re-plat \$250.00 Re-plat	
PUD Request\$250.00Subdivision Variance Request\$25.00 ea lease provide a basic description of the proposed project:	
nis is the first phase of Somerset at Kingsville. There are 52 single family residential lots included in this Unit.	
hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this	
oplication. I further certify that I have read and examined this application and know the same to be true a	
rrect. If any of the information provided on this application is incorrect the permit or approval may be	nd
voked.	
Mail Mark All	
oplicant's Signature Alale Maria Date: 31912023	
operty Owner's Signature Date: 3/9/2023	
cepted by: Master Williams Date: 4/20/2022	

200ft Buffer for Sommerset Unit 1 Area



Last Update: 3/28/2023

Note: Ownership is labeled

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



ENGINEERING DEPARTMENT

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

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

Ş

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLEBERG

§

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

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

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

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

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

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

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

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

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

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

DATED the 21st day of July, 2022.

	CHARIS VAKLING JAKKEN
THE STATE OF TEXAS	ş
COUNTY OF SAN PATRICIO	§
This instrument was ackno EDDIE YAKLIN and wife, CHARIS	wledged before me on the day of July, 2022, by YAKLIN.
Alter (Fales), (Alternity of a constant for the fales) of a constant for the fales of the fales	Trouty Fubile, STATE OF TEAAS
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-MO 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 Yaldin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271. Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

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

Thence, North 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;

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

Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTK" 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 CCTK" 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 from Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch from 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 CCTK' Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

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

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

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

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

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

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

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

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

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

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

(=) Assessed Value:

1000 Yessen 2023 - Values not available

Account Property ID: 20148 Legal Description: KT&ICO, BLOCK 21, LOT PT 2, PT 5, **ACRES 24.22** Geographic ID: 290002102000192 Zoning: Type: Real Agent Code: Property Use Code: Property Use Description: Location Address: 520 CECIL Mapsco: Neighborhood: Map ID: А3 Neighborhood CD: Owner Name: YAKLIN EDDIE L Owner ID: 10600 Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.0000000000% SEGUIN, TX 78155-3308 Exemptions: (+) Improvement Homesite Value: N/A (+) Improvement Non-Homesite Value: + N/A (+) Land Homesite Value: N/A (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value (+) Agricultural Market Valuation: N/A N/A (+) Timber Market Valuation: N/A N/A (=) Market Value: N/A (-) Ag or Timber Use Value Reduction: N/A (=) Appraised Value: N/A (-) HS Cap: N/A

N/A

Owner:

YAKLIN EDDIE L

% Ownership: 100.000000000%

Total Value:

N/A

Entity Description

Tax Rate Appraised Value

Taxable Value Estimated Tax

GKL

KLEBERG COUNTY N/A

N/A

N/A N/A

Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

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

Туре	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	
		IMPROVED PASTURE	24.2200	1055023.20		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 64.	\$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			

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10 1 Marie 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: 100.0000000000% 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

N/A

N/A

N/A

N/A

(-) HS Cap:

(=) Appraised Value:

(=) Assessed Value:

(-) Ag or Timber Use Value Reduction:

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
-		C1		26088.00		217.40	N/A	N/A

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on: 19.

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

1756 Test. 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: А3 Neighborhood CD: Owner Name: YAKLIN EDDIE L Owner ID: 10600 Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.0000000000% SEGUIN, TX 78155-3308 Exemptions: (+) Improvement Homesite Value: N/A (+) Improvement Non-Homesite Value: + N/A (+) Land Homesite Value: N/A (+) Land Non-Homesite Value: N/A Ag / Timber Use Value (+) Agricultural Market Valuation: + N/A N/A (+) Timber Market Valuation: N/A N/A (=) Market Value: = N/A (–) Ag or Timber Use Value Reduction: N/A

N/A

N/A

N/A

(=) Appraised Value:

(=) Assessed Value:

(-) HS Cap:

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Kleberg CAD - Property Details

Owner:

YAKLIN EDDIE L

% Ownership: 100.000000000%

Total Value:

N/A

Entity Description

Tax Rate Appraised Value

Taxable Value Estimated Tax

KLEBERG COUNTY N/A GKL

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.

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1		IMPROVED PASTURE				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	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/13/1998	WD	WARRANTY DEED	MENDOZA JOSE ANTONIO	YAKLIN EDDIE L	157	271	
2		OT'	Other	KYLE PROPERTIES	MENDOZA JOSE	66	549	

Kleberg CAD - Property Details

INC

ANTONIO

3

OT Other

UNKNOWN

KYLE **PROPERTIES**

INC

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Year

Taxing Jurisdiction

Taxable Value

Base Tax

Base Taxes Paid

Discount / Base Tax Penalty & Due Interest

Attorney Fees

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.

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(=) Appraised Value:

(=) Assessed Value:

Minailleannanaea terrariteasattan apartair if ii im

(-) HS Cap:

Tax Market 2023 - Values not available

Account Property ID: 20946 Legal Description: KT&ICO, 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: А3 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 (=) Market Value: N/A (-) Ag or Timber Use Value Reduction: N/A

N/A

N/A

N/A

Owner:

YAKLIN EDDIE

% Ownership: 100.000000000%

Total Value:

N/A

Entity Description

Tax Rate Appraised Value

Taxable Value Estimated Tax

N/A

KLEBERG COUNTY 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	10.156
		NATIVE PASTURE		1354280.40		0.00	N/A		I/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	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/9/2010	WD	WARRANTY DEED	RYAN LORELL MCCANN	YAKLIN EDDIË	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	and the second section of the second section of
were en process	A COMMAN OF MANY REPORTS AND A SECOND								- 5

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.

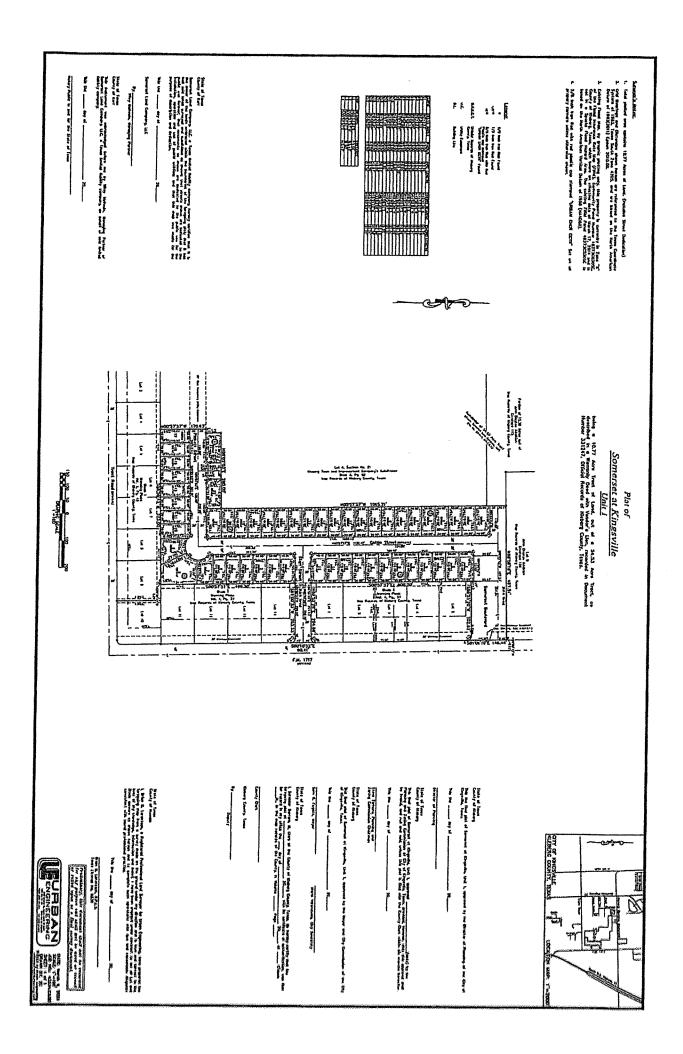
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Website region: 1,2,7,33

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ail CONTINUED FROM PAGE 1

looking at random inmate files food must meet the commisand making sure those files are in order and filled out properly. The nurse's office is 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, dieti-cian's plans are checked for the month, portion controls must be measured accurately, perature and the quality of

sions standards.

"All of our trustees who work in the kitchen are given a food handlers class and they when they get out of jail," Sheritf 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, m

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 building as expected. outside, they are linked to-gether with a chain, zip ties, and armed jailers escort them to safety. During this fire drill. the Kleberg County Jailers were dressed in fire gear and had things under control in

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

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

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

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

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

As of press time there are currently 146 inmates and 29

PUBLIC HEARING NOTICE

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

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

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

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PUBLIC HEARING NOTICE

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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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	
Fund 2	205 – Tourism A	RP Funding				
Expend	ditures					
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.]

11.

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

	R	E	S	0	L	U	T	I	O	١	1	#	2	0	2	3	-
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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:

1.

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.

11.

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

PASSED AND APPROVED by a majority vote of the City Commission the 10th day of July, 2023.

Sam F	R. Fugate	, Mayor	

ATTEST:	
Mary Valenzuela, City Secretary	

Courtney Alvarez, City Attorney

APPROVED AS TO FORM



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	he 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 Ph	none: <u>888-390-5081</u>
Address: 115 Jordan Plaza Blvd. Suite 200. Tyler	r, Texas 75704
The contact person and authorized designee of the	he Clinical Site for the purposes of this agreement is:
Name: <u>Juan J. Adame</u>	
Title: Fire Chief	
Email: jjadame@cityofkingsville.com	
Office Phone: (361) 592-6445	
Address: 119 N. 10th Street, Kingsville, TX	78363
Signature:	Signature:
Name: Mark McLaughlin	Name: TC Howard
Title: City Manager	
Date Signed:	Date Signed:
Signature:	Signature:
Name: <u>Juan J. Adame</u>	Name: Amber Jameson
Title: Fire Chief	Title: Clinical Services Manager



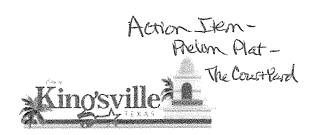
Exhibit A

Clinical Site Affiliates Covered Under Signed Agreement (If applicable, please list each station/location/department including the city & state)

