AMENDED
AGENDA
CITY COMMISSION

MONDAY, JULY 10, 2023
REGULAR MEETING

CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
5:00 P.M.

Live Videostream: https://www.facebook.com/cityofkingsvilletx

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – June 12, 2023

Special Meeting – June 20, 2023

Regular Meeting – June 26, 2023

APPROVED BY:

Mark McLaughlin
City Manager

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

1. Public Hearing on request for preliminary plat of 2.6464 acres, K.T.&I. Co, Bock 18, Part of Lots 2 & 3 also known as East Caesar, Kingsville, Texas to be called the Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision-Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances. Raymond Perez, owner/applicant (Interim Director of Planning & Development Services).

2. Public Hearing on request for final plat of 2.6464 acres, K.T.&I. Co, Bock 18, Part of Lots 2 & 3, also known as East Caesar, Kingsville, Texas to be called the Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision-Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances. (Interim Director of Planning & Development Services).

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

4. Public Hearing on request for final plat of 10.77 acres out of 54.53 acre tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas which comprising portions of three tracts (1) a portion of a 27.21 acre tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 acre tract out of the John Clayton Addition; and (3) a 29.83 acre tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as west side of F.M 1717 (South Brahma Blvd.) north of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions-Design Standards, Section 15-3-34 Lots, Subsection (C)of the Code of Ordinances of the City of Kingsville. (Interim Director of Planning & Development Services).

III. Reports from Commission & Staff.[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. Consent Agenda

Notice to the Public

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

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

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

1. Motion to approve final passage of an ordinance the Fiscal Year 2022-2023 Budget to appropriate funding for concept design of new Tourism facility. (Tourism Director/City Manager).

2. Motion to approve a resolution authorizing the City Manager and Fire Chief to execute a Clinical Affiliation Agreement between the Kingsville Fire Department and the School of EMS; repealing all conflicting resolutions and providing for an effective date. (renewal of 2019 agreement; no cost) (Fire Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

3. Consider request for preliminary plat of 2.6464 acres, K.T.&I. Co, Bock 18, Part of Lots 2 & 3 also known as East Caesar, Kingsville, Texas to be called the Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision-Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances. Raymond Perez, owner/applicant (Interim Director of Planning & Development Services).

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

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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).

11. Consideration and approval of a resolution by the City Commission of the City of Kingsville, Texas providing for a community venue project pursuant to Chapter 334, as amended, Texas Local Government Code. (City Manager).

VII. Adjournment.

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Community Room are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

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

July 7, 2023, at 4:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

Mary Valenzuela

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)

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. Consent Agenda

Notice to the Public

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[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. Consideration and approval of a Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation. (Finance Director).

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

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

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

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

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

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

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

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

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

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

Introduction item.

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

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

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

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

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

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

Introduction item.

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

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

Introduction item.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduction item.

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

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

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

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

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

Introduction item.

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

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

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

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

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

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

Introduction item.

33. Consider a resolution authorizing the mayor to enter into a 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:

_____
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. Consent Agenda

Notice to the Public

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

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

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

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Reports from Commission & Staff.[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. Consent Agenda

Notice to the Public

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

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

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

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

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

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

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

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

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

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

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

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

Sidewalks, Section 22-Driveway Construction Requirements, providing for additional clarification and options on driveways. (City Manager).

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

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

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

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

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

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

Mr. Morales commented that in no form or fashion is this the final budget for the appraisal district. He stated that the state statute asks that the chief appraiser do this without the board's approval. He further stated that the board has requested for the chief appraiser to cautiously handle that, but she did what she did, and as he can't speak for the other board members, he can say that these numbers are not the actual numbers. He further stated that the final budget is due by September 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

Pub. Hrg – Prelim. Plat The Courtyard

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 E. CAESAR AV Nearest Intersection 9th St. & CAESAR.

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

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

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

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

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

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

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

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

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

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

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

__Annexation Request	No Fee	✓Preliminary Plat	Fee Varies $230.00
__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. GARDEN Home Subdivison (Courtyard Homes)

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

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

200ft Buffer at Prop ID 16831



Page: 1 / 1	Drawn By: G. AMAYA Last Update: 5/8/2023 Note: Ownership is labeled with its Prop ID	DISCLAIMER: THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8084

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

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

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

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

Douglas Breden
PO Box 1532
Kingsville, TX 78364
#25594

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

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

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

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

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

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

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

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

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

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

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

Tina Yaklin
PO Box 203
Kingsville, TX 78364
#24073

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

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

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

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

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

Tax Year: 2023 - Values not available

Account

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

Location

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

Owner

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

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

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

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

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

Taxes w/Current Exemptions:	N/A
Taxes w/o Exemptions:	N/A

No improvements exist for this property.

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E0	E0	1.1586	50470.00	103.00	490.00	N/A	N/A
2	E0	E0	1.4878	64810.00	0.00	0.00	N/A	N/A

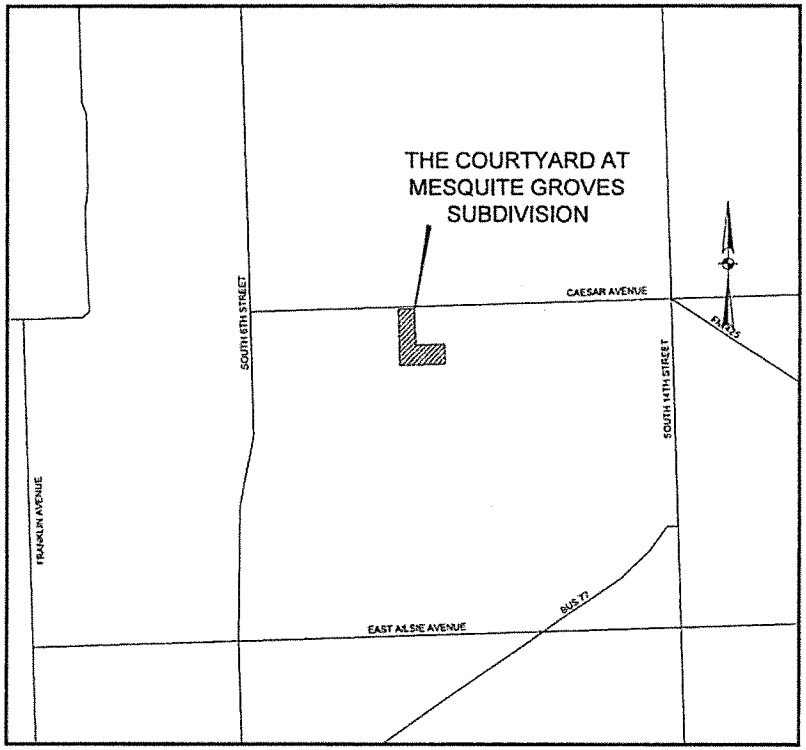
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$0	$73,780	0	73,780	$0	$73,780
2021	$0	$61,250	0	61,250	$0	$61,250
2020	$0	$61,250	0	61,250	$0	$61,250
2019	$0	$61,250	0	61,250	$0	$61,250
2018	$0	$61,250	0	61,250	$0	$61,250
2017	$0	$61,250	0	61,250	$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

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

THE COURTYARD AT MESQUITE GROVE SUBDIVISION

KINGSVILLE, TEXAS

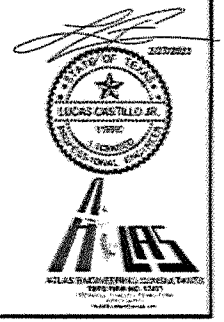
CITY OF KINGSVILLE
400 WEST KING AVENUE
KINGSVILLE, TEXAS 78363



VICINITY MAP
SCALE: 1"=500'

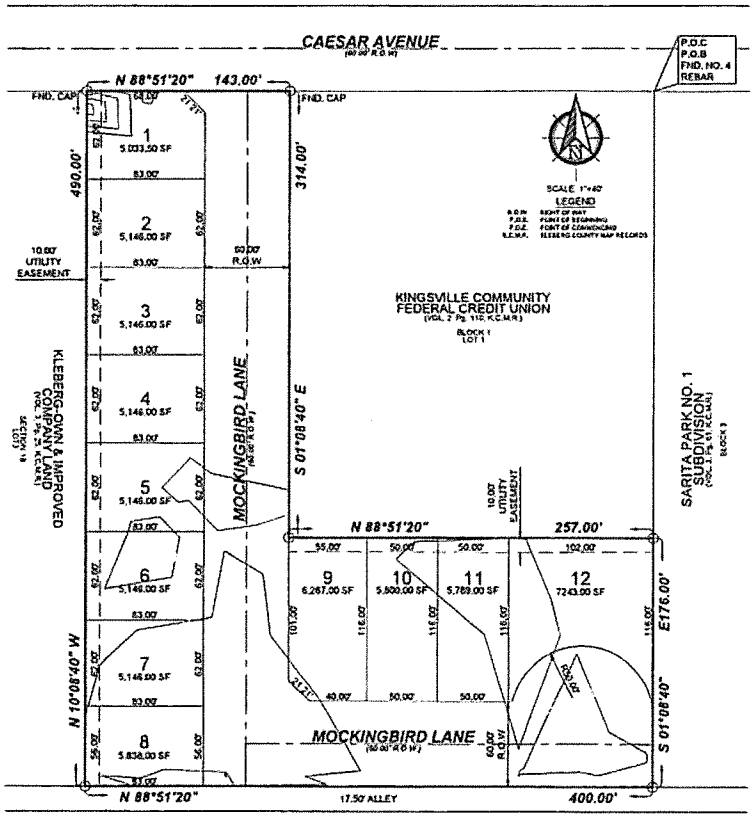
INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAT
3.0	EXISTING CONDITION, DEMOLITION AND SURVEY CONTROL PLAN
4.1	GENERAL NOTES
5.0	SUGGESTED EROSION CONTROL PLAN
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	STA 1+00 TO 6+57.09 OFFSITE
9.0	STA 6+57.09 TO 10+00 OFFSITE
10.0	STA 1+00 TO 6+36 MOCKINGBIRD LANE
11.0	STA 1+00 TO 4+40 MOCKINGBIRD LANE
12.0 - 12.2	WATER UTILITY DETAILS
13.0 - 13.1	SEWER UTILITY DETAILS
14.0	STORM SEWER DETAILS
15.1 - 15.1	PAVING AND DRAINAGE DETAILS



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.