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 600 6. CASAR AV Nearest Intersection 975 - CABSAR.
(Proposed) Subdivision Name Constant Is AT mesquite Lot Block KT+I CO, Block 18 LST 2, 3, - 2, 197 AC. Legal Description: LoT 3, 4490 AC.
Existing Zoning Designation K Future Land Use Plan Designation Subdivisor
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)
Applicant/Authorized Agent Ramon Prizes Je. Phone 211-749-4218 FAX
Email Address (for project correspondence only): hppf-13@ Gmail. Com.
Mailing Address 3176. Shelton City Kingsville State Tepas Zip78363
Property Owner Hamps HEREZ Ja. Phone 361. 779-4218 FAX
Email Address (for project correspondence only): ppin 13 @ G mail. Com
Mailing Address 317 E Shelton City Kingsvill State XAS Zip 78-763
Select appropriate process for which approval is sought. Attach completed checklists with this application.
Annexation Request No Fee Preliminary Plat Fee Varies Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Comp. Plan Amendment Request \$250.00 Minor Plat \$100.00 Re-zoning Request \$250.00 Re-plat \$250.00 SUP Request/Renewal \$250.00 Vacating Plat \$50.00 Zoning Variance Request (ZBA) \$250.00 Development Plat \$100.00 PUD Request \$250.00 Subdivision Variance Request \$25.00 ea
Please provide a basic description of the proposed project: Build A 12 LoT. GARREN Home Subdivisor (Courty ARd Homes)
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this 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: 6/26/7023

200ft Buffer at Prop ID 16831



Note: Ownership is labeled udth its firms in

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



400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fay /AA11 SAS-ANAA

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

Sara R Robertson 1201 S 11th St Kingsville, TX 78363 #17251 Manuel Castaneda ETUX Haley 610 E Shelton Kingsville, TX 78363 #18225

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

Douglas Breden PO Box 1532 Kingsville, TX 78364 #25594 Rogelio Zamora 1215 S 11th St Kingsville, TX 78363 #15582

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

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

Maria M Sanchez 604 E Caesar Ave Kingsville, TX 78363 #11088 Leonel B Trejo Etux Melanie Zuniga 512 E Shelton St Kingsville, TX 78363 #15949

Michael C Wolff Brittney N Bower 608 E Caesar Kingsville, TX 78363 #18048 Nelda Kirkham Rob E Kirkham 5008 E Shelton St Kingsville, TX 78363 #23513

St Gertrudis School Most Rev WM Michael Mulvey, STL D.D. PO Box 2620 Corpus Christi, TX 78403 #15441 El Buen Pastor United Methodist Church 416 N 9th St Kingsville, TX 78363 #22758

Kingsville Community Federal Credit Union 605 E Caesar Ave Kingsville, TX 78363 #31625 Michael J Elizondo ETAL 223 Circle Dr Corpus Christi, TX 78411 #24287

Tina Yaktin PO Box 203 Kingsville, TX 78364 #24073 Michael Dain Denkeler ETUX Tawnya Laree 524 E Shelton St Kingsvitle, TX 78363 #16699

Courina G Cortez 1115 S 11th St Kingsville, TX 78363 #16481 Shannon Williams Howard 528 E Shelton St Kingsville, TX 78363 #25049

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

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

The Yeart 2023 - Values not available

Account

Property ID:

16831

290001802102192

Agent Code:

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

Geographic ID:

Real

Zoning:

Type: 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:

(+) 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: 100.0000000000%

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

5/8/23.	2.23	PM

Kleberg CAD - Property Details

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

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

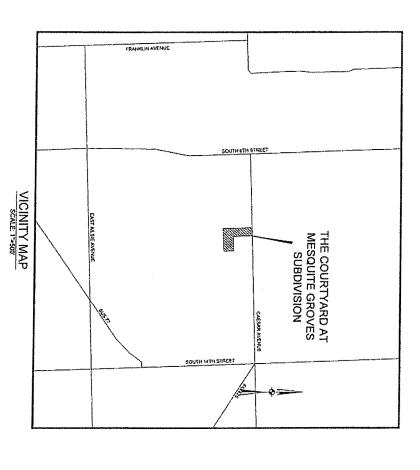
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$73,780	0	73,780	\$0	\$73,780
2021	\$0	\$61,250	0	61,250	\$0	\$61,250
2020	\$0	\$61,250	0	61,250	\$0	\$61,250
2019	\$0	\$61,250	0	61,250	\$0	\$61,250
2018	\$0	\$61,250	0	61,250	\$0	\$61,250
2017	\$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
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THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

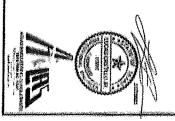




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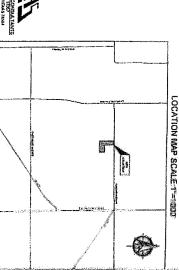
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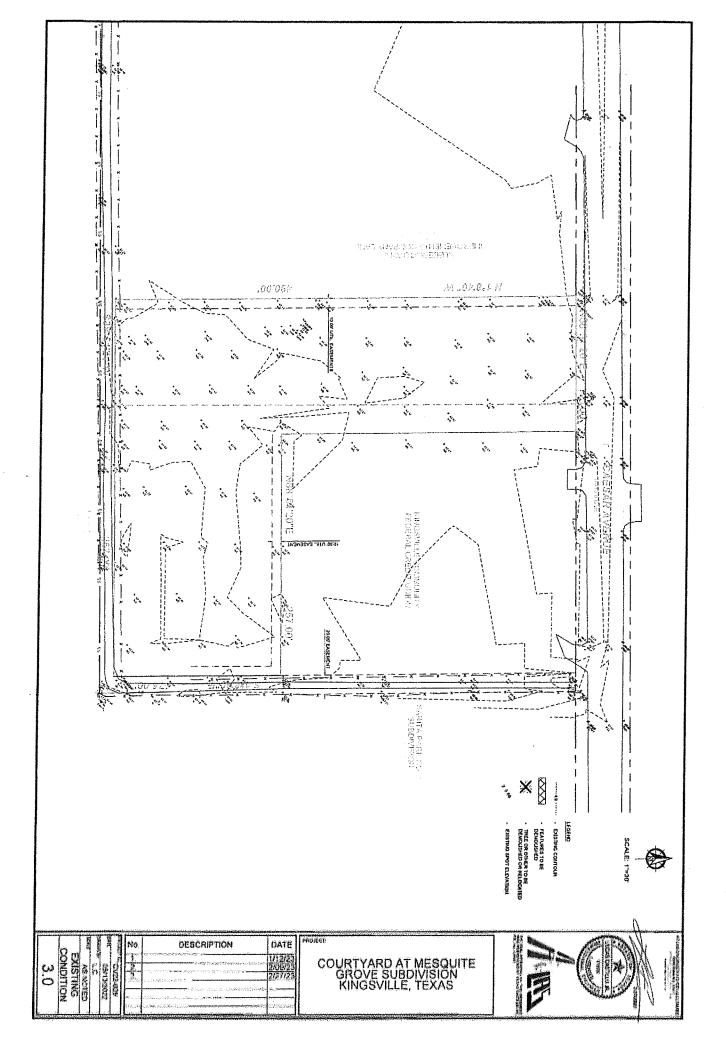


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COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

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COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

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looking at random inmate files food must meet the commis- the inmates, and their reand 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 giv-en on time and administered en on time and administra-in correct doses. Tracking of communicable diseases. TB Screening, and audits of those files are checked in detail.

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

sions standards.
"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail." 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 trust 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 sponse time must be impec-cable. There is no time to wait for the fire department in the event of a fire.

Immates are instructed on what to do in case of a fire and the failers train weekly to be prepared. The inspector chooses a random place in the jail and releases a smoke canis ter. 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. il Sgt. Kelly Chapa, Jail Corporal Rebecca Samaniego and Sheriff Richard Kirkpatrick. (Photo by Ted Figueroa)

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

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

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

After the drills and tests, inspectors move on to interview the inmates. They ask the inmates if their needs are met, if they are given cleaning sup-plies, and if their complaints are handled in a timely manner. Every inmate that was interviewed answered yes to the above questions.

"It is common to have some complaints from time to time, this place is not made for comfort. But there is order here. inmares 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 fail has come close to being shut down by the commission, he said.

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

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

As of press time there are currently 146 inmates and 29

PUBLIC HEARING NOTICE

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

Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the 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.

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

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:

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

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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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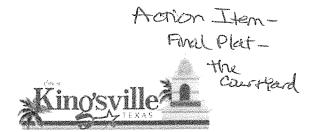
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AGENDA ITEM #4

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 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 <u>The Courtyard</u> 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.

renedgyeli.

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 5. CASAR AV Nearest Intersection 976 A CASSAR.	
(Proposed) Subdivision Name County in State Lot Block KT+I CO, Block 18 L8T 2, 3, - 2, 197 AC. Legal Description: 4494 Ac.	
Legal Description: K/+1 (0), Block 18 187 2, 3, - 2, 197 AC.	
Existing Zoning Designation Future Land Use Plan Designation Scholing Son	
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)	
Applicant/Authorized Agent Ramon Prizes Je Phone 36/- 749-42/8 FAX	
Email Address (for project correspondence only): hpjf-13@ fmail. Com.	
Mailing Address 3176. Shelton City Kingsuille State less Zip 78363	
Property Owner Ramon Plane To. Phone 361.779-4218 FAX	
Email Address (for project correspondence only): rppjr/3 @ Gmail. Com	
Mailing Address 317 E Shelton City Kingsvill State XAS Zip 78363	
Select appropriate process for which approval is sought. Attach completed checklists with this application.	
Annexation Request No Fee Preliminary Plat Fee Varies Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Comp. Plan Amendment Request \$250.00 Minor Plat \$100.00 Re-zoning Request \$250.00 Re-plat \$250.00 SUP Request/Renewal \$250.00 Vacating Plat \$50.00 Zoning Variance Request (ZBA) \$250.00 Development Plat \$100.00 PUD Request \$250.00 Subdivision Variance Request \$25.00 ea	ت : 0
Please provide a basic description of the proposed project: Build A 12 LoT. GARREN Home Subdivisor (Courty ARd Homes)	
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this 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 2 0 3 3 Accepted by: Date: 6/26/2023	

200ft Buffer at Prop ID 16831



一品 Last Update: 5/8/2023

Note: Ownership is labeled

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



400 W King Ave; Kingsville, TX 78363 Office: (361) 595-5007

Keyway Kingsville LLC Keyway Real Estate INC 101 W 23rd ST #210 New York, NY 10011 #17062 Sara R Robertson 1201 S 11th St Kingsville, TX 78363 #17251

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

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

Douglas Breden PO Box 1532 Kingsville, TX 78364 #25594 Rogelio Zamora 1215 S 11th St Kingsville, TX 78363 #15582

Rod's Homes LLC 627 N 14th St Kingsville, TX 78363 #20827 Robert T McIntyre 504 E Shelton St Kingsville, TX 78363 #15178