SARITA PARK NO.6 SUBDIVISION
(VOL. 2 Pg. 61, K.C.M.R.)
BLOCK 3

METES AND BOUNDS:

A 2.65-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT LOTS 2 AND 3, SECTION 18, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 113, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF KINGSVILLE ON THE SOUTH SIDE OF CEASAR AVENUE, APPROXIMATELY 1,910 FEET WEST OF 14TH STREET, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CEASAR AVENUE FOR THE APPARENT NORTHEAST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION (VOLUME 2, PAGE 116, MAP RECORDS, KLEBERG COUNTY, TEXAS) AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION (VOLUME 3, PAGE 61, KLEBERG COUNTY, TEXAS);

THENCE, S 88°51'20" W, WITH THE SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 257.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION AND THE NORTHERNMOST NORTHEAST OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 01°08'40" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE NORTHERNMOST EAST LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 314.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND AN INTERNAL CORNER OF SAID 2.65-ACRE TRACT OF LAND OF LAND HEREIN DESCRIBED;

THENCE, N 88°51'20"E, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 107.00 FEET PASSED THE APPARENT COMMON LOT LINE OF SAID LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 257.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION (VOLUME 2, PAGE 61, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS) FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 01°08'40" E, WITH SAID WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION AND THE APPARENT EAST LOT LINE OF SAID LOT 3, A DISTANCE OF 176.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH LINE OF A 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY FOR THE APPARENT SOUTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 88°51'20" W, PARALLEL TO THE SAID NORTH LOT LINE OF SAID LOT 2, AND WITH THE SAID EXISTING 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY NORTH LINE AND THE APPARENT SOUTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 150.00 FEET PASSED THE SAID COMMON LOT LINE OF LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 400.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE SOUTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 01°08'40" W, PARALLEL TO THE SAID COMMON LOT LINE OF LOTS 2 AND 3, AND WITH THE APPARENT WEST LOT OF SAID 2.65-ACRE TRACT, A DISTANCE OF 490.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, BEARING S 01°08'40" E, 1.54 FEET FROM A NO. 4 REBAR FOUND, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF CEASAR AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 88°51'20" E, WITH SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE AND THE NORTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 143.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE SAID NORTHWEST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION, AND THE NORTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING CONTAINING A GROSS OF 2.65 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.

GENERAL NOTES:

1. THE STREETS, ROADS, AVENUES AND ALLEYS ARE DEDICATED FOR STREET, ROAD AND AVENUE PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED.
5. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF KINGSVILLE.
6. ANY IMPROVEMENTS PLACED IN SAID RIGHT-S-OF-WAY, DEDICATIONS AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND/OR THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AND THE CITY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IN, UNDER OR OVER ANY RIGHT-S-OF-WAY, DEDICATIONS AND/OR EASEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS.
7. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF KINGSVILLE'S USE THEREOF.
8. THE CITY OF KINGSVILLE AND ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE THE RIGHT, (1) TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) OF INGRESS AND EGRESS TO OR FROM AND UPON THE SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
9. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS RESPONSIBILITY OF THE PROPERTY OWNER.
10. ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEAN OUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.
11. FURTHER, THE UNDERSIGNED OWNERS AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KINGSVILLE, KLEBERG COUNTY TEXAS, ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS SUCCESSORS OR ASSIGNS.
12. THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, ARE HEREBY GRANTED A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THE PLAT.
13. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF KINGSVILLE.
14. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS PRIOR TO OCCUPATION OF THE STRUCTURE.
15. FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN COMMUNITY PANEL NO. 48273C 0115E EFFECTIVE DATE: MARCH 17, 2014.

STATE OF TEXAS
COUNTY OF KLEBERG

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990

STATE OF TEXAS
COUNTY OF KLEBERG

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO L. GUTIERREZ DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 2791
DATE SURVEYED 10/24/2018

CERTIFICATE OF APPROVAL BY THE
KINGSVILLE CITY COMMISSION
APPROVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE.

MAYOR, CITY OF KINGSVILLE DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF KINGSVILLE, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF _____ SUBDIVISION OR ADDITION TO THE CITY OF KINGSVILLE WAS SUBMITTED TO THE CITY COMMISSION ON THE _____ DAY OF _____, 20___, AND THE CITY COMMISSION BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COMMISSION FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 20_____

CITY SECRETARY, CITY OF KINGSVILLE, TEXAS

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KINGSVILLE, TEXAS.

CHAIRMAN, KINGSVILLE PLANNING AND ZONING COMMISSION

ATTEST

SECRETARY, KINGSVILLE PLANNING AND ZONING COMMISSION

ADMINISTRATIVE APPROVAL OF MINOR PLATS

APPROVED THIS _____ DAY _____, 20___, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF KINGSVILLE, TEXAS.

PLANNING & DEVELOPMENT SERVICES DIRECTOR DATE

CITY SECRETARY DATE

OWNER CERTIFICATION:

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE SUBDIVISION RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KINGSVILLE, TEXAS.

WITNESS, MY HAND AT KINGSVILLE, TEXAS THIS THE DAY OF _____, 20___

AUTHORIZED SIGNATURE

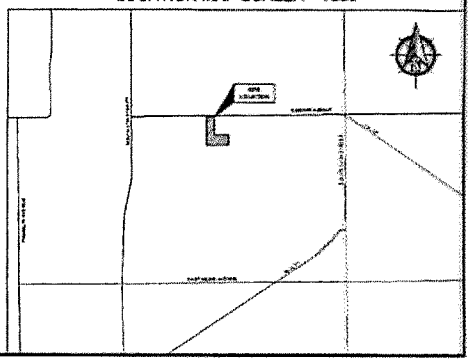
STATE OF TEXAS §
COUNTY OF KLEBERG §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY _____ PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

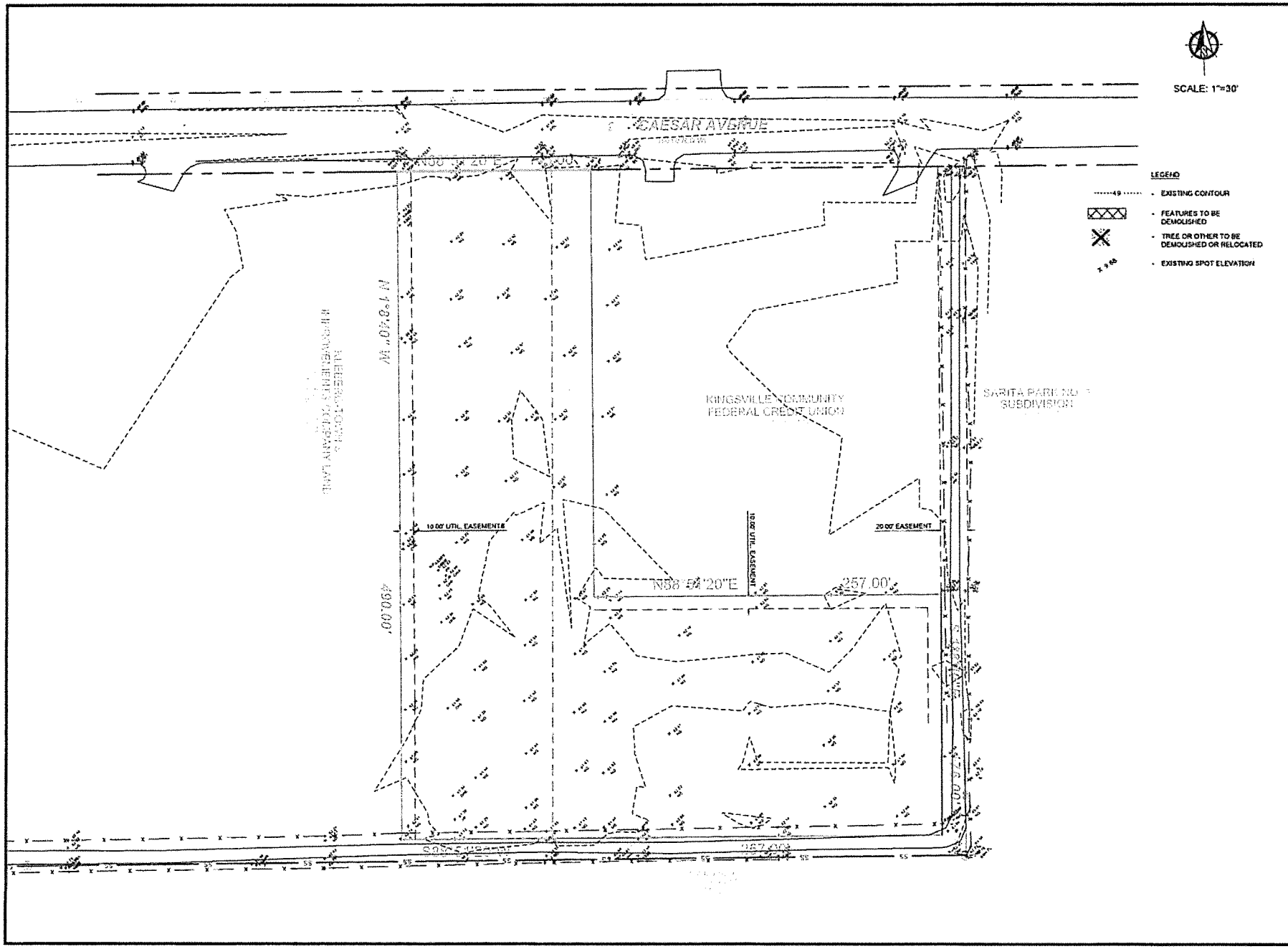
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES _____

LOCATION MAP SCALE:1"=1000'



ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17557
2820 GULL, MCALLEN, TEXAS 78504



LUCAS CASTILLO JR.

PROJECT:
COURTYARD AT MESQUITE GROVE SUBDIVISION
KINGSVILLE, TEXAS

No.	DESCRIPTION	DATE
1		1/12/23
2		2/09/23
3		2/27/23

CV22-029
DATE 05/13/2022
DRAWN BY L.C.
SCALE AS NOTED
EXISTING CONDITION
3.0

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PLACE BARRICADES, SIGNS, FLAGMEN, ETC. ON THIS PROJECT IN COMPLIANCE WITH THE PROCEDURE OUTLINED IN "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET & HIGHWAYS" (PART VI TRAFFIC CONTROLS FOR STREET & HIGHWAY CONSTRUCTION & MAINTENANCE OPERATIONS, LATEST REVISION). UPON COMPLETION OF THE WORK, ALL SIGNS AND EVIDENCE THEREOF SHALL BE REMOVED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES ALONG THE STREET DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE AN ON SITE REPRESENTATIVE, SATISFACTORY TO THE OWNER AND ENGINEER, AVAILABLE AT ALL TIMES (I.E., TWENTY-FOUR (24) HOURS PER DAY, SEVEN (7) DAYS PER WEEK). THE ON SITE REPRESENTATIVE SHALL BE STATIONED CLOSE ENOUGH TO BE ON THE SITE WITHIN 30 MINUTES OF NOTIFICATION. THE ON SITE REPRESENTATIVE SHALL HAVE FULL ACCESS TO ALL EQUIPMENT AND MATERIAL AND HAVE FULL AUTHORITY NECESSARY TO CORRECT ANY PROBLEMS, DEFICIENCIES, OR EMERGENCIES WHICH MAY ARISE DURING NON WORKING HOURS AND DURING THE ABSENCE OF THE SUPERINTENDENT.
4. REFERENCE POINTS THE ENGINEER HAS ESTABLISHED HORIZONTAL AND VERTICAL CONTROLS ONLY (REFERENCE POINTS AND BENCHMARKS) AS SHOWN ON THESE CONSTRUCTION PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING WORK ON ANY SECTION OR PART OF THE WORK WHERE CONTROLS HAVE NOT BEEN ESTABLISHED OR ARE NOT IDENTIFIABLE OR VISIBLE TO THE CONTRACTOR. THE ENGINEER WILL UPON SUCH ADVANCE NOTICE ASSIST THE CONTRACTOR IN LOCATING AND IDENTIFYING THE VARIOUS CONTROL POINTS AND WILL REPLACE ANY CONTROL POINTS THAT HAVE BEEN DESTROYED BY OTHERS PRIOR TO BEGINNING OF CONTRACTOR'S OPERATIONS. AFTER CONTROL POINTS ARE ESTABLISHED AND/OR IDENTIFIED AS OUTLINED ABOVE, MAINTENANCE OF SUCH CONTROL POINTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY RESTAKING REQUIRED FOR ANY REASON THEREAFTER SHALL BE THE FINAL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL PROVIDE ALL OTHER CONSTRUCTION STAKING (CUT STAKES, BLUE TOPPING, INTERMEDIATE STRING LINE CONTROL, ETC.). REQUIRED TO VERIFY GRADES, DEPTHS, THICKNESS, AND ALIGNMENT OF THE VARIOUS ITEMS OF CONSTRUCTION.
5. CONCRETE CURB AND GUTTER, PIPE (WHICH IS DETERMINED BY THE OWNER'S INSPECTOR TO BE UNUSABLE), STRUCTURES, ETC., WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE PROPOSED STREET WILL BECOME THE PROPERTY OF THE CONTRACTOR TO BE REMOVED AND PROPERLY DISPOSED AT HIS EXPENSE.
6. THE CONTRACTOR WILL MARK, MEASURE, AND LOCATE ON THE GROUND ALL DRIVEWAY CURB OPENINGS TO BE CONSTRUCTED.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE CITY ENGINEER PRIOR TO BEGINNING OF CONSTRUCTION IN A PARTICULAR AREA. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION FOR FIELD LOCATIONS OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.
8. THE PREPARATION OF THESE PLANS REFLECTS INFORMATION, PROVIDED BY OTHERS, ON THE APPROXIMATE LOCATION AND EXISTENCE OF EXISTING UTILITIES AND ADJACENT PHYSICAL FEATURES: HOWEVER, THEY DO NOT IMPLY OR AFFIRM THAT ALL UTILITIES OR PHYSICAL FEATURES ARE SHOWN. GENERALLY, UTILITY SERVICE CONNECTIONS ARE NOT INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF THE OWNER IMMEDIATELY UPON ENCOUNTERING UNFORESEEN CONFLICTS.
9. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UTILITIES ARE SHOWN CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATIONS IN THE FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO BE FULLY RESPONSIBLE FOR DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE EXISTING UTILITIES.
10. ALL WATER VALVE BOXES AND COVERS, MANHOLE TOPS AND SANITARY SEWER CLEANOUTS ENCOUNTERED WITHIN THE PAVEMENT AREA (WHETHER SHOWN ON THE PLANS OR NOT) ARE TO BE ADJUSTED TO MATCH FINAL PAVEMENT GRADE.PAYMENT FOR SUCH WORK WILL BE ACCORDING TO THE APPROPRIATE BID ITEMS PROVIDED.
11. EXISTING UTILITIES: THE CONTRACTOR'S OPERATIONS MUST BE CONDUCTED TO PREVENT UNNECESSARY INTERFERENCE WITH ANY EXISTING UTILITY SYSTEM. THE CITY OF KINGSVILLE WILL SOLELY BE RESPONSIBLE FOR OPERATION OF ALL WATER VALVES ETC. CONTRACTOR TO NOTIFY CITY OF KINGSVILLE TO PROVIDE 24 HOUR ADVANCED NOTICE PRIOR TO WORK TO ALLOW FOR VALVE OPERATIONS BY CITY.
12. MATERIALS CERTIFICATION & TESTING CONTRACTOR SHALL PROVIDE SUPPLIERS' CERTIFICATION FOR ALL PROJECT MATERIALS (CONCRETE, LIME, BASE MATERIAL, PRECAST INLETS, PIPE, ETC.), THAT SUCH MATERIALS DO MEET PROJECT SPECIFICATIONS PRIOR TO DELIVERY ON-SITE. CONTRACTOR SHALL PROVIDE HOT MIX ASPHALT CONCRETE DESIGN FROM A REPUTABLE COMMERCIAL TESTING LABORATORY. OWNER WILL PROVIDE ALL ON-SITE TESTING OF MATERIALS AND FIELD DENSITIES. ANY RETESTING DUE TO FAILURE OF INITIAL TESTING WILL BE CHARGED TO THE CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR(S) OF ANY TRADE OR DISCIPLINE WORKING ADJACENT TO THE PROJECT SITE PRIOR TO AND DURING CONSTRUCTION.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR AND ADEQUATELY PROTECT EXISTING STRUCTURES, UTILITIES, TREES, SHRUBS, FENCES, PROPERTY SURVEY MARKERS AND OTHER ADJOINING FACILITIES. DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY/ALL CITY OF KINGSVILLE PERMITS REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT, CONTRACTOR TO PAY FOR ALL PERMIT FEES.
16. EXISTING PAVEMENT, STREET SURFACING, AND DRIVEWAYS DAMAGED BY CONTRACTOR DURING CONSTRUCTION AND NOT OTHERWISE SHOWN ON PLANS FOR REMOVAL & REPLACEMENT SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR.
17. NO EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT. ALL EXCAVATIONS WHICH CANNOT BE BACKFILLED OVERNIGHT SHALL BE COVERED, AS A MINIMUM, WITH STEEL PLATING WHEN IN PAVED AREAS; 3/4 PLYWOOD, WOOD PLANKING WITH OSHA ORANGE PLASTIC EXPANDED MESH BARRIER AROUND PERIMETER IN UNPAVED AREAS, OR AS APPROVED BY THE CITY OF SAN BENITO.
18. CONTRACTOR SHALL MAINTAIN NOT LESS THAN ONE (1) LANE OF TRAFFIC IN EACH DIRECTION AT ALL TIMES.
19. CONTRACTOR SHALL BE REQUIRED TO NOTIFY DAILY ALL EMERGENCY DEPARTMENTS (i.e. FIRE, POLICE, EMS etc.) WHEN WORK WILL REQUIRE ANY STREET CLOSURES OR OBSTRUCTIONS TO TRAFFIC.
20. CONTRACTOR TO PROVIDE FOR THE TEMPORARY REMOVAL, RELOCATION AND RESETTING OF ALL STREET SIGNS AND MAILBOXES.
21. ALL PAVEMENTS, CURB & GUTTER, AND OTHER STRUCTURES PROPOSED TO BE REMOVED SHALL BE SAW CUT TO NEAT LINES TO THE DIMENSIONS SHOWN IN PLANS.

ACCEPTANCE SAMPLING AND TESTING OF BITUMINOUS MIXTURE (COMPACTION)

A. EXTRACTION AND GRADATION ANALYSIS: PER 500 TONS OR TWICE DAILY, WHICHEVER IS GREATER.
B. DENSITY AND DEPTH TESTING: PER 500 FEET OF PAVING LANE. MINIMUM DENSITY ACCEPTED SHALL BE 96 PERCENT OF THE AVERAGE MAXIMUM THEORETICAL DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM, D2041. CORES OR SAWED SAMPLES TAKEN FROM THE PAVEMENT WILL BE USED FOR FIELD DENSITY DETERMINATION SHALL BE CAREFULLY CRUMBLED, USING HEAT IF NECESSARY, AND MAXIMUM THEORETICAL DENSITY DETERMINED IN ACCORDANCE WITH ASTM D2041. IF HEATING IS NECESSARY, THE SPECIMEN SHALL BE HEATED TO THE LOWEST TEMPERATURE REQUIRED FOR PROPER PREPARATION OF THE SAMPLE. THE USE OF NUCLEAR FIELD DENSITY DETERMINATION SHALL NOT BE USED AS THE BASIS FOR ACCEPTANCE WITH RESPECT TO DENSITY.
C. HVEEM STABILITY SHALL NOT BE LESS THAN 35 PERCENT STABILITY. TEST SHALL BE TAKEN TWICE DAILY.

NOTE: CONTRACTOR SHALL NOTIFY ENGINEER 24 HOURS PRIOR TO COVERING EACH LAYER OF THE PAVING SECTION.

DRAINAGE CONSTRUCTION NOTES

1. ALL STORM SEWER TO BE A.S.T.M. C-76, CLASS III, REINFORCED CONCRETE PIPE UNLESS SHOWN OTHERWISE.
2. ALL STORM SEWERS SHALL BE INSTALLED WITH CLASS "A" BEDDING UNLESS OTHERWISE NOTED.
3. ALL STORM SEWER TRENCHES (PIPE SIZES 48-INCH AND SMALLER) UNDER EXISTING, PROPOSED AND FUTURE PAVEMENT ARE TO BE BACKFILLED COMPLETELY WITH CEMENT STABILIZED SAND, THOROUGHLY RODDED, ABOVE PIPE ZONE TO A POINT 1 FOOT BELOW TOP OF PAVEMENT SUBGRADE, OR 1 FOOT BELOW NATURAL GROUND OR FINISHED GROUND WHICHEVER IS LOWER, FOR THE ENTIRE WIDTH OF TRENCH. THE REMAINING BACKFILL IS TO BE MADE WITH COMPACTED SELECT MATERIAL. INCLUDE COST OF BACKFILL AND BEDDING IN UNIT PRICE BID PER LINEAR FOOT OF PIPE.
4. CONTRACTOR IS NOT TO DISRUPT OR BLOCK EXISTING DRAINAGE ALONG THE CONSTRUCTION OF THIS PROJECT. PROPER DRAINAGE IS TO BE MAINTAINED AT ALL TIMES.