Maria M Sanchez 604 E Caesar Ave Kingsville, TX 78363 #11088 Leonel B Trejo Etux Melanie Zuniga 512 E Shelton St Kingsville, TX 78363 #15949

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

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

St Gertrudis School Most Rev WM Michael Mulvey, STL D.D. PO Box 2620 Corpus Christi, TX 78403 #15441 El Buen Pastor United Methodist Church 416 N 9th St Kingsville, TX 78363 #22758

Kingsville Community Federal Credit Union 605 E Caesar Ave Kingsville, TX 78363 #31625 Michael J Elizondo ETAL 223 Circle Dr Corpus Christi, TX 78411 #24287

Tina Yaklin PO Box 203 Kingsville, TX 78364 #24073 Michael Dain Denkeler ETUX Tawnya Laree 524 E Shelton St Kingsville, TX 78363 #16699

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

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

Monica R Vidal 1123 S 11th St Kingsville, TX 78363 #24843 Pitarra Properties LLC 15253 Caraval Dr Corpus Christi, TX 78418 #17460

Tan Year: 2023 - Values not available

Account

Property ID:

16831 290001802102192

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

Geographic ID:

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

E CAESAR

Mapsco:

ΤX

Neighborhood:

Map ID:

C1

Neighborhood CD:

Owner

Name:

SGA HOMES LLC

Owner ID:

52141

Mailing Address:

317 E SHELTON ST

% Ownership:

100.00000000000%

KINGSVILLE, TX 78363

Exemptions:

(+) Improvement Homesite Value:

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

N/A N/A

(+) Land Non-Homesite Value:

N/A

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: 100.0000000000% **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

5/5	1/22	2.23	DIA
37/C	11.7.3	. L.L.3	r ivi

Kleberg CAD - Property Details

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

-romment / Building

No improvements exist for this property.

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E0	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	

tvii Vaine 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		24,700	\$0	\$24,700

Questions Please Call (351) 595-5775

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

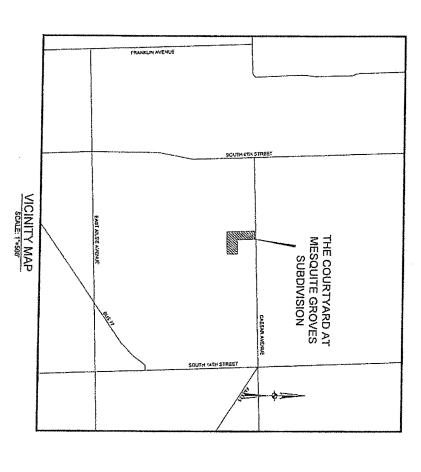
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THE COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS



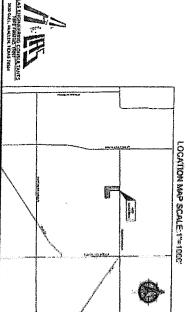
CITY OF KINGSVILLE 400 WEST KING AVENUE VINGSVILLE, TEXAS 78363







KEBEKE-OMN # BISGOAED KEBEKE-OMN # BISGOAED Prof. CAN THE COURTYARD AT MESQUITE GROVE A 2.85-ACRE TRACT OF LAND MORE OR LESS OUT OF LOTS 2 AND 3. SECTION 18. N 10'08'40" W 490.00 N 88'51'20" STOROST 5,146,00 EF \$146,00 SF 5,146,005# N 88*51.20" RACT 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. 143.00 MOCKINGBIRO LANE SARITA PARK NO 6 SUBDIVISION S 01*08'40" E CAESAR AVENUE 55,00 MOCKINGBIRD LANE & 17.50 ALLEY N 88 51'20' 88 12 74098F 400.00' S 01*08'40" E175,00° SARITA PARK NO. 1 SUBDIVISION MOLT PLAN REARI MOEKS SOL INDIFICUAL MEXICATE INTERIOR TO RETRIBUTIONS AND IMMERITARIES OF MANAGEMENT AND ANALYSIS GENERAL NOTES: HARCE, H. 1911, 797. E. 1971, JUD GOLAN, HARM, ENTHAG JAIPH, NOHT-DE-MAY USE JAD THE NONI-DEHMONT HORH LICH USE OF AND INVOLUTE MAN. DESTROY OF LICH JAIPE TO A 170 A REQUI-TOWN WITH JAIPE CAS FOR THE JAID PARTICULAR COMME. DESTROY OF LICE JAIPE TO A 170 A REQUI-TOWN ACTION 1981, JOSEPH JAIPE JAIPE JAIPE TO COMME. DORIGH DE SON JAIPE THÉRES, A DI TRAFE, ARTH THE ARMANDAT MEDT LOT LIKE OF SUD LOFT. I, RICCH, I, RHOSPILLE COMMUNITY HERSEM, CRIETE LOHGH HAD THE ROTHESWARDTE GET HOT LIKE OF SUD ESK-KHET FUNCT, A CREINNES LOYSE HERSEM, CRIETE LOHGH HERSEM FUNDA WHEN ELSCHE CHANTE LOWER FOR SUD SELECTED FUNCT. A CREINNES CONSUMERT LONG HERSEM LOYSE AND LISEATER THAT IS LANGUE LAND HERSEM ESKERICH. A SEASCHE THACH OF LUAN, MANF ON THE ROUND OFF CHIEF SHAD JETCH IN JAI PER OFF MAN ON THE PER OFF CHIEF AND TH PROCE, EIN YN DE F, WAIT BUD WEST COTTINE OF SAMTE FAMIN DO, JUSTIMISEN JOD THE APPARIOT COST UIT HAR OF BUD UIT J. KETTIMISE OF HOME FEET ON A DO, A SEMA REY WHITH JAKET CHE HEAVEST HE COST THE APPARENT BUTTOM HOMEH HAR OF A TUSHOOT HARDE ALLY ROBITOMINE TOWN HE APPARENT SACHMANT COMMEND BUD TESSACHER HALT OF LAND HOMEHOE EXCEMPE ecriva said as fer fuzi irit state plaie texas zouth fips. azos fext THE STREET, ROUGH WENNELS ON THE CORPORATION FOR STREET, INJURY HOW HOW HE WHAT AND THE CONTROLLED WAS THE PROPERTY OF THE CORPORATION OF THE CORP orce, saks yr k karlle to the ler innterior dae et root? "No hit it ee die tot ze Zefor trike 1117 hours of the et root self trike 1117 hours of the ethic zelf zelf Velt, retrike 21 km 1127 hours of the ethic trike 1117 hours of the ethic zelf trike Yll detrike 31 km 1127 hours of the ethic trike 1117 hours of the ethic zelf trike 2117 hours of the ethic zelf trik gene 1 hai 70 m nih tag 160 sekoh andak (distag soch nega gövak ing. adstag ing. 180 fet 10 ang. helda soco nih plute se de da 162 januari notinget echniq go egg) in Klog I. Satia arkik in Josephen and di Kishigusti loringet 163 soco 153 januari inget of Geo Istian Ceconito and also rene da ruh of Rethaga et 200 zekacre talen et and ruh erher goes hat war we have it the bod component of the of lots that a month the aparent It lot of 4 and teachet from the stankets of educ rest to a kin, a essan stanket with places, of APPO 719. Subject of the West 2, 14 for from a mit, a result apout on the almo coldinary And-Apartie of Eclam Arthas for the Apprendiation and the stankets of and teaches the places of the stankets of th ELEMBANCE DE TRECTE DE SERA AS DEMAI ANT CODOCITO DA TRE PARCO USE INSTERS FOI ELEMBANCE DE CONTROL DE TITA PAY SELL EL CONTROL MANDAI DISTADO. A LÉCURIOR DE CODOCITO DE TITA PAY SELL EL CONTROL MANDAI DISTADO. A LÉCURIOR DE CODOCITO DE TITA PAY SELL EL CONTROL MANDAI DISTADO. A LÉCURIOR DE CODOCITO DE TITA PAY SELL EL CONTROL MANDAI DISTADO. A LÉCURIOR DE CODOCITO DE TITA PAY SELL EL CANTONIO DE CONTROL DE CO HONER DE CEMMENDEMENT (POLI) SOIM A PORT DE RETEXACE ON THE JANAGOST EQUITAGE SOUTH LE COMMENT DE SEUTEMENT AND AND SE DON HAS REPRESENT EXPENSES DE SEUTEMENT DE Acceptance of the program of the pro INCLUDING AND THE CITY ACCEPTANCE IN HE CITY OF MEMORILE HERBY CONTROL. HINN OF MEMORILE HINN OF MEMORIPHE HE CITY OF MEMORILE HAND OF MEMORIPHE HE CITY OF MEMORILE HAND OF MEMORILE HERBY CONTROL HE CITY OF MEMORILE AND THE CITY OF MEMORILE HERBY CONTROL HE CITY OF MEMORILE HERBY CONTROL HERBY CONTROL HE MEMORILE HE MEMORILE HERBY CONTROL HERBY CONTR OUT SECRETARY APPROVED THAT THE CONTROL OF THE CON Confescate of Werdym, by the esty players and zoners commession Werroyed that Day of the Chit of Windstrale, by the city rearises and Torks commession of the city of windstrale, equal ent rechergia, bits of knockets texas Countetrative approval of Nanch Plats SECRETARY, NINGS WATE PLANSONS AND BEHOLD COMMISSION paramenta or laberande en laberande en l'al cula or imparacte Paramente cula compacción Perus (Paramente en Paramente en P State 3330 VO 20 CHARGE CHESTORIES CONTROL TO ALL ASSOCIANTE CONSTRUCTION OF THE SERVICE CONTROL CONTRO



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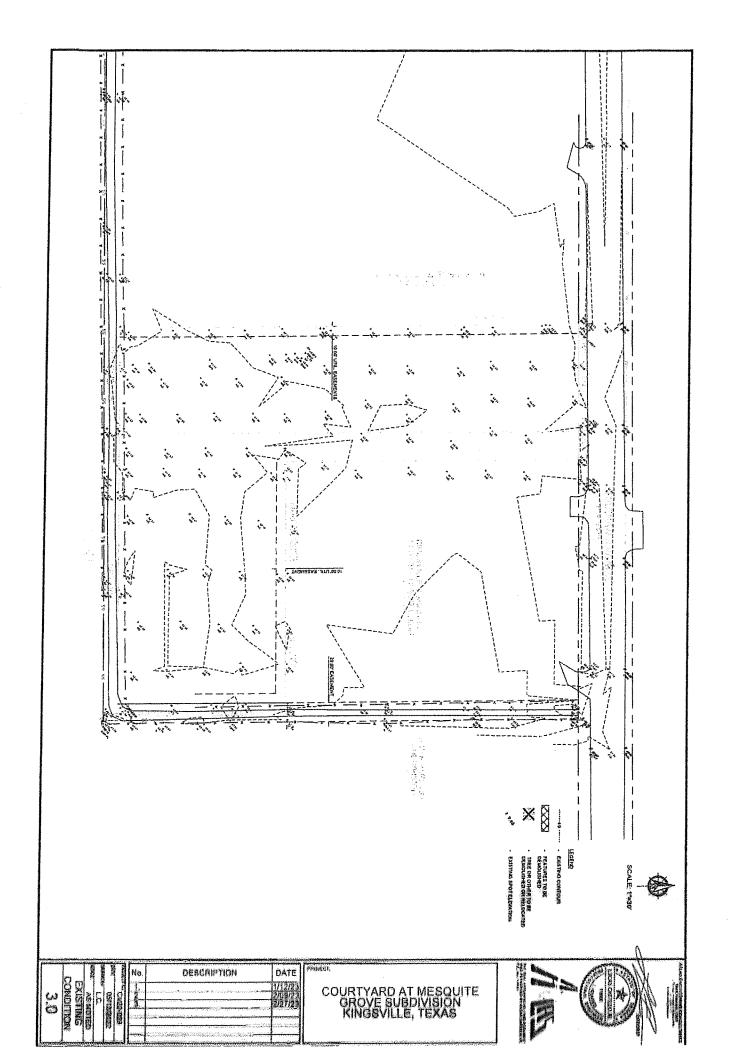
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Lucas Caltalo de Regestrato professional eachaid P.E. registration no. 11790

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Tail CONTINUED FROM PAGE 1

looking at random inmate files food must meet the commis- the inmates, and their reand making sure those files are in order and filled out properly.

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

From there it's on to the kitchen where items are inspected for cleanliness, dietician's plans are checked for the month, portion controls must be measured accurately, temperature and the quality of sions standards.
"All of our trustees who

work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail." 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.

on track, Nirkpatrick said.

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

sponse time must be impeccable. There is no time to wait for the fire department in the event of a fire.

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



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

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

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

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

After the drills and tests. inspectors move on to interview the inmates. They ask the inmates if their needs are met, if they are given cleaning sup-plies, and if their complaints are handled in a timely manner. Every inmate that was interviewed answered yes to the above questions.

"It is common to have some complaints from time to time, this place is not made for cominmates must walk in straight lines and there is no scream 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

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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 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.

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

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

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

PUBLIC HEARING NOTICE

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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.

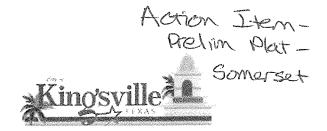
PUBLIC HEARING NOTICE

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 Hull, 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 #5

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.

enedgyeli.

Thank you.

Kobby Agyekum

Interim Director of Planning and

Development Services

CITY OF KINGSVILLE PLANNING AND ZONING DIVISION MASTER APPLICATION

(Proposed) Subdivision Name Somerset at Kingsville Lot Block 73.56 Acres comprising portions of Lots 2, 3, & 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): 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): wilcymcitwain@aol.com Mailing Address 824 Earl Garret Street City Kerryille State Texas Zip 78028 Mailing Address 824 Earl Garret Street City Kerryille State Texas Zip 78028 Mailing Address 824 Earl Garret Street Preliminary Plat Fee Varies Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies \$250.00 Re-plan Amendment Request \$250.00 Re-plat \$250.00 Re-pl	Putture Land Use Plan Designation Residential Subdivision DWNER/APPLICANT INFORMATION: (Please PRINT or TYPE) Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX mail Address (for project correspondence only): Brianl@urbaneng.com failing Address 2725 Swantner City Corpus Christi State TX Zip 78414 roperty Owner Somerset Land Company Phone 361-815-3528 FAX mail Address (for project correspondence only): wileymcilwain@aol.com failing Address 824 Earl Garret Street City Kerrville State Texas Zip 78028 falling Address 824 Earl Garret Street City Kerrville State Texas Zip 78028 falling Address Request No Fee Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Administrative Appeal (ZBA) \$250.00 Re-plat \$250.00 SUP Request/Renewal \$250.00 Subdivision Variance Request \$250.00 Pub Request \$250.00 Subdivision Variance Request \$250.00 Resease provide a basic description of the proposed project:	Legal Description: of the John Clavton Addition. R1 Future Land Use Plan Designation Residential Subdivision DWNER/APPLICANT INFORMATION: (Please PRINT or TYPE) Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX Amail Address (for project correspondence only): Brianl@urbaneng.com Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414 Troperty Owner Somerset Land Company Phone 361-815-3528 FAX Amail Address (for project correspondence only): wileymeilwain@aol.com Mailing Address 824 Earl Garret Street City Kerrville State Texas Zip 78028 Delect appropriate process for which approval is sought. Attach completed checklists with this application. Annexation Request No Fee Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Administrative Appeal (ZBA) \$250.00 Final Plat \$250.00 See-zoning Request \$250.00 Re-zoning Request \$250.00 Re-zoning Request \$250.00 Vacating Plat \$250.00 Supplied Seed Seed Seed Seed Seed Seed Seed S	(n		Nearest Intersection			
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200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

GETON SA : step8 qor: Checked by, R. MORA Date: 06/01/2023

Kingsville DIEWR by: M. MEDRANO

481 fan King Kingsville, Texas 78363 7002, 562, 105 2010 743, 562, 862, 863

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1 200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

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 104 E Trant RD Cingsville, TX 78363 116444

AGAP Kingsville LLC Andover Properties LLC 50 E 52nd ST 32nd FL iew York, NY 10022 14537

iernadino L Serrato Jr TUX Carola G O Box 682 lingsville, TX 78364 23163

Villard R Raabe EST TUX Violet EST ale R Raabe (IND EXEC) 32 Cecil Ave ingsville, TX 78363 17860

theryl D Kirk O Box 5326 lingsville, TX 78364 24801

Ielinda Vececia 10 E Trant RD ingsville, TX 78363 25553 Ronnie Mendez ETUX Cynthia Ann 924 E Trant RD Kingsville, TX 78363 #17965

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

Diego Leopoldo Villarreal 3303 S Brahma BLVD Kingsville, TX 78363 #19512

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

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

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

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

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

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

Charles P Ford 908 E Trant Kingsville, TX 78363 #17206 Wiley Mcilwain ETUX Mary Olga 520 Cecil Kingsville, TX 78363 #29353

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

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

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

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

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

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

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

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

Rodolfo Morales Jr ETUX Linda 614 E Trant Kingsville, TX 78363 #22512 Ruben A Pena ETUX Martha V 3411 S Brahma BLVD Kingsville, TX 78363 #10263

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

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

Norma J Collins 3311 S Brahma BLVD Kingsville, TX 78363 #11013 GF# 22-92001S-HO

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

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLEBERG

ş

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. 35, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map

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

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

		Jan Hacley
·		CHARIS YAKLIN (
THE STATE OF TEXAS	\$	
COUNTY OF SAN PATRICIO	§	
This instrument was acknow EDDIE YAKLIN and wife, CHARIS	vledged YAKLI	before me on the day of July, 2022, by N.
Thinks, the one of the organization of the org		Notary Public, STATE OF TEXAS
AFTER RECORDING RETURN TO		PREPARED BY: Law Offices Of R. Bryan Stone, P.C. 802 N. Carancahua, Suitc 450 Corpus Christi, Texas 78401

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

Exhibit "A"

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

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

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

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

Themce, North 60°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" Sct, 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 from Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch from 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 Whonce a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South \$100770" 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 CCTK' 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 Loft, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

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

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

Thence, South 60°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Manning Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

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

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

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTK" 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 CCTK' Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'5'/" 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.

Pinn Mittage 2023 - Values not available

Account Property ID: 20148 Legal Description: KT&ICO, BLOCK 21, LOT PT 2, PT 5, **ACRES 24.22** Geographic ID: 290002102000192 Zoning: Type: Real Agent Code: Property Use Code: Property Use Description: Location Address: 520 CECIL Mapsco: Neighborhood: Map ID: А3 Neighborhood CD: Owner Name: YAKLIN EDDIE L Owner ID: 10600 Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.00000000000% SEGUIN, TX 78155-3308 Exemptions: (+) Improvement Homesite Value: N/A (+) Improvement Non-Homesite Value: + N/A (+) Land Homesite Value: N/A (+) Land Non-Homesite Value: N/A Ag / Timber Use Value (+) Agricultural Market Valuation: N/A N/A (+) Timber Market Valuation: N/A N/A (=) Market Value: N/A == (-) Ag or Timber Use Value Reduction:

N/A

N/A

N/A

N/A

122

(=) Appraised Value:

(=) Assessed Value:

(-) HS Cap:

N/A

Owner:

GKL

YAKLIN EDDIE L

% Ownership: 100.0000000000%

Total Value:

N/A

KLEBERG COUNTY N/A

Entity Description

Tax Rate Appraised Value

Taxable Value Estimated Tax

N/A

N/A

Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

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

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

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

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

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

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

4/27/23, 4:25 PM		Kleberg (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		

John Bridge Commence

Walasia kuralan 10000 malasia malasia mendalar dum 2000 Malasia. Kali nak Cington Compunicos

12 Your 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: А3 Neighborhood CD: Owner Name: **NIX MARY LOU EST** Owner ID: 70735 Mailing Address: HARREL D NIX (EXECUTOR) % Ownership: 100.0000000000% 1222 CYPHER ST KINGSVILLE, TX 78363-3404 Exemptions: (+) 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

N/A

N/A

N/A

N/A

N/A

40.

(-) HS Cap:

(=) Market Value:

(=) Appraised Value:

(=) Assessed Value:

(–) Ag or Timber Use Value Reduction:

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

Property Tax Information as of 04/27/2023

Jurisdiction

Amount Due If Paid on:

Year Taxing Taxable Base Base B

Taxable Base Base Base Discount / Value Tax Taxes Tax Penalty &

ount / Attorney
Ity & Fees

Amount Due

41.