PAVING CONSTRUCTION NOTES

1. ALL ROAD WIDTHS, CURB RADII, AND CURVE ALIGNMENT SHOWN INDICATE FACE OF CURB. T.O.C. INDICATES TOP OF CURB ELEVATION, T.P. INDICATES TOP OF PAVEMENT ELEVATION, AND GUT. INDICATES GUTTER ELEVATION.
2. ALL PROPOSED CURB RADII SHALL BE 15' RADIUS TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. PAVEMENT SURFACE COURSE SHALL BE TO THICKNESS SHOWN ON TYPICAL SECTIONS. HOT MIX ASPHALTIC CONCRETE SURFACE COURSE CONFORMING TO TxDOT STANDARD SPECIFICATIONS, ITEM 340, TYPE D, COMPACTED TO A MINIMUM OF 96% OF THE LABORATORY DENSITY.
4. RATE OF APPLICATION FOR PRIME AND TACK SHALL BE:
   PRIME COAT - 0.20% GAL/SY
   TACK COAT - 0.10% GAL/SY
5. FLEXIBLE BASE COURSE SHALL BE CRUSHED LIMESTONE BASE TO THICKNESS SHOWN ON PLANS CONFORMING TO TxDOT STANDARD SPECIFICATIONS, ITEM 247 TYPE A GRADE 1 MATERIAL. BASE COURSE SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO 96% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN OPTIMUM TO PLUS THREE PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557. THE EXISTING BASE MATERIAL SHALL BE REMOVED AND COMPACTED AS INDICATED ABOVE.
6. AREAS TO SUPPORT STRUCTURAL FILL OR FLEXIBLE BASE SHOULD BE STRIPPED OF ALL VEGETATION AND ORGANIC TOPSOIL TO THE MINIMUM DEPTH AS SHOWN ON PLANS. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH AS SHOWN ON PLANS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY DETERMINED BY ASTM D 698.
7. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH A SET (3) OF TEST CYLINDERS TAKEN FOR EVERY 50 C.Y. OF CONCRETE POURED.
8. TESTING BY A REPUTABLE TESTING LAB SHALL BE PAID FOR BY THE OWNER WITH RESULTS REPORTED TO THE OWNER AND ENGINEER. REQUIRED TESTING SHALL BE:
   A. 1 STANDARD PROCTOR FOR EACH SUB-GRADE SOIL MATERIAL.
   B. 1 STANDARD PROCTOR FOR EACH FLEXIBLE BASE SECTION
   C. 1 DENSITY ON SUB-GRADE AND FLEXIBLE BASE PER 500 S.Y. OF PAVING.
   D. 1 ASPHALT THICKNESS CORE TEST PER 300 S.Y. OF ASPHALT PAVING.
   E. 1 SET (3) OF CONCRETE CYLINDERS PER 50 C.Y. OF STRUCTURAL CONCRETE POURED.
   F. 1 BEAM FOR EACH 1 000 S.Y. OF CONCRETE PAVEMENT, OR PART THEREOF.
9. ALL LIME REQUIRED FOR SUBGRADE AND FOR TREATMENT OF EXISTING BASE SHALL BE TYPE "A" HYDRATED LIME.
10. FOR ESTIMATING PURPOSES, THE FOLLOWING VALUES FOR LIME WERE USED AS A PERCENTAGE OF DRY WEIGHT LIME FOR SUBGRADE - 6.0% BY WEIGHT
11. ALL ROADWAY AND DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KINGSVILLE SUBDIVISION ORDINANCE. (WHERE APPLICABLE)
12. ALL ACCESSIBLE RAMPS AND HANDICAP SPACES ARE UNDER TEXAS ACCESSIBILITY STANDARDS (TAS).

PAVEMENT MARKINGS & STREET SIGNS

13. ALL STRIPING & STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR TO PREPARE AND SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN AND PROPOSED SEQUENCE OF CONSTRUCTION FOR OWNERS APPROVAL PRIOR TO COMMENCING WORK. NO SEPARATE PAY.

ABBREVIATION LEGEND

PROP.	PROPOSED
C.L.	CENTER LINE
M.H.	MANHOLE
STA.	STATION
STM.	STORM
FL.	FLOW LINE
LN.	LINE
LF.	LINEAR FEET
B-B	BACK TO BACK
WTR.	WATER
U.E.	UTILITY EASEMENT
WW	WASTEWATER
BLDG.	BUILDING
R.O.W	RIGHT OF WAY
CONC.	CONCRETE
MIN.	MINIMUM
EL.	ELEVATION
TBM.	TEMPORARY BENCHMARK
TR.	TOP OF RIM
N.T.S	NOT TO SCALE
TYP.	TYPICAL
P.S.I	POUNDS PER SQUARE INCH
O.C.	ON CENTER
O.C.E.W	ON CENTER EACH WAY
MAX.	MAXIMUM
EXIST.	EXISTING
GRND.	GROUND
FH.	FIRE HYDRANT
D.E.	DRAINAGE EASEMENT
CONST.	CONSTRUCT
RT.	RIGHT
LT.	LEFT
RCP	REINFORCED CONCRETE PIPE
FG.	FIBER GLASS
APPROX.	APPROXIMATE
PGL	PROFILE GRADE LINE
TA.	TOP OF ASPHALT
HGL	HYDRAULIC GRADE LINE
TC.	TOP OF CURB

LEGEND

- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
  xx = ABBREVIATED DESIGNATIONS
  ng NATURAL GROUND
  toc TOP OF CONCRETE
  tc TOP OF CURB
  ta TOP OF ASPHALT
  g GUTTER
  tg TOP OF GRATE
  ff FINISHED FLOOR
  fl FLOW LINE
  sw SIDEWALK
  ea EDGE OF ASPHALT
  ec EDGE OF CONCRETE
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- PROPOSED CONTOUR
- SILT FENCE
- 7" REINFORCED CONCRETE PAVEMENT
  6" LIME STABILIZED (UP TO 5% LIME) SUBGRADE
- LIGHT DUTY PAVEMENT
  1 1/2" HOT-MIX ASPHALTIC CONCRETE PAVEMENT
  6" FLEX-BASE MATERIAL
  6" STABILIZED (UP TO 5% LIME) SUBGRADE
- HEAVY DUTY PAVEMENT
  2 1/2" HOT-MIX ASPHALTIC CONCRETE PAVEMENT
  8" FLEX-BASE MATERIAL
  6" STABILIZED (UP TO 5% LIME) SUBGRADE
- SAWCUT
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- INLET PROTECTION
- 1" HMAC OVERLAY

Texas 811

LUCAS CASTILLO JR.

PROJECT:
COURTYARD AT MESQUITE GROVE SUBDIVISION
KINGSVILLE, TEXAS

No.	DESCRIPTION	DATE
1.		1/12/23
2.		2/09/23
3.		2/27/23

CV22-029
05/13/2022
L.C.
AS NOTED
GENERAL NOTES
4.0

GENERAL SITE NOTES

1. SITE CIVIL PLANS PREPARED BY ATLAS ENGINEERING CONSULTANTS FOR THE SOL RELIANCE OF THE FACILITY OWNER(S) AND ITS ASSIGNEES.
2. SITE SURVEY PREPARED BY THIRD PARTY AND FOR THE SOLE RELIANCE OF ATLAS ENGINEERING CONSULTANTS LLC, FACILITY OWNER, AND ITS ASSIGNEES. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF DOCUMENTS PREPARED BY OTHERS.
3. CIVIL SITE WORK COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR CITY STANDARDS, WITH THE MORE STRINGENT DESIGN CONSIDERED AS THE ACCEPTABLE SPECIFICATION.
4. CONTRACTOR SHALL BE SOLE RESPONSIBLE PARTY FOR ENSURING COMPLIANCE WITH STATE AND FEDERAL LABOR, ENVIRONMENTAL, SAFETY, AND CONSTRUCTION GUIDELINES, RULES, AND REGULATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO CONSTRUCTION. ANY NECESSARY CHANGES OR MODIFICATIONS RESULTING FROM THE CONTRACTOR'S NEGLIGENCE, OR LACK OF WRITTEN COMMUNICATION WITH THE ENGINEER SHALL RESULT IN NON PAYMENT TO THE CONTRACTOR.
6. ANY BUILDING PAD LOCATIONS SHOWN ON CIVIL PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR. ONLY THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHALL BE USED FOR LAYING OUT BUILDINGS. THE BUILDING LAYOUT SHOWN ON CIVIL PLANS IS INTENDED TO GIVE THE LIMITS OF EXCAVATION. DISCREPANCIES WHICH MAY IMPACT THE SITE LAYOUT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR IDENTIFYING ANY BUILDINGS, ROADS, PARKING LOTS, BUILDING PADS, SIDEWALKS, SWALES, ETC. CONTRACTOR SHALL BE REQUIRED TO EMPLOY A STATE REGISTERED PROFESSIONAL LAND SURVEYOR FOR CONDUCTION CONSTRUCTION STAKING, WITH SAID SURVEYOR BEING RESPONSIBLE TO MAINTAIN SITE-BENCHMARK CONTROL POINTS THROUGHOUT THE DURATION OF THE PROJECT. SURVEYOR SHALL PROVIDE THE ENGINEER IN WRITING THE CUT SHEETS WHEN LAYING OUT UTILITIES, AND OR ROADWAYS. IN THE EVENT ANY CONSTRUCTION STAKING IS CONDUCTED BY NONAUTHORIZED PERSONNEL, SAID STAKING ACTIVITIES WILL BE CONSIDERED NON COMPLIANT AND SUBJECT TO MONETARY RESTITUTION TO THE THE ENGINEER FOR REPAIRS.
8. THE SURVEYOR SHALL PROVIDE IN WRITING TO THE ENGINEER DOCUMENTATION CERTIFYING THAT THE LAYOUT IN THE FIELD IS IN ACCORDANCE TO THE ENGINEERS PLANS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ENGINEER ESTABLISHED REFERENCE POINTS, HUBS, MONUMENTS, LOT CORNER MARKERS, AND ELEVATION REFERENCES AND SUBJECT TO MONETARY RESTITUTION TO THE ENGINEER FOR THE REPAIRS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, AND PAY ALL APPLICABLE PERMIT FEES. CONTRACTOR SHALL PROVIDE PROOF TO THE ENGINEER THAT THESE PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
11. ENGINEER PROVIDED INFORMATION ON THE PLANS FOR CONVENIENCE TO THE CONTRACTOR. THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR MAINTAINING AND IMPLEMENTING SAFE WORKING CONDITIONS DURING THE CONSTRUCTION OF WORK UNDER THE CONTRACTOR'S RESPONSIBILITY. NEITHER THE OWNER NOR THE ENGINEER ACCEPTS ANY LIABILITY IMPLIED OR OTHERWISE FOR THE CONSTRUCTION METHODS AND PROCESSES OF CONSTRUCTION.
12. CONTRACTOR SHALL NOT COMMENCE WORK WITHOUT WRITTEN APPROVAL FROM THE OWNER OR THE REGULATING ENTITIES, ANY WORK CONSTRUCTED WITHOUT OWNER'S AUTHORIZATION SHALL CONSTITUTE THE CONTRACTOR'S TRESPASS ONTO THE OWNER'S PROPERTY.
13. TEXAS ACCESSIBILITY STANDARD SPECIFICATIONS SHALL PREVAIL WHEN PERTAINING TO HANDICAP PARKING SPACES, TEXTURED FINISHES, RAMPS, ACCESS LANES, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH APPLICABLE AMERICAN WITH DISABILITIES ACT REGULATIONS. CONTRACTOR SHALL PRESENT ANY CONFLICTS BETWEEN THE CIVIL PLANS AND THE TDLR/ADA REQUIREMENTS TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ONE-CALL SYSTEM FOR UTILITY IDENTIFICATION PRIOR TO CONSTRUCTION, AS WELL AS RESPONSIBLE FOR THE COST OF REPAIRS TO ANY DAMAGED UTILITIES.
15. CONTRACTOR SHALL EMPLOY NECESSARY TRAFFIC CONTROL MEASURES NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL PRESENT THE ENGINEER COPIES OF THE TRAFFIC CONTROL PLAN PRIOR TO CONSTRUCTION. ANY TRAFFIC CONTROL MEASURES SHALL COMPLY WITH CURRENT MUTCD (MANUAL OF TRAFFIC CONTROL DEVICES) AND TXDOT REGULATIONS.