Paid

Due

Interest

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

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N/A

N/A

N/A

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Account Property ID: 13811 Legal Description: JOHN CLAYTON, ACRES 12.36 Geographic ID: . 137100001000192 Zoning: Agent Code: Type: Real Property Use Code: Property Use Description: Location Address: Mapsco: Neighborhood: Map ID: **A3** Neighborhood CD: Owner Name: YAKLIN EDDIE L Owner ID: 10600 Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.0000000000% SEGUIN, TX 78155-3308 Exemptions: (+) Improvement Homesite Value: N/A (+) Improvement Non-Homesite Value: + N/A (+) Land Homesite Value: N/A (+) Land Non-Homesite Value: N/A Ag / Timber Use Value (+) Agricultural Market Valuation: N/A N/A N/A (+) Timber Market Valuation: N/A (=) Market Value: N/A (-) Ag or Timber Use Value Reduction: N/A

(=) Appraised Value:

(=) Assessed Value:

(-) HS Cap:

N/A

Owner:

GKL

YAKLIN EDDIE L

% Ownership: 100.0000000000%

Total Value:

N/A

Entity Description

Tax Rate Appraised Value

Taxable Value Estimated Tax

N/A

N/A

Total Tax Rate:

KLEBERG COUNTY N/A N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

No improvements exist for this property.

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

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

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

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Kleberg CAD - Property Details

ANTONIO

3

OT

Other

UNKNOWN

INC

KYLE PROPERTIES

INC

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Taxing Year Jurisdiction

Taxable Value

Base Тах

Base Taxes Paid

Base Тах 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.

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Account Property ID: 20946 Legal Description: KT&ICO, BLOCK 21, LOT OUT OF 6, **ACRES 31.09** Geographic ID: 290002106100192 Zoning: Type: Agent Code: Property Use Code: Property Use Description: Location Address: Mapsco: Neighborhood: Map ID: АЗ 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 (=) Market Value: N/A (-) Ag or Timber Use Value Reduction: N/A (=) Appraised Value: N/A

N/A

N/A

(-) HS Cap:

(=) Assessed Value:

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.

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Pro Val	***
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	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/9/2010	ďΨ	WARRANTY DEED	RYAN LORELL MCCANN	YAKLIN EDDIE	427	740	

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Kleberg CAD - Property Details

2	ОТ	Other	RYAN JOHN	RYAN LORELL M	37	369
3	OT	Other		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.

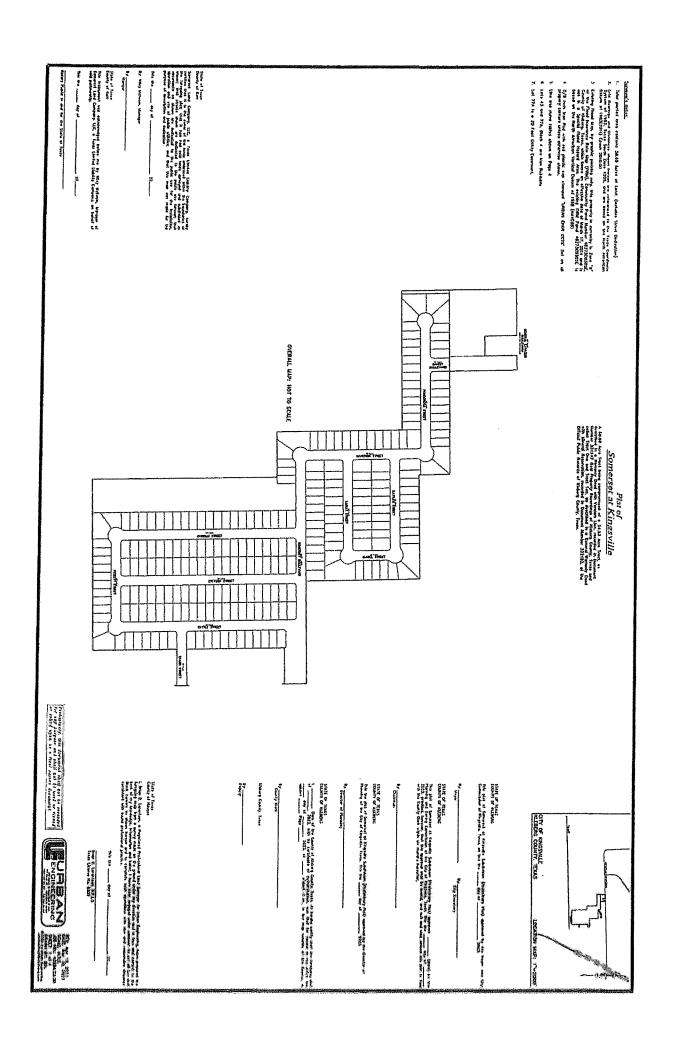
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looking at random inmate files food must meet the commisand making sure those files are in order and filled out properly. The nurse's office is also

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

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

"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail," 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 cantster. The fire alarms go off and jailers rush into action. They must completely and correctly put on (Scott Packs) air tanks and oxygen masks, fire gear, and deploy fire hoses to the area. Inmates are then moved in an orderly fashion to a safe

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

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

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

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

After the drills and tests, inspectors move on to interview the inmates. They ask the inmates if their needs are met, if they are given cleaning sup-plies, and if their complaints are handled in a timely manner. Every inmate that was interviewed answered yes to the above questions.

'It is common to have some complaints from time to time. this place is not made for com-fort. 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 clos 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 inection will take place in approximately 18 months.

As of press time there are currently 146 inmates and 29

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I, Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions -Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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

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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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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).

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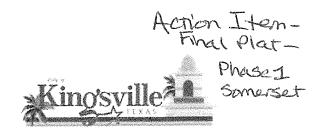
PUBLIC HEARING NOTICE

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: 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 Hull, 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 #6

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 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.

Kobby Agyekum

Interim Director of Planning and

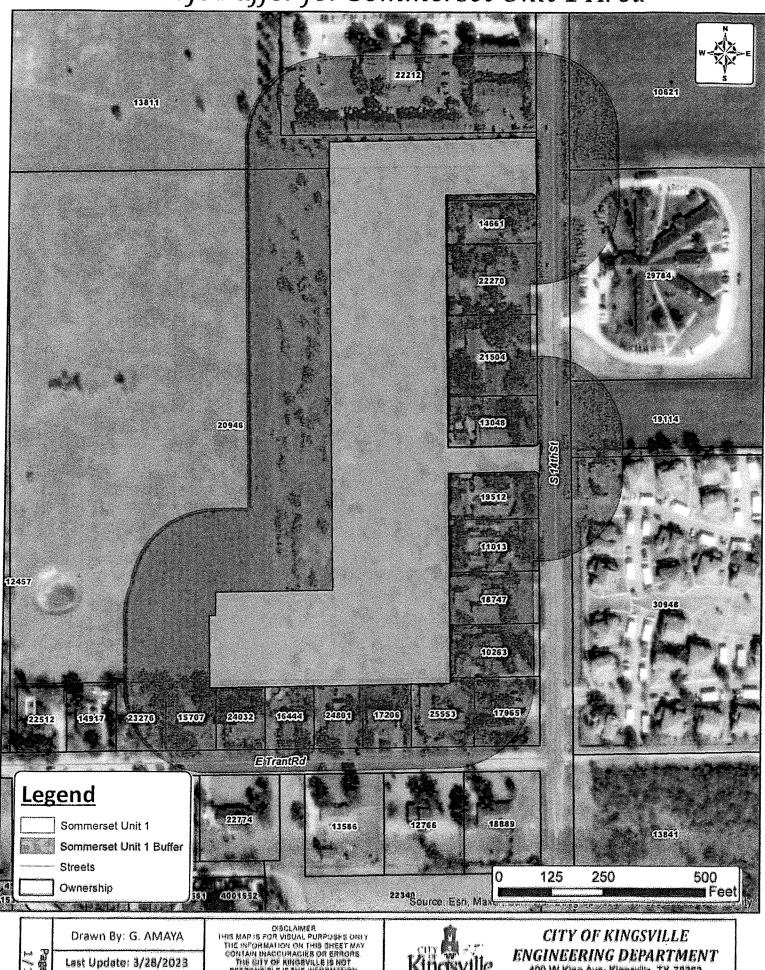
abenedyjeli.

Development Services

CITY OF KINGSVILLE PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)
Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection Trant Road and F.M. 1717
(Proposed) Subdivision Name Somerset at Kingsville Unit 1 Lot Block
being a 10.77 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Legal Description: Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.
Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)
Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX
Email Address (for project correspondence only): Brianl@urbaneng.com
Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414
Property Owner Somerset Land Company, LLC Phone 361-815-3528 FAX
Email Address (for project correspondence only): wileymcilwain@aol.com
Mailing Address 824 Earl Garrett Street City Kerrville State Texas Zip 78028
Select appropriate process for which approval is sought. Attach completed checklists with this application.
Annexation RequestNo FeePreliminary Plat Fee VariesAdministrative Appeal (ZBA) \$250.00
Re-zoning Request \$250.00 Re-plat \$250.00 SUP Request/Renewal \$250.00 Vacating Plat \$50.00 Zoning Variance Request (ZRA) \$250.00 Vacating Plat \$50.00
Zoning Variance Request (ZBA) \$250.00 Development Plat \$100.00
PUD Request \$250.00 Subdivision Variance Request \$25.00 ea
Please provide a basic description of the proposed project:
This is the first phase of Somerset at Kingsville. There are 52 single family residential lots included in this Unit.
er de la companya de
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 evoked.
Applicant's Signature Addition & All Con 7
Property Owner's Signature Date: 3/5/2023
Accepted by: Visal Levella Alle Date: 4 / 20/20/2020
The first form the first form to the first form

200ft Buffer for Sommerset Unit 1 Area



Note: Ownership is labeled

OISCLAIMER
THIS MAP IS FOR VISUAL PURPOSES ONLY
THE INFORMATION ON THIS SHEET MAY
CONTAIN MACCURAGES OR ERRORS
THE CITY OF RINGSVILLE IS NOT
RESPONSIBLE IF THE INFORMATION
CONTAINED HEREIN IS USED FOR ANY
DESIGN, CONSTRUCTION, PLANNING, BUILDING,



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

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

ş

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLEBERG

§

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

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

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

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

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

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

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

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

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

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

DATED the 21st day of July, 2022.