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF KINGSVILLE PLANS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEE IN DEPTH.
3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
6. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THEY WILL BE STABLE. WHERE UTILITY LINES PASS THROUGH THE PARKING LOT, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THE UNDESIRABLE FILL IS NOT USED.
7. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
8. ALL PROPOSED SPOT SHOTS ARE GUTTER/TOP OF PAVEMENT/FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SPECIFIED

DRAINAGE NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF KINGSVILLE STANDARDS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR BY THE CITY.
2. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS III RCP. ALL STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 PIPE OR APPROVED EQUAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
4. CONCRETE FOR INLETS AND DRAINAGE STRUCTURES NOT IN DRAINAGE EASEMENTS SHALL BE 3000 PSI AT 28 DAYS.
5. CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
8. SEE WATER AND WASTEWATER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
9. ALL TRENCH BACKFILL FOR STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.
10. TRAFFIC BARRICADES WILL BE REQUIRED FOR PAVING AND GRADING.
11. STORM SEWER CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE "2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL CONTROL DEVICES," AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION.

UTILITY NOTES

1. CONTRACTOR SHALL MAINTAIN A MINIMUM THREE FEET OF COVER ON ALL WATER LINES AND FOUR FEE ON SANITARY SEWER LINES.
2. NO PUBLIC UTILITY LINES SHALL BE BUILT OUTSIDE DESIGNATED PUBLIC UTILITY EASEMENTS. ANY PRIVATE UTILITY LINES SHALL BE BUILT TO MEET THE MINIMUM REGULATING ENTITY REQUIREMENTS AND SPECIFICATIONS TO INCLUDE BEDDING MATERIAL.
3. PRIVATE SEWER LINES SHALL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH APPLICABLE BUILDING AND PLUMBING CODES.
4. ALL WATER LINES SHALL BE PVC AND MEET THE MINIMUM WATER SUPPLIER SPECIFICATIONS. ALL WATER LINE FITTINGS SHALL EMPLOY THE USE OF MEGA LUGS AND OR CONCRETE THRUST BLOCKS WHEN INSTRUCTED IN WRITING BY THE ENGINEER AND OR UTILITY COMPANY.
5. CONTRACTOR SHALL ENSURE MINIMUM TCEQ SEPARATION REQUIREMENTS BETWEEN WATER AND SANITARY SEWER LINES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE MINIMUM TCEQ SEPARATION REQUIREMENTS.
6. CONTRACTOR SHALL NOTIFY ANY CONTAGIOUS PROPERTY OWNERS OF POTENTIAL DISRUPTIONS TO UTILITIES AND MITIGATE THE DISRUPTIONS. CONTRACTOR SHALL NOTIFY THE REGULATING ENTITIES OF ANY DISRUPTIONS BEFORE DISRUPTIONS OCCUR.
7. ALL FIRE SUPPRESSION SYSTEM SUPPLY-LINES SHALL BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR LICENSED BY THE JURISDICTIONAL AUTHORITY ON THE SITE AND IN ACCORDANCE TO GOVERNING CODES AND ORDINANCES.
8. CONTRACTOR SHALL NOT COMMENCE WORK ON ANY PUBLIC UTILITY SYSTEM WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND SAID UTILITY SYSTEM OWNER.
9. CONTRACTOR SHALL PROVIDE FOR THE NECESSARY ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS AS NOTED ON THE PLANS AND AS PER THE UTILITY COMPANY INSTRUCTIONS.
10. CONTRACTOR SHALL EXCAVATE, EXPOSE, AND VERIFY ALL CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION OF ANY STORM DRAIN, WATER, SANITARY SEWER, AN OTHER UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OR OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR CONFLICTS ARISING FROM DIFFERENCES IN NOTED ELEVATION AND SHALL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF 48 WORKING HOURS (BASED ON 8 HOUR WORK DAYS) PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, PAY AND OBTAIN ALL PERMITS, AND CONFORM TO ALL APPLICABLE STATE AND FEDERAL CODES, RULES, AND REGULATIONS TO INCLUDE LOCAL ORDINANCES AND OBTAIN NECESSARY CLEARANCES FROM UTILITY SERVICE PROVIDER PRIOR TO COMMENCING ANY WORK ON ANY UTILITY LINES.
12. CONTRACTOR SHALL ENSURE COMPLIANCE OF UTILITY STUB-OUT CONNECTION IN ACCORDANCE WITH SITE MEP PLANS IF APPLICABLE.
13. THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS WHICH REGULATE THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER PROJECTS AS DETAILED IN 30 TAC, CHAPTER 317.1 OF THE TNRCC/TCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSING REQUIREMENTS ARE TO BE STRICTLY ADHERED TO. IT IS THE CONTRACTORS'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

EXISTING UTILITIES

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN WITHIN UTILITY LAYOUT ARE APPROXIMATE ONLY, ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR PROTECTION DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION, ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL COVER PLATES WITH ANCHORING OR AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY.
5. ANY DAMAGE TO FENCES, SIDEWALKS OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL & DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AND SURVEYING.
9. EXISTING POWER POLES, CONCRETE STAND PIPES, ETC. WILL NEED TO BE BRACED DURING ADJACENT CONSTRUCTION.
10. CONTRACTOR SHALL KEEP ALL WATER & SANITARY SEWER SERVICES OPERATIONAL.
11. THE ENGINEER WILL BE THE FINAL AUTHORITY OF ALL CONFLICTS, DISCREPANCIES AND THE INTERPRETATIONS OF THE DRAWINGS OR SPECIFICATIONS

UTILITY EXCAVATION WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS (IF ANDY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

IF CULTURE MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, WORK SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER. THE OWNER OR ENGINEER SHALL CONTACT THE SECRETARY OF THE INTERIOR IN ACCORDANCE WITH 36 CFR 800. THE STATE HISTORIC PRESERVATION OFFICER SHALL ALSO BE NOTIFIED.

IF NO GEOTECHNICAL ENGINEERING REPORT IS PROVIDED FOR THIS PROJECT, ALL SOILS ARE UNCLASSIFIED MATERIAL. NO SPECIAL PAYMENT WILL MADE TO THE CONTRACTOR FOR UNFORESEEN UNCLASSIFIED SOILS ENCOUNTERED. NO SPECIAL PROVISIONS ARE BEING MADE FOR UNCLASSIFIED SOILS.

EROSION CONTROL GENERAL NOTES

1. IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET AND WITHIN THE SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES' PUBLISHED IN THE FEBRUARY 14, 1998, FEDERAL REGISTER.
2. THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THE FOLLOWING:
   - A) DEFINE THE CHARACTERISTICS OF THE SITE AND THE TYPE OF CONSTRUCTION WHICH WILL BE OCCURRING;
   - B) DESCRIBE THE SITE PLAN FOR THE FACILITY TO BE CONSTRUCTED;
   - C) DESCRIBE THE PRACTICES THAT WILL BE IMPLEMENTED TO CONTROL EROSION AND THE RELEASE OF POLLUTANTS IN STORM WATER;
   - D) CREATE AN IMPLEMENTATION SCHEDULE;
   - E) DESCRIBE THE FINAL STABILIZATION/TERMINATION DESIGN TO MINIMIZE EROSION AND PREVENT STORM WATER IMPACTS AFTER CONSTRUCTION IS COMPLETE.
3. THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO TCEQ.
4. THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
7. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE TPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN.
8. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE: DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
9. THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
10. AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
11. BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
13. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY. 14. THE CONTRACTOR SHALL CONSTRUCT A REINFORCED FILTER BARRIER (RFB) AT ALL LOCATIONS SHOWN ON PLANS. THE RFB SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET.

ATLAS ENGINEERING CONSULTANTS

STATE OF TEXAS
LUCAS CASTILLO JR.
LICENSED PROFESSIONAL ENGINEER

PROJECT:

COURTYARD AT MESQUITE GROVE SUBDIVISION
KINGSVILLE, TEXAS

No.	DESCRIPTION	DATE
1.		1/12/23
2.		2/09/23
3.		2/27/23

PROJECT No.	CV22-029
DATE	05/13/2022
DRAWN BY	L.C.
SCALE	AS NOTED

GENERAL NOTES

4.1

Jail

Continued from page 1

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

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

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

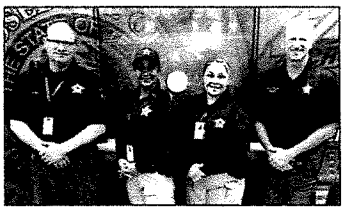
"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail," Sheriff Kirkpatrick said.

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

Inmates are instructed on what to do in case of a fire and the jailers train weekly to be prepared. The inspector chooses a random place in the jail and releases a smoke canister. The fire alarms go off and jailers rush into action. They must completely and correctly put on (Scott Packs) air tanks and oxygen masks, fire gear, and deploy fire hoses to the area. Inmates are then moved in an orderly fashion to a safe place. If they need to be moved outside, they are linked together with a chain, zip ties, and armed jailers escort them to safety. During this fire drill, the Kleberg County Jailers were dressed in fire gear and had things under control in 33.4 seconds.



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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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

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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.

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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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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 #2

Pub. Hrg - Final Plat The Courtyard

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 The Courtyard at Mesquite Grove Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

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

Members deliberated over the issue of granting approval for final plat of **2.6464 Acres, Part of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C);** to enable the applicant to create affordable garden homes. Letters were sent out to neighbors and the City received no feedback save for a citizen making clarifications on the actual use of the property.

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

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

Thank you.

Kobby Agyekum
Interim Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PID# 16831

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 600 E. CAESAR AV Nearest Intersection 9TH St. & CAESAR.

(Proposed) Subdivision Name COURTYARDS AT MESQUITE GROVE Lot _____ Block _____

Legal Description: KT+I CO, Block 18 LOT 2, 3, — 2, 197 AC. LOT 3, .4496 AC.

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

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent RAMON P PEREZ JR. Phone 361-779-4218 FAX _____

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

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

Property Owner RAMON P PEREZ JR. Phone 361-779-4218 FAX _____

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

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

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

__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

$200.00

Please provide a basic description of the proposed project:

BUILD A 12 LOT GARDEN HOME SUBDIVISON (COURTYARD HOMES)

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

Applicant's Signature _____ Date: 5-5-2023

Property Owner's Signature _____ Date: 5-5-2023

Accepted by: _____ Date: 6/26/2023

200ft Buffer at Prop ID 16831



Drawn By: G. AMAYA

Last Update: 5/8/2023

Note: Ownership is labeled

Page: 1/1

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

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

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

Location

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

Owner

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

Values

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

Taxing Jurisdiction

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

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

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

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E0	E0	1.1586	50470.00	103.00	490.00	N/A	N/A
2	E0	E0	1.4878	64810.00	0.00	0.00	N/A	N/A

Roll Value History

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

Questions Please Call (361) 595-5775

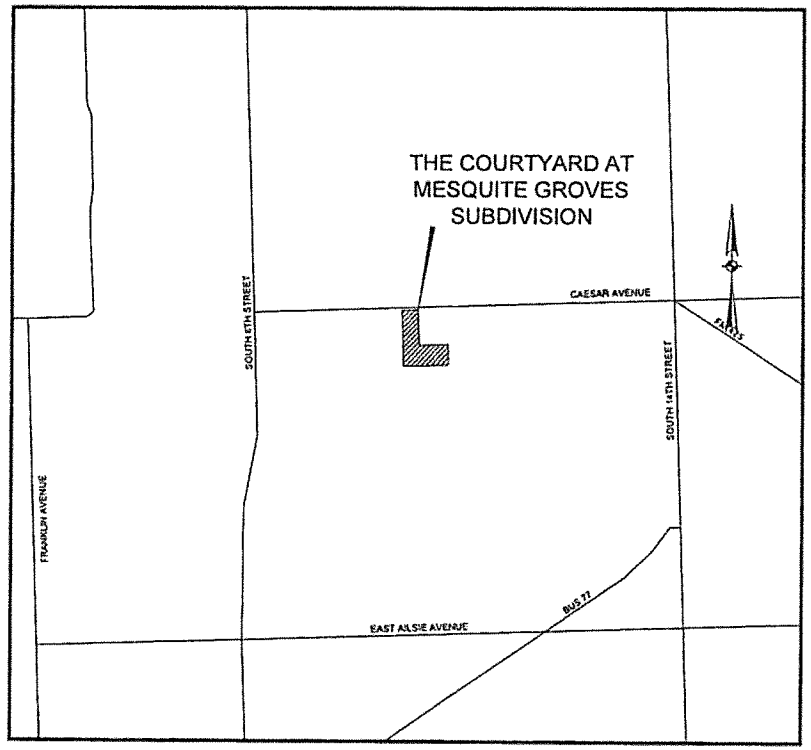
This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.23 Database last updated on: 5/7/2023 8:17 PM © N. Harris Computer Corporation

THE COURTYARD AT MESQUITE GROVE SUBDIVISION

KINGSVILLE, TEXAS

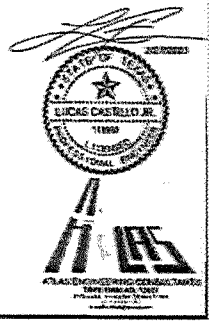
CITY OF KINGSVILLE
400 WEST KING AVENUE
KINGSVILLE, TEXAS 78363



VICINITY MAP
SCALE: 1"=500'

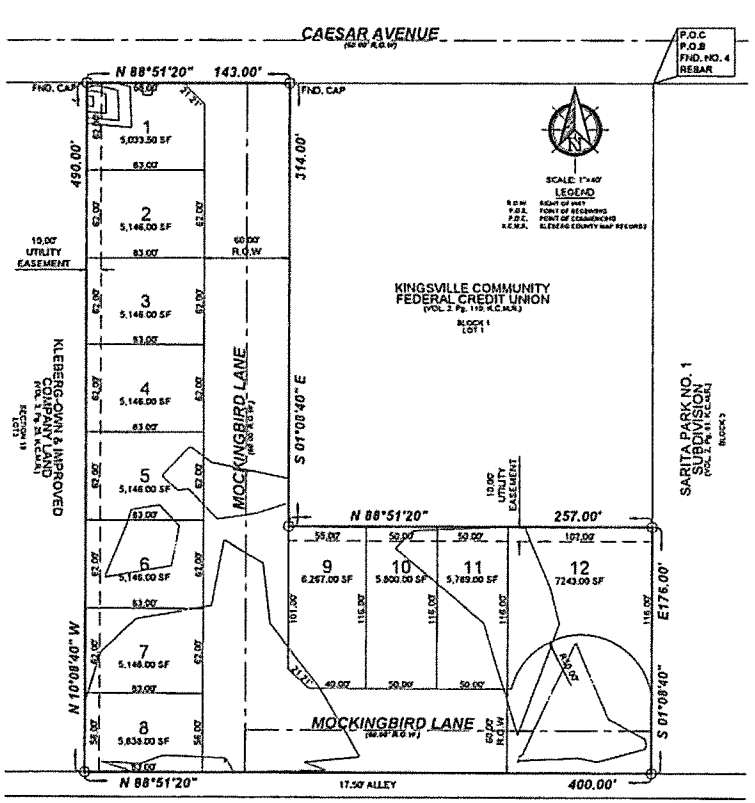
INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAT
3.0	EXISTING CONDITION, DEMOLITION AND SURVEY CONTROL PLAN
4.1	GENERAL NOTES
5.0	SUGGESTED EROSION CONTROL PLAN
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	STA 1+00 TO 6+52.09 OFFSITE
9.0	STA 6+57.09 TO 10+00 OFFSITE
10.0	STA 1+00 TO 6+38 MOCKINGBIRD LANE
11.0	STA 1+00 TO 4+40 MOCKINGBIRD LANE
12.0 - 12.2	WATER UTILITY DETAILS
13.0 - 13.1	SEWER UTILITY DETAILS
14.0	STORM SEWER DETAILS
15.1 - 15.1	PAVING AND DRAINAGE DETAILS



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.



METES AND BOUNDS:

A 2.65-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT LOTS 2 AND 3 SECTION 18, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 110, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF KINGSVILLE ON THE SOUTH SIDE OF CEASAR AVENUE, APPROXIMATELY 1,910 FEET WEST OF 11TH STREET, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CEASAR AVENUE FOR THE APPARENT NORTHEAST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION (VOLUME 2, PAGE 110, MAP RECORDS, KLEBERG COUNTY, TEXAS) AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION (VOLUME 2, PAGE 61, KLEBERG COUNTY, TEXAS);

THENCE, S 88°51'20" W, WITH THE SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 257.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION AND THE NORTHERNMOST NORTHEAST OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;AND ALSO BEING THE POINT OF BEGINNING OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 01°08'40" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE NORTHERNMOST EAST LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 314.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND AN INTERNAL CORNER OF SAID 2.65-ACRE TRACT OF LAND OF LAND HEREIN DESCRIBED;

THENCE, N88°51'20"E, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 107.00 FEET PASSED THE APPARENT COMMON LOT LINE OF SAID LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 257.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 3791 ON THE APPARENT WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION (VOLUME 2, PAGE 61, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS) FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE, S 01°08'40" E, WITH SAID WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION AND THE APPARENT EAST LOT LINE OF SAID LOT 2, A DISTANCE OF 176.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 3791 ON THE APPARENT EXISTING NORTH LINE OF A 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY FOR THE APPARENT SOUTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 88°51'20" W, PARALLEL TO THE SAID NORTH LOT LINE OF SAID LOT 2, AND WITH THE SAID EXISTING 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY NORTH LINE AND THE APPARENT SOUTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 150.00 FEET PASSED THE SAID COMMON LOT LINE OF LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 400.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 3791 FOR THE SOUTHWEST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 01°08'40" W, PARALLEL TO THE SAID COMMON LOT LINE OF LOTS 2 AND 3, AND WITH THE APPARENT WEST LOT OF SAID 2.65-ACRE TRACT, A DISTANCE OF 490.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 3791, BEARING S 01°08'40" E, 1.54 FEET FROM A NO. 4 REBAR FOUND, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF CEASAR AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 88°51'20" E, WITH SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE AND THE NORTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 143.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE SAID NORTHWEST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION, AND THE NORTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 2.65 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET

GENERAL NOTES:

1. THE STREETS, ROADS, AVENUES AND ALLEYS ARE DEDICATED FOR STREET, ROAD AND AVENUE PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED.
5. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF KINGSVILLE.
6. ANY IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND/OR THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AND THE CITY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IN, UNDER OR OVER ANY RIGHT-S-OF-WAY, DEDICATIONS AND/OR EASEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHT-S-OF-WAY, DEDICATIONS AND/OR EASEMENTS.
7. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF KINGSVILLE'S USE THEREOF.
8. THE CITY OF KINGSVILLE AND ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE THE RIGHT: (1) TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) OF INGRESS AND EGRESS TO OR FROM AND UPON THE SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
9. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS RESPONSIBILITY OF THE PROPERTY OWNER.
10. ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEAN OUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.
11. FURTHER, THE UNDERSIGNED OWNERS AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KINGSVILLE, KLEBERG COUNTY TEXAS, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION, PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS SUCCESSORS OR ASSIGNS.
12. THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, ARE HEREBY GRANTED A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THE PLAT.
13. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF KINGSVILLE.
14. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS PRIOR TO OCCUPATION OF THE STRUCTURE.
15. FLOOD ZONE "X"-AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN;COMMUNITY PANEL NO. 48273C 0115;EFFECTIVE DATE: MARCH 17, 2014.

STATE OF TEXAS
COUNTY OF KLEBERG

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990

STATE OF TEXAS
COUNTY OF KLEBERG

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO L. GUTIERREZ DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 3791
DATE SURVEYED 10/24/2018

CERTIFICATE OF APPROVAL BY THE KINGSVILLE CITY COMMISSION

APPROVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE

MAYOR, CITY OF KINGSVILLE DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF KINGSVILLE, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF _____ SUBDIVISION OR ADDITION TO THE CITY OF KINGSVILLE WAS SUBMITTED TO THE CITY COMMISSION ON THE _____ DAY OF _____, 20___, AND THE CITY COMMISSION BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COMMISSION FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 20_____

CITY SECRETARY, CITY OF KINGSVILLE, TEXAS

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20_____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KINGSVILLE, TEXAS.

CHAIRMAN, KINGSVILLE PLANNING AND ZONING COMMISSION

ATTEST:

SECRETARY, KINGSVILLE PLANNING AND ZONING COMMISSION

ADMINISTRATIVE APPROVAL OF MINOR PLATS

APPROVED THIS _____ DAY _____, 20_____ BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF KINGSVILLE, TEXAS.

PLANNING & DEVELOPMENT SERVICES DIRECTOR DATE

CITY SECRETARY DATE

OWNER CERTIFICATION

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KINGSVILLE, TEXAS.