		CHARIS VARLIN
THE STATE OF TEXAS	§	
COUNTY OF SAN PATRICIO	9	
This instrument was acknow EDDIE VAKLIN and wife, CHARIS	YAKL	before me on the day of July, 2022, by IN. **Liesa July 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-MO 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 Traci described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271. Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

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

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

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

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

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

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

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

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burris Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stumped "URBAN ENGR CCTK" 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 from Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch from Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

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

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

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

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

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

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

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

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

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

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

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

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

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

(=) Assessed Value:

2023 - Values not available

Account Property ID: 20148 Legal Description: KT&ICO, BLOCK 21, LOT PT 2, PT 5, **ACRES 24.22** Geographic ID: 290002102000192 Zoning: Type: Real Agent Code: Property Use Code: Property Use Description: Location Address: 520 CECIL Mapsco: Neighborhood: Map ID: А3 Neighborhood CD: Owner Name: YAKLIN EDDIE L Owner ID: 10600 Mailing Address: 1550 W KINGSBURY ST % Ownership: 100.00000000000% 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 34 (-) H\$ Cap: N/A

7

N/A

Owner:

YAKLIN EDDIE L

% Ownership: 100.000000000%

Total Value:

N/A

Entity	Description
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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

Туре	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
64.	\$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

er de tekkoloniste da daga. Diserbit da egypte aktient fylkfj. Distre kenne i de tekkoloniste en fylkfj. Distre kenne de tekkoloniste en fylkfj. Distre kenne de tekkoloniste en fylkfj. Distre kenne fylkfj. Distre kenne

1. 11 1919 2023 - Values not available

Account					
Property ID: 13734			Legal Description	n: BURRIS AC, LOT 1, PT 2, 4.1564	ACRES
Geographic ID:	107100101000	192	Zoning:	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Type: Property Use Code:	Real		Agent Code:		
Property Use Description:					
Location					
Address: Neighborhood: Neighborhood CD:	700 GEN CAVAZOS BLI		Mapsco: Map ID:	А3	
Owner					
Name:	NIX MARY LOU	EST	Owner ID:	70735	
Mailing Address: HARREL D NIX 1222 CYPHER S			% Ownership:	100.0000000000%	,
	·		Exemptions:		
. 10					
(+) Improvement Homesi	te Value:	+	N/A		
(+) Improvement Non-Ho		+	N/A		
(+) Land Homesite Value:		+	N/A		
(+) Land Non-Homesite V	+	N/A A	g / Timber Use Value		
(+) Agricultural Market Valuation:		+	N/A	N/A	
(+) Timber Market Valuati	on:	+	N/A	N/A	
(=) Market Value:			N/A		
(–) Ag or Timber Use Valu	e Reduction:	***	N/A		
		ap. 2 12 14 14 14 14 14 14 14 14 14 14 14 14 14	The Artist Control of		

N/A

N/A

N/A

(-) HS Cap:

(=) Appraised Value:

(=) Assessed Value:

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	O	34,330	\$0	\$34,330
2013	\$0	\$34,330	0	34,330	\$0	\$34,330
2012	\$0	\$34,330	0	34,330	\$0	\$34,330
2011	\$0	\$34,330	0	34,330	\$0	\$34,330
2010	\$0	\$34,330	0	34,330	\$0	\$34,330
2009	\$0	\$34,330	0	34,330	\$0	\$34,330

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on: 🔟-

	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes	Base Tax	Discount / Penalty &	Attorney fees	Amount Due	
--	------------------------	------------------	-------------	---------------	-------------	-------------------------	------------------	---------------	--

2023 - Values not available

Account				
Property ID: 13811 Geographic ID: 137100001000 Type: Real Property Use Code: Property Use Description:		0192	Legal Description: Zoning: Agent Code:	JOHN CLAYTON, ACRES 12.36
Location				
Address: Neighborhood: Neighborhood CD:			Mapsco: Map ID:	А3
Owner				
Name: YAKLIN EDDIE L Mailing Address: 1550 W KINGSE SEGUIN, TX 781			Owner ID:	10600
			% Ownership:	100.0000000000%
			Exemptions:	
. Th				
(+) Improvement Homes	ite Value:	+	N/A	
(+) Improvement Non-Ho	omesite Value:	+	N/A	
(+) Land Homesite Value	;	+	N/A	
(+) Land Non-Homesite V	/alue:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market V	aluation:	+	N/A	N/A
(+) Timber Market Valuation:		+	N/A	N/A
=) Market Value:		AND 201 201 442 442 442 442 442 442 442 442 442 44	N/A	•
–) Ag or Timber Use Valu	re Reduction:		N/A	
=) Appraised Value:		N/A		

N/A

N/A

(-) HS Cap:

(=) Assessed Value:

4/27/23, 4:26 PM

Kleberg CAD - Property Details

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.

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
		IMPROVED PASTURE				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	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/13/1998	WD	WARRANTY DEED	MENDOZA JOSE ANTONIO	YAKLIN EDDIE L	157	271	
2		OT'	Other	KYLE Properties	MENDOZA J os e	66	549	

Kleberg CAD - Property Details

INC

ANTONIO

3

OT

Other

UNKNOWN KYLE

PROPERTIES

INC

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

Taxing Year Jurisdiction

Taxable Value

Base Tax

Base **Taxes** Paid

Base Tax Due

Discount / Penalty & Interest

Attorney Fees

Amount Due

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

文·首、《大学》。2015年,1925年,1926年,1925年,1926年,19 พระประกับ พระการการ 1,2,53

Coinbase last opdated out a/257:033 fet, Phys.

O.A. March Comparer Corporation

(=) Assessed Value:

himasinamananan merupakan Mereken dan menghing berasilah dan me

120 2023 - Values not available

Account Property ID: 20946 Legal Description: KT&ICO, 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: Α3 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 (=) Market Value: N/A (-) Ag or Timber Use Value Reduction: -N/A (=) Appraised Value: N/A = (-) HS Cap: N/A

N/A

Owner:

YAKLIN EDDIE

% Ownership: 100.000000000%

N/A

Total Value:

N/A

Entity	Description
GKL	KLEBERG COU

Tax Rate Appraised Value

Taxable Value Estimated Tax

KLEBERG COUNTY N/A

N/A

N/A

Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

No improvements exist for this property.

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value		
		NATIVE PASTURE				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	\$ 9 9,490	0	99,490	\$0	\$99,490
2010	\$0	\$83,000	7,410	34,890	\$0	\$34,890
2009	\$0	\$99,490	7,060	51,030	\$0	\$51,030

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

4/27/23, 4:26 PM

Kleberg CAD - Property Details

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

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

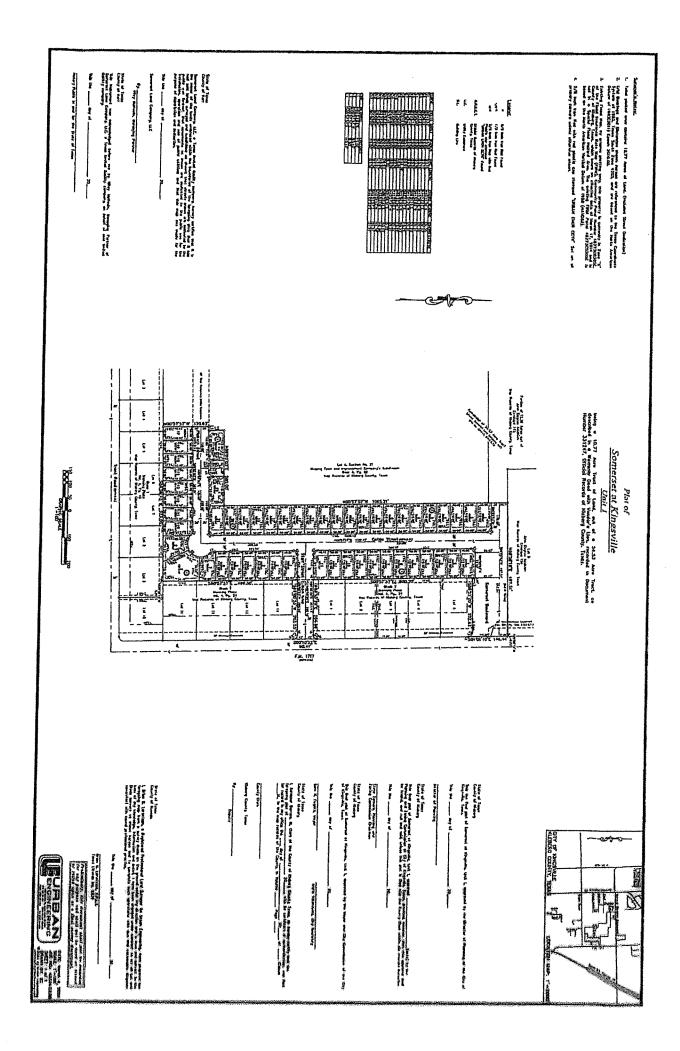
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due	
------	------------------------	------------------	-------------	-----------------------	--------------------	-------------------------------------	------------------	---------------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

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.

audien vertüben Buch ein ihr ihr und den eine Habet der und den eine Beginne Website rension: 1.2,2,33

- Used one face application or 1/20/1028 8:17 PM

St. Hart. Computer Computation



Tail CONTINUED FROM PAGE 1

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

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

From there it's on to the kitchen where items are inspected for cleanliness, dietician's plans are checked for the month, portion controls must be measured accurately, temperature and the quality of sions standards.
"All of our trustees who

work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail." Sheriff Kirkpatrick sald.

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 bilers 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 Sheriif Richard Kirkpatrick. (Photo by Ted Figueroa)

place. If they need to be moved building as expected. outside, they are linked to-gether with a chain, zip ties, and armed failers escort them o 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 ge turned on and powered the

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

After the drills and tests, inspectors move on to interview the inmates. They ask the inmates if their needs are met. if they are given cleaning supplies, and if their complaints are handled in a timely manner. Every inmate that was inabove questions.

'It is common to have some complaints from time to time. this place is not made for cominmates must walk in straight lines and there is no screaming allowed,' Chief Deputy Jaime Garya said.

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

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

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

As of press time there are currently 146 inmates and 29

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 10, 2023, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard: Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

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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

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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.