WITNESS, MY HAND AT KINGSVILLE, TEXAS, THIS THE DAY OF _____, 20_____

AUTHORIZED SIGNATURE

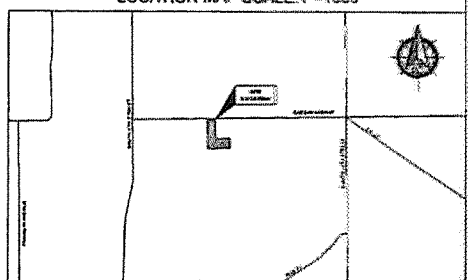
STATE OF TEXAS §
COUNTY OF KLEBERG §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY _____ PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

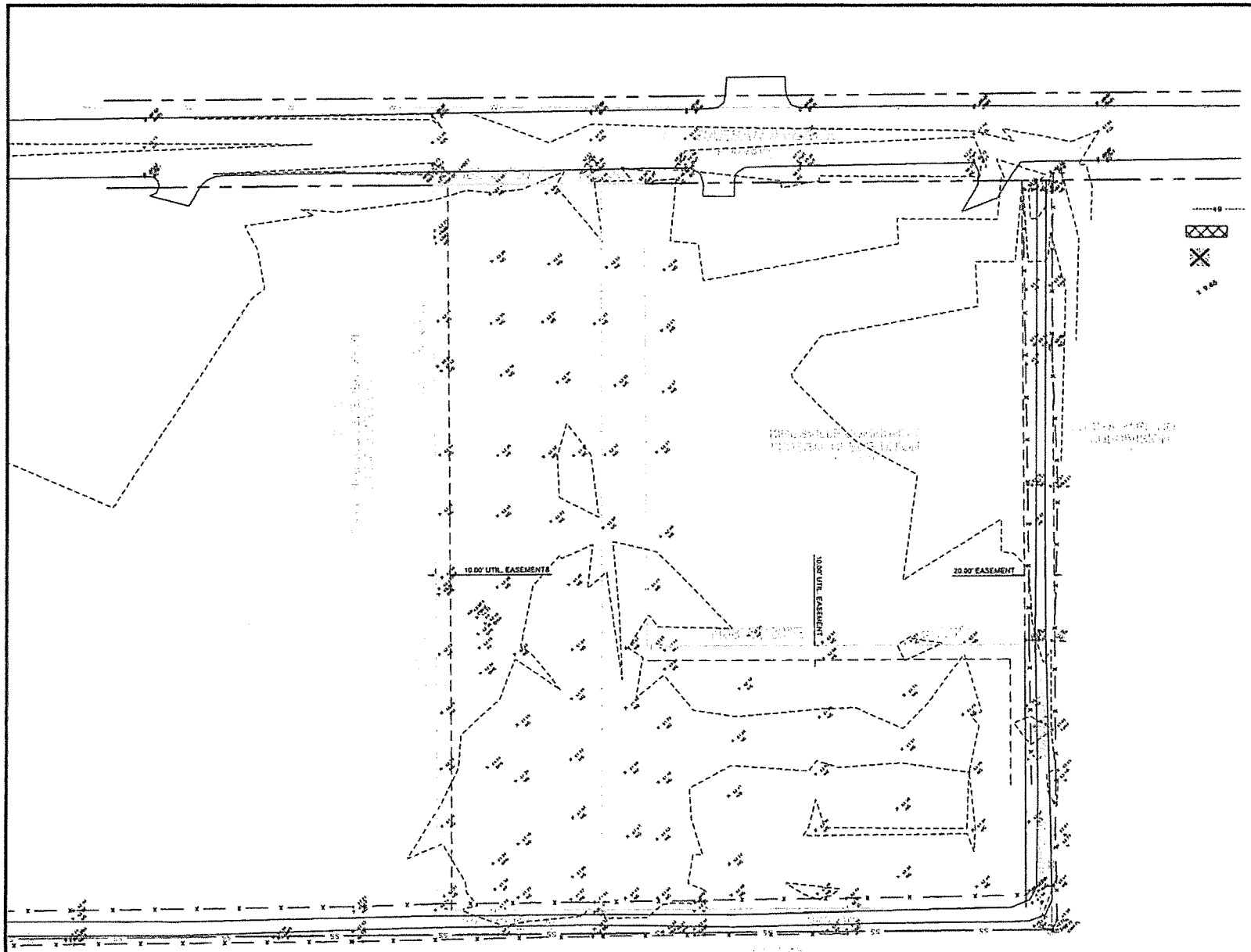
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

LOCATION MAP SCALE:1"=1000'



ATLAS ENGINEERING CONSULTANTS
TBPE FIRM No. 17067
3820 GUM, McALLEN, TEXAS 78504



SCALE: 1"=30'

LEGEND

- EXISTING CONTOUR
- FEATURES TO BE DEMOLISHED
- TREE OR OTHER TO BE DEMOLISHED OR RELOCATED
- EXISTING SPOT ELEVATION

PROJECT:
COURTYARD AT MESQUITE GROVE SUBDIVISION
KINGSVILLE, TEXAS

No.	DESCRIPTION	DATE
1.		1/12/23
2.		2/09/23
3.		2/27/23

PROJECT No.	CV22-029
DATE	05/13/2022
DRAWN BY	L.C.
SCALE	AS NOTED
	EXISTING CONDITION
	3.0

Jail

Continued from page 1

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

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

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

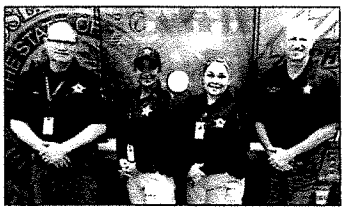
"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail," Sheriff Kirkpatrick said.

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

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



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

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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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.

PUBLIC HEARING NOTICE

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING #3

Pub. Hrg. – Prelim Plat Somerset

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

MEMO

Date: July 5, 2023

To: Mark McLaughlin (City Manager)

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

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

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

Members deliberated over the issue of granting approval for a preliminary plat of the **of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances** to enable the applicant to create affordable homes. Letters were sent out to neighbors and the City received no feedback save for a citizen sending an email for clarifications on the drainage plans for the property.

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

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

Thank you.

Kobby Agyekum
Interim Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 520 Cecil Nearest Intersection Brahma and E General Cavazos

(Proposed) Subdivision Name Somerset at Kingsville Lot _____ Block _____

Legal Description: 73.56 Acres comprising portions of Lots 2, 5, & 6, K. T. & I. Sub.; Portions of Lot 1 & 2, Burris Acres, and a portion of the John Clayton Addition.

Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

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

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

Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414

Property Owner Somerset Land Company Phone 361-815-3528 FAX _____

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

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

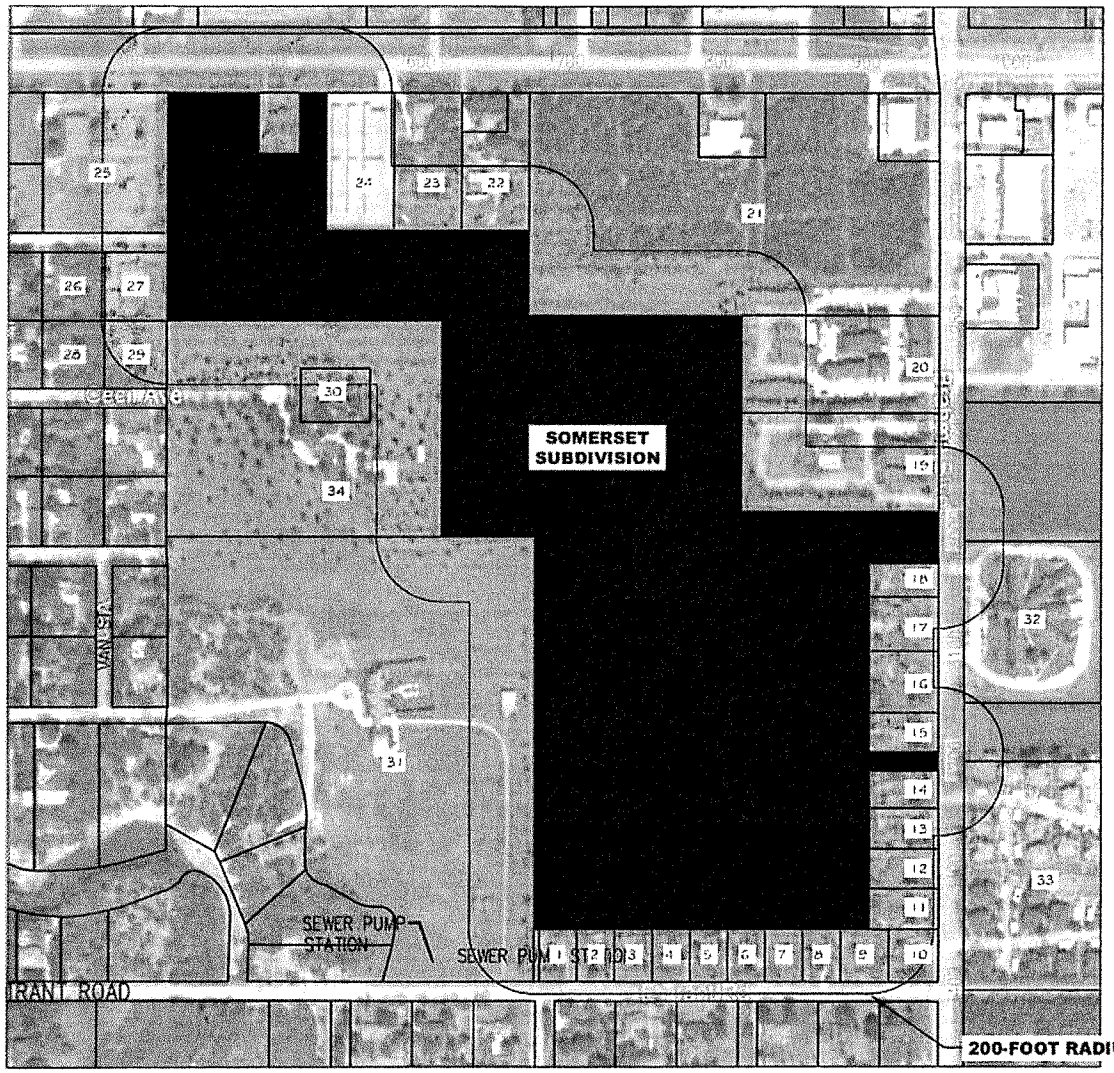
Select appropriate process for which approval is sought. Attach completed checklists with this application.

__Annexation Request	No Fee	X 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:
Residential Subdivision

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

Applicant's Signature Brian O'Bowtie 2/24/23 Date: Feb 23, 2023
Property Owner's Signature Date: Feb 23, 2023
Accepted by: Date: 4.20.2023



1	22512
2	14917
3	23276
4	15707
5	24032
6	16444
7	24801
8	17206
9	25553
10	17965
11	10263
12	16747
13	11013
14	19512
15	13048
16	21504
17	22270
18	14661
19	22212
20	12986
21	10862
22	16571
23	22919
24	14537
25	24145
26	14796
27	23163
28	25453
29	17860
30	29353
31	12457
32	29784
33	30948
34	20148

1 200-FOOT RADIUS AROUND SOMERSET SUBDIVISION
SCALE: 1:150

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

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

CITY OF KINGSVILLE

200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

SHEET
1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GF# 22-920018-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 Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map

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

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

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

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

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

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

DATED the 21st day of July, 2022.

EDDIE YAKLIN

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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

Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

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

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

Exhibit "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-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 CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

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

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

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

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

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

Tax Year: 2023 - Values not available

Account

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

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

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

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

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

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

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

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

38.

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

Website version: 1.2.2.33 Database last updated on: 4/26/2023 9:17 PM © True Automation Corporation

Tax Year: 2023 - Values not available

Account

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

Location

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

Owner

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

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

40.

No improvements exist for this property.

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

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on:

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

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.

Tax Year: 2023 - Values not available

Account

Property ID:	13811	Legal Description:	JOHN CLAYTON, ACRES 12.36
Geographic ID:	137100001000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

No improvements exist for this property.

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

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

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

				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	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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Tax Year: 2023 - Values not available

Account

Property ID:	20946	Legal Description:	K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09
Geographic ID:	290002106100192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE	Owner ID:	24966
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE
% Ownership: 100.0000000000%
Total Value: N/A

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

No improvements exist for this property.