Purpose:

The purpose of awarding this project is to repair the existing bridge at the intersection of Tranquitas Creek and N. 6th 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. 6th 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. 6th 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	Bid Response	Base Bid
Diddel	Bond	Form	Amount
Donald Hubert Construction Company, Inc	Y	Y	\$178,499.75
Mammoth Foundation Repair, LLC	Y	Y	\$89,550.00



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

Charlie Cardenas, P.E.,

JAN CARLOS CARDENAS

Senior Engineer / Project Manager

Attachments:

Full Bid Tab

Mammoth Foundation Repair Bid Packet

Bid Tab

Meeting Date: 06-13-23, 2pm		
Meeting Subject: Bid Opening - City of Kingsville Tranquitas Bridge Repair		
Client Name: City of Kingsville		
Meeting Location: Office of City of Kingsville, 400 W King Ave., Kingsville, Tx 78363		
Company	Base Bid	Bid Bond
MAMMOTH FOUNDATION REPAIR, LLC	\$89,550.00	>
DONALD HUBERT CONSTRUCTION COMPANY, INC	\$178,449.75	>
COPIES TO:		
U Client Destrictionants		
□ Job File		3
		PRISHANDHAL CONSIDER BACKREES
Reviewed By: Jesus J. Jimenez, PE		

PROPOSAL FORM FOR

CITY OF KINGSVILLE TRANQUITAS BRIDGE REPAIR 900 N 6th ST KINGSVILLE, TX 78363

PROPOSAL

		Place:	
		Date: June 13, 2023	
Proposal of	Mammoth Foundation Repair LL	.C,	
	a Corporation organized and Texas	existing under the law	rs of the State of
OR			
	a Partnership or	Individual doing	business as
	Mammoth Foundation Repair	& Construction	
то: сіту о	F KINGSVILLE	rounder or a common and a common	
Gentlemen:			
	The undersigned hereby proposes to	furnish all labor and materia	ls, tools, and necessary
equipment, and	to perform the work required for:		
		INGSVILLE BRIDGE REPAIR	
at the location of	described by the contract documents in	acluding a total of 0_adde	ndums posted during the
bid process and	in strict accordance with the contract	documents for the following p	prices, to wit:

PROPOSAL FORM PAGE 2 OF 4

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
Al	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 S	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	Respectfully submitted:
	Name: Edgar E Aguilera By:
(SEAL - IF BIDDER IS	(SIGNATURE)
a Corporation)	Address: 261 Saratoga Blvd Unit A (P.O. Box) (Street)
	Corpus Christi TX 78417 (City) (State) (Zip)
	Telephone: 361-876-2722

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. Eddle served in the United States Army for 6 years. Our owners, Eddle 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

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

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

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

Contract Completion Date: Dec. 2022

Description or 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

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), Disadvatange 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:	
and INSURORS INDEMNITY COMPANY, Wacon held and firmly bound unto City of Kincelled the Obligee, in the amount of 5 % of the Greatest Amount Bid for the payment of which sum well and truly to be	nas Principal, hereinafter called the Principal, Texas, as Surety, hereinafter called the Surety, are as Obligee, hereinafter of the amount of this bid not to exceed Dollars (\$ 5% of G.A.B), a made, the said Principal and the said Surety, bind uccessors and assigns, jointly and severally, firmly
WHEREAS, the principal has submitted aTranquitas E	bid for Bridge Repair,
within such time as specified in the bid, enter into sufficient surety, or, in the event of the failure of the such bond or bonds; if the Principal shall pay to the hereof between the amount specified in said bid a good faith contract with another party to perform shall be null and void, otherwise to remain in full the PROVIDED, HOWEVER, neither Principal Obligee prior to execution of the final contract shall	the Obligee the difference not to exceed the penalty and such larger amount for which the Obligee may in the work covered by said bid, then this obligation force and effect nor Surety shall be bound hereunder unless
• •	-f 0000
SIGNED, SEALED AND DATED this 13th day	
Ву:	the Foundation Repair, LLC (Seal)
Surety: INSURO	RS INDEMNITY COMPANY (Seal)

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 and authorized and licensed to do business in the State of Texas and the Unimake, constitute and appoint Mireli Stanford of the City of Spring, State of TX	under the law ted States of	s of the State of Texas, America, does hereby
as Attorney in Fact, with full power and authority hereby conferred upon him deliver for and on its behalf as Surety and as its act and deed, all of the following	to sign, exec g classes of d	ute, acknowledge and ocument, to-wit:
Indemnity, Surety and Undertakings that may be desired by contract, or or proceeding in any court of law or equity; Indemnity in all cases where given and with full power and authority to execute consents and waiv extend any bond or document executed for this Company.	e indemnity m	av be lawfully
INSURORS IN	DEMNITY CO	MPANY
Attest Tammy Tieperman, Secretary By: Dave E. T	albert, Preside	ent
State of Texas County of McLennan		
On the 11th day of November, 2014, before me a Notary Public in the State of Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they extheir capacities as President, and Corporate Secretary, respectively, of Insurors Indemice Power of Attorney to be the voluntary act and deed of the Company. Notary Public, State of Texas	recuted the abo	Notary Public STATE OF TEXAS (D# 2235897 My Comm. Exp. May, 21, 2025
Insurors Indemnity Company certifies that this Power of Attorney is grafollowing resolutions of the Company adopted by the Board of Directors on November 1981.	nted under ar mber 11, 2014	nd by authority of the 4:
RESOLVED, that all bonds, undertakings, contracts or other obligations may be by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in acc Power of Attorney shall be executed in the name and on behalf of the Company either by the under their respective designation. The signature of such officer and the seal of the Comp Power of Attorney, and, unless subsequently revoked and subject to any limitation set for or certificate bearing such facsimile signature and seal shall be valid and binding upon executed and certified by facsimile signature and seal shall be valid and binding upon the undertaking to which it is validly attached.	cordance with the Chairman and it is any may be affect the therein, any the Company and the Co	hese Resolutions. Said d CEO or the President, fixed by facsimile to any such Power of Attorney and any such power so
RESOLVED, that Attorneys in Fact shall have the power and authority, subject to of Attorney issued to them, to execute and deliver on behalf of the Company and to attach bonds and undertakings, and any such instrument executed by such Attorneys in Fact sh signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Se	the seal of the tall be binding u	Company to any and all spon the Company as if
I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby cert from the Resolutions of the said Company as adopted by its Board of Directors on Novem is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect.	ber 11, 2014, a	and that this Resolution
In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY day of		
NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TE BONDDEPT@INSURORSINDEMNITY.COM.) OF THIS POW	ER OF ATTORNEY.



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 Indennity 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

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 tanbien 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-IA) P.O. Box 149091 Austin, TX 78714-9091 Fax: 512-490-1007

Web: http://www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente 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



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

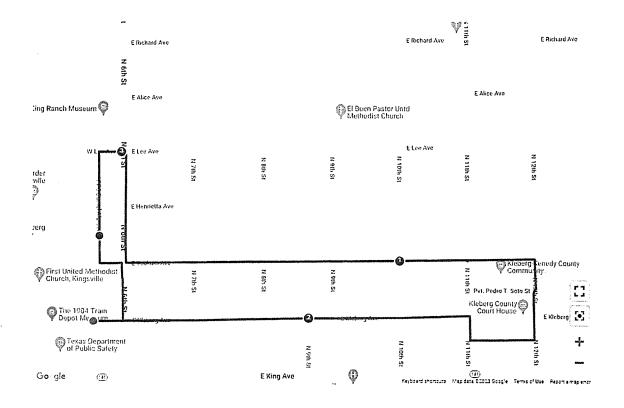
Parade permit = \$100

Cost of \$168

Total event cost \$168

Menakers Route

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

(6-25-5023 (6-25-5023

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

\$13,828,668.63	÷	\$45,126,540.92
0.306442	Х	1000
306.44	=	306
306	Χ	5
	==	1530

CITY OF KINGSVILLE

\$8,372,234.72	÷	\$45,126,540.92
0.185528	Χ	1000
185.53	=	185
185	Χ	5
	=	925

KINGSVILLE I.S.D.

\$15,191,199.68	÷	\$45,126,540.92
0.336636	Χ	1,000
336.64	=	337
337	Χ	5
	=	1685

RICARDO I.S.D.

RIVIERA I.S.D.

SANTA GERTRUDIS I.S.D.

KLEBERG COUNTY APPRAISAL DISTRICT 2024-2025 BOARD OF DIRECTORS TAXING ENTITY CALCULATION OF VOTES

SOUTH TEXAS WATER AUTHORITY

\$1,109,833.24	÷	\$45,126,540.92
0.024594	Χ	1,000
24.59	=	25
25	Χ	5
	=	125

KENEDY COUNTY GROUNDWATER

\$42,315.64	÷	\$45,126,540.92
0.000938	Χ	1,000
0.94	=	1
1	Χ	5
	=	5

CITY OF CORPUS CHRISTI

\$5,639.86	÷	\$45,126,540.92
0.00012	Χ	1,000
0.12	=	0
0	Х	5
	=	0

KLEBERG COUNTY APPRAISAL DISTRICT 2024-2025 BOARD OF DIRECTORS TAXING ENTITY VOTES

TAXING JURISCTIONS	2022 LEVIES	PERCENT	TOTAL VOTES	CALCULATED DISTRICT VOTES	ACTUAL VOTES
KLEBERG COUNTY	\$13,828,668.63	0.306442	2000	1532	1530
CITY OF KINGSVILLE	\$8,372,234.72	0.185528	2000	928	925
KINGSVILLE I.S.D.	\$15,191,199.68	0.336636	2000	1683	1685
RICARDO I.S.D.	\$2,352,765.58	0.052137	2000	261	260
RIVIERA I.S.D.	\$2,975,965.83	0.065947	2000	330	330
SANTA GERTRUDIS I.S.D.	\$1,247,917.74	0.027654	2000	138	140
SOUTH TEXAS WATER AUTHORITY	\$1,109,833.24	0.024594	2000	123	125
KENEDY COUNTY GROUNDWATER	\$42,315.64	0.000938	2000	Ŋ	τV
CITY OF CORPUS CHRISTI	\$5,639.86	0.000125	2000	9.0	0
TOTAL	\$45,126,540.92	100.00%		2000	2000

Section		Section	
6.07.	Taxing Unit Boundaries.	6.25.	County Contract with Appraisal District
6.08.	Notice of Optional Exemptions.	0.20.	[Repealed].
6.09.	Designation of District Depository.	6.26.	Election to Consolidate Assessing and Col-
6.10.	Disapproval of Board Actions.	0.20.	lecting Functions.
6.11.	Purchasing and Contracting Authority.	6.27.	Compensation for Assessment and Collec-
6.12.	Agricultural Appraisal Advisory Board.	0.21.	tion.
6.13.	District Records	6.275.	Release of Assessor and Collector from Li-
6.14.	Information Provided to Texas Legislative	0.210.	ability.
	Council.	6.28.	Bonds for State and County Taxes.
6.15.	Ex Parte Communications; Penalty.	6.29.	Bonds for Other Taxes.
6.155.	Certain Communications by Taxing Units	6.30.	Attorneys Representing Taxing Units.
	Prohibited; Penalty. [Effective January 1,	6.31 to 6.40.	[Reserved].
	2022]		
6.16.	Residential Property Owner Assistance.	Subcha	pter C. Appraisal Review Board
6.17 to 6.20.	[Reserved].	6.41.	Ai1 Davison David
~ 1 1		6.411.	Appraisal Review Board.
Subchapter B. Assessors and Collectors			Ex Parte Communications; Penalty.
6.21.	County Assessor-Collector.	6.412.	Restrictions on Eligibility of Board Mem-
6.22.		0.415	bers.
0.22.	Assessor and Collector for Other Taxing Units.	6.413.	Interest in Certain Contracts Prohibited.
6.23.		6.414.	Auxiliary Appraisal Review Board Mem-
	Duties of Assessor and Collector.		bers.
6.231.	Continuing Education.	6.42.	Organization, Meetings, and Compensation.
6.235.	Continuing Education Requirements [Repealed].	6.425.	Special Appraisal Review Board Panels in Certain Districts.
6.24.	Contracts for Assessment and Collection.	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 1 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, 73th 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.⁴ The number of directors can be increased up to 13 by action of the board of directors.5 However, in most cases, the board of directors may not make this change if a voting taxing unit adopts a resolution opposing the change.6

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.7 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.8

The county TAC is a nonvoting director, if not appointed as a voting director.9 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.10

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." This reimbursement is as provided by the budget adopted the board of directors.12





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.13 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.14 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 15.15

The board of directors is selected by appointment; it is not an election governed by the Texas Election Code. 16 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.17

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.18 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

Tex. Tax Code §6.03(a)

⁵ Tex. Tax Code §6.031(a)

⁶ Tex. Tax Code §6.031(a)

Tex. Tax Code §6.031(b)

Tex. Tax Code §6.031(b)

⁹ Tex. Tax Code §6.03(a) 10 Tex. Tax Code §6.03(a)

¹¹ Tex. Tax Code §6.04(c)

¹³ Tex. Tax Code §6.03

¹⁴ Tex. Tax Code §6.03(c)

¹⁵ Tex. Tax Code §6.03(c)

¹⁶ Tex. Att'y Gen. Op. JM-166 (1984)

¹⁷ Tex. Tax Code §6.031(a) and (b)

¹⁸ Tex. Tax Code §6.03(d)

entitled.¹⁹ 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. 15.²⁰

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.21 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.22 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.23 The board of directors of each district must submit its vote for the nominee of conservation and reclamation districts before Aug. 15.24 The winning nominee of the conservation and reclamation districts in the CAD becomes a nominee for CAD director.25

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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. Each taxing unit entitled to vote must determine its vote by resolution

and submit it to the chief appraiser before

Dec. 15.²⁷ The five candidates who receive the largest cumulative vote totals become the board of directors.²⁸ The chief appraiser announces the new directors before Dec. 31.²⁹ Ties must be resolved by the chief appraiser by any method of chance.³⁰

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.³¹

Both the board of directors and taxing units may propose to change the method or procedure for appointing directors.³² 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. 1.³³ 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.³⁴ 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.³⁵

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.³⁶ 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.³⁷ This residency requirement does not apply to a county TAC serving as a nonvoting director.³⁸

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.³⁹ Membership on the governing body of a taxing unit does not make an otherwise eligible individual ineligible to serve on the board of directors.⁴⁰

¹⁹ Tex. Tax Code §6.03(e)

²⁰ Tex. Tax Code §6.03(g)

²¹ Tex. Tax Code §6.03(f) and (h)

²² Tex. Tax Code §6.03(h)

²³ Tex. Tax Code §6.03(h)

²⁴ Tex. Tax Code §6.03(h)

²⁵ Tex. Tax Code §6.03(h)

²⁶ Tex. Tax Code §6.03(j)

²⁷ Tex. Tax Code §6.03(k)

²⁸ Tex. Tax Code §6.03(k)

²⁹ Tex. Tax Code §6.03(k)

³⁰ Tex. Tax Code §6.03(k)

³¹ Tex. Tax Code §6.03(k-1)

³² Tex. Tax Code §6.031(a) and (b)

³³ Tex. Tax Code §6.031(a)

³⁴ Tex. Tax Code §6.031(b)

³⁵ Tex. Tax Code §6.031(c)

³⁶ Tex. Att'y Gen. Op. JM-166 (1984)

³⁷ Tex. Tax Code §6.03(a)

³⁸ Tex. Tax Code §6.03(a)

³⁹ Tex. Tax Code §6.03(a)

⁴⁰ Tex. Tax Code §6.03(a)

Degrees of Consanguinity and Affinity

ISC DEGREE

2nd DEGREE

3rd Degree

By Consanguinity

- Parents
- Children

By Affinity

- Spouses of relatives listed under first degree consanguinity
- Spouse
- · Spouse's parents
- · Spouse's children
- Stepparents
- Stepchildren

By Consanguinity

- Grandparents
- Grandchildren
- · Brothers & sisters

By Affinity

- Spouses of relatives listed by second degree consanguinity
- Spouse's grandparents
- · Spouse's grandchildren
- · Spouse's brothers & sisters

By Consanguinity

- · Great grandparents
- · Great grandchildren
- Nieces & nephews
- Aunts & uncles

By Affinity

· No prohibitions

Owing delinquent property taxes disqualifies a person from serving on the CAD board of directors.⁴¹ 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.⁴² 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.⁴³

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 120,000.44

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.⁴⁵

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.⁴⁶

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.⁴⁷

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.⁴⁸ 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.⁴⁹ 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.⁵⁰ 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

⁴¹ Tex. Tax Code §6.035(a)(2)

⁴² Tex. Tax Code §6.035(a)(2)

²³ Tex. Tax Code §6.035(a)(2)

⁴⁴ Tex. Tax Code §6.035(a-1)

⁴⁵ Tex. Tax Code §6.035(a-1)

⁴⁶ Tex. Tax Code §6.035(a)(1)

⁴⁷ Tex. Tax Code §6.035(b)

⁴⁸ Tex. Tax Code §6.036(a)

⁴⁹ Tex. Tax Code §6.036(a)

⁵⁰ Tex. Tax Code §6.036(b)

the taxing unit participates or with a business entity in which a board member has a substantial interest.⁵¹

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.⁵²



Term of Office and Vacancy: CAD directors serve two-year terms.⁵³ Each term begins on Jan. 1 of an even-numbered year.⁵⁴ The two-year term of office does not apply to the county TAC who serves as a nonvoting director.⁵⁵

Voting taxing units may adopt staggered one and two-year terms.⁵⁶ To adopt staggered terms, taxing units must take two actions.⁵⁷ First, at least three-fourths of the voting taxing units are required to adopt resolutions for staggered terms.⁵⁸ 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.⁵⁹

A resolution proposing staggered terms must be filed with the chief appraiser after June 30 and before Oct. 1.60 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. 10.61 Staggered terms take effect on Jan. 1 of the next even-numbered year.62 To start staggering terms, all members are appointed for that year without regard to staggered terms.63 At the earliest practical date after Jan. 1, the board

determines by lot which of its members will serve one- and two-year terms.⁶⁴

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. 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. 1.66

Staggered terms may be rescinded by resolution of a majority of voting taxing units.⁶⁷ The resolution must be adopted and filed with the chief appraiser after June 30 and before Oct. 1 of odd-numbered years.⁶⁸ 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.⁶⁹ The entire board will be appointed for two-year terms on that date.⁷⁰ 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.⁷¹



If a vacancy occurs on the board, each voting taxing unit nominates by resolution a candidate to fill the vacancy.⁷² 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.⁷³ The chief appraiser delivers a list of the nominees to the directors within the next five days.⁷⁴ Directors select by majority vote one of the nominees to fill the vacancy.⁷⁵ If a vacancy occurs for a board with staggered terms, the vacancy is filled by appointment of the

⁵¹ Tex. Tax Code §6.036(c)

⁵² Tex. Tax Code §6.036(d)

⁵³ Tex. Tax Code §6.03(b)

⁵⁴ Tex. Tax Code §6.03(b)

⁵⁵ Tex. Tax Code §6.03(b)

⁵⁶ Tex. Tax Code §6.034(a)

⁵⁷ Tex. Tax Code §6.034(a)

⁵⁸ Tex. Tax Code §6.034(a)

⁵⁹ Tex. Tax Code §6.034(a)

⁶⁰ Tex. Tax Code §6.034(b)

⁶¹ Tex. Tax Code §6.034(c)

⁶² Tex. Tax Code §6,034(d)

⁶³ Tex. Tax Code §6.034(d)

⁶⁴ Tex. Tax Code §6.034(d)

⁶⁵ Tex. Tax Code §6.034(d)

⁶⁶ Tex. Tax Code §6.034(e)

⁶⁷ Tex. Tax Code §6.034(g)

⁽⁸ Tex. Tax Code §6.034(g)

⁶⁹ Tex. Tax Code §6.034(g)

⁷⁰ Tex. Tax Code §6.034(g)

⁷¹ Tex. Tax Code §6.034(h)

⁷² Tex. Tax Code §6.03(1)

⁷³ Tex. Tax Code §6.03(1)

⁷⁴ Tex. Tax Code §6.03(1)

⁷⁵ Tex. Tax Code §6.03(1)

voting taxing unit that nominated the person whose departure caused the vacancy.⁷⁶

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.⁷⁷

For more information, see the Texas Ethics Commission's conflict of interest forms at 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.⁷⁸ 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.⁷⁹

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.⁸⁰ This exception applies regardless of whether the county TAC was appointed to the board of directors or serves as a nonvoting director.⁸¹

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.⁸²

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.⁸³

Oath of Office

The Texas Constitution requires all elected and appointed officers to sign an anti-bribery statement and take an oath of of-

fice before beginning the duties of the office.84

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. A director signs this statement before the oath of office is administered.⁸⁵ Directors should retain the statement in the official records of the appraisal district.⁸⁶

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.

Recalling a Director

A taxing unit may ask for the recall of any director the taxing unit voted for in the appointment process.⁸⁷ 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.⁸⁸ 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.⁸⁹

⁷⁶ Tex. Tax Code §6.034(i)

⁷⁷ Tex. Local Government Code §§171.001(1) and 176,001(3) and (4)

⁷⁸ Tex. Tax Code §6.15(a) and (d)

⁷⁹ Tex. Tax Code §6.15(a)

⁸⁰ Tex. Tax Code §6.15(c)

^{*}I Tex. Tax Code §6.15(c)

⁸² Tex. Tax Code §6.15(c)

F3 Tex. Tax Code §6.155

⁸⁴ Tex. Const. XVI, §1(a) and (b)

⁸⁵ Tex. Const. XVI, §1

⁸⁶ Tex. Const. XVI, §1(c)

⁸⁷ Tex. Tax Code §6.033(a)

⁸⁸ Tex. Tax Code §6.033(a)

^{*} Tex. Tax Code §6.033(a)

OUTLINE OF REQUIRED DATES

- 1. Before October I 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.

RE	ESO	LU	JT	ION	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

11.

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 10th 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

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

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-	
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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.

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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
	05 – Tourism A	ARP Funding			
Expend	<u>litures</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