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

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

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

2	OT	Other	RYAN JOHN	RYAN LORELL M	37	369
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.

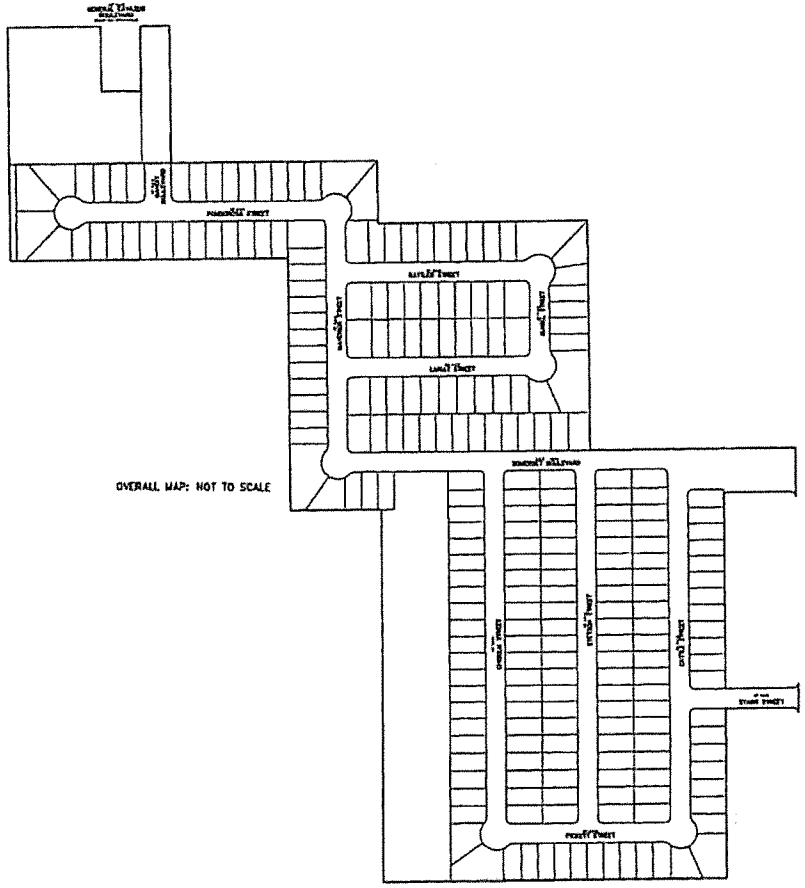
Website version: 1.2.2.33 Database last updated on: 4/26/2023 8:17 PM © N. Harris Computer Corporation

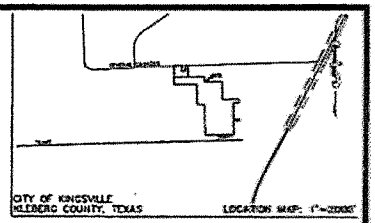
Plat of
Somerset at Kingsville

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

Surveyor's Notes:

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





STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Mayor

By: _____ City Secretary

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Chairman

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Director of Planning

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ County Clerk

Kleberg County, Texas

By: _____ Deputy

State of Texas
County of Nueces

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

This the _____ day of _____, 20____

By: Riley McIlwain, Manager

By: _____ Manager

State of Texas
County of Nueces

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

This the _____ day of _____, 20____

_____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

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

This the _____ day of _____, 20____

_____
Brian D. Lorentson, R.P.L.S.
Texas License No. 6329

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

URBAN ENGINEERING

DATE: Nov. 15, 2023
CHKD: Nov. 15, 2023
SCALE: AS SHOWN
JOB NO: 43534-03-00
SHEET: 1 of 4
DRAWN BY: BDL
©2023 by Urban Engineering

Jail Continued from page 1

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

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

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

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

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

Inmates are instructed on what to do in case of a fire and the jailers train weekly to be prepared. The inspector chooses a random place in the jail and releases a smoke canister. The fire alarms go off and jailers rush into action. They must completely and correctly put on (Scott Packs) air tanks and oxygen masks, fire gear, and deploy fire hoses to the area. Inmates are then moved in an orderly fashion to a safe place. If they need to be moved outside, they are linked together with a chain, zip ties, and armed jailers escort them to safety. During this fire drill, the Kleberg County Jailers were dressed in fire gear and had things under control in 33.4 seconds.



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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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.

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 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, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING #4

Rev. Mtg – Final Plat – Phase 1 Somerset

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.

Kobby Agyekum
Interim Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

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

(Proposed) Subdivision Name: Somerset at Kingsville Unit 1 Lot: _____ Block: _____

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

Existing Zoning Designation: R1 Future Land Use Plan Designation: Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent: Urban Engineering Phone: 361-854-3101 FAX: _____

Email Address (for project correspondence only): BrianI@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 Request	No Fee	__Preliminary Plat	Fee Varies
__Administrative Appeal (ZBA)	$250.00	X 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

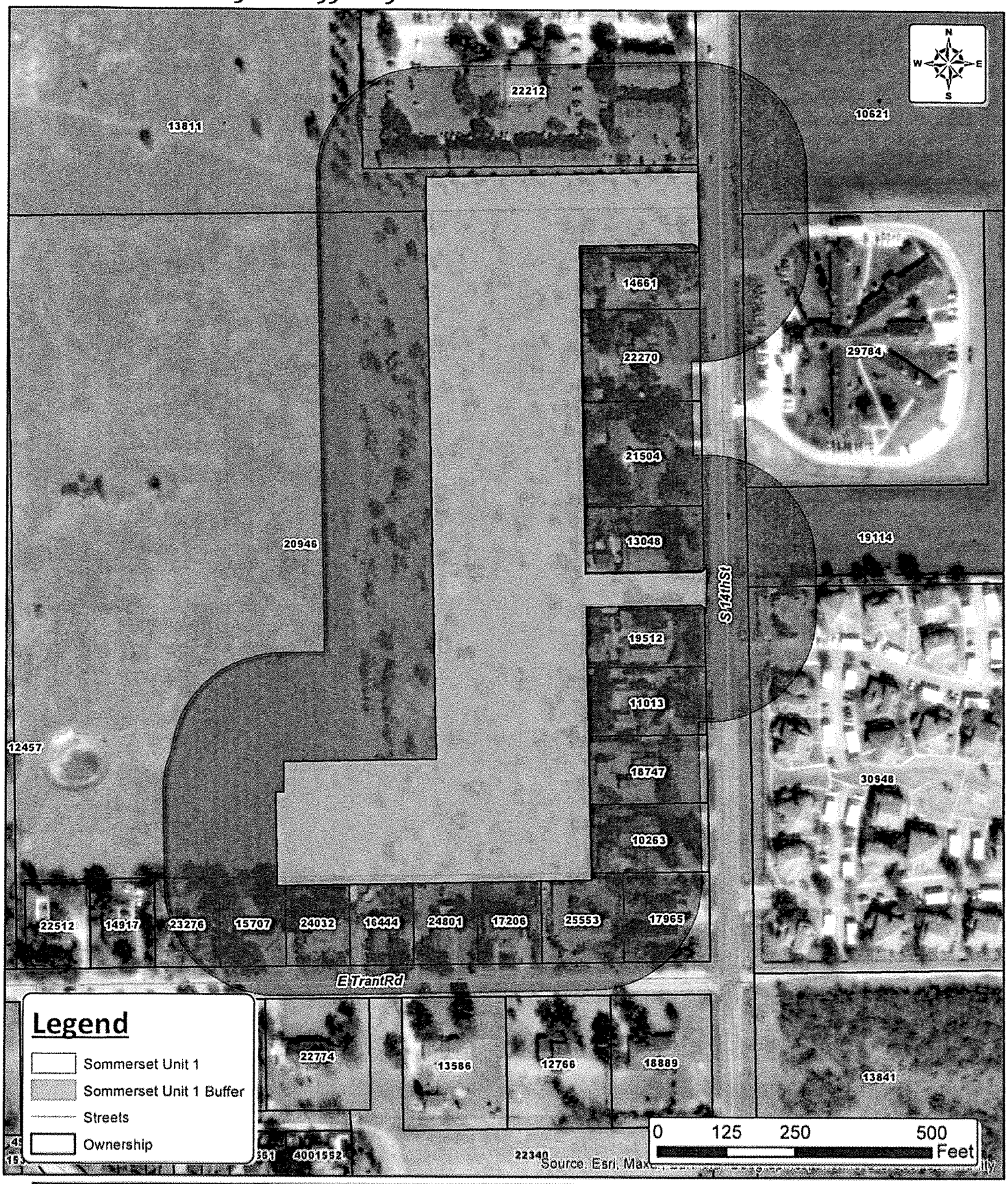
Please provide a basic description of the proposed project:

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

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

Applicant's Signature _____ Date: 3/9/2023
Property Owner's Signature _____ Date: 3/9/2023
Accepted by: _____ Date: 4/20/2022

200ft Buffer for Sommerset Unit 1 Area



Legend

- Sommerset Unit 1
- Sommerset Unit 1 Buffer
- Streets
- Ownership

Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 3/28/2023

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,

CITY OF KINGSVILLE
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 §

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

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

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

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

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

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

DATED the 21st day of July, 2022.

EDDIE YAKLIN

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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

Notary Public, STATE OF TEXAS

AFTER RECORDING RETURN TO:

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

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

Exhibit "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2023 - Values not available

Account

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

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

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

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

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

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

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

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

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

2023 - Values not available

Account

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

Location

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

Owner

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

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

No improvements exist for this property.

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

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

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

Property Tax Information as of 04/27/2023

Amount Due if Paid on:

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

2023 - Values not available

Account

Property ID:	13811	Legal Description:	JOHN CLAYTON, ACRES 12.36
Geographic ID:	137100001000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions:	N/A
Taxes w/o Exemptions:	N/A

No improvements exist for this property.

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

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

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

			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	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.

2023 - Values not available

Account

Property ID:	20946	Legal Description:	K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09
Geographic ID:	290002106100192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE	Owner ID:	24966
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

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

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

2	OT	Other	RYAN JOHN	RYAN LORELL M	37	369	
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.

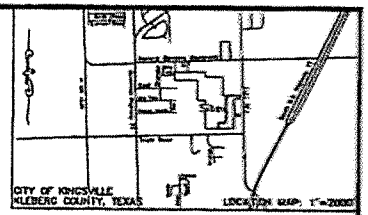
Website version: 1.2.2.43 Database last updated on: 4/26/2023 9:17 PM © N. Harris Computer Corporation

Surveyor's Notes:

1. Total platted area contains 10.77 Acres of Land. (Inclusive Street Dedication)
2. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
3. Existing flood zone, by graphic plotting only, this property is currently in Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48273C0305C, County of Kleberg, Texas, which bears an effective date of March 17, 2014 and is not in a Special Flood Hazard Area. The existing FIRM Panel 48273C0305C is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 Inch iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set on all property corners unless otherwise shown.

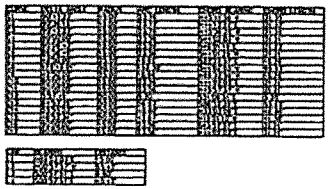
Plat of
Somerset at Kingsville
Unit 1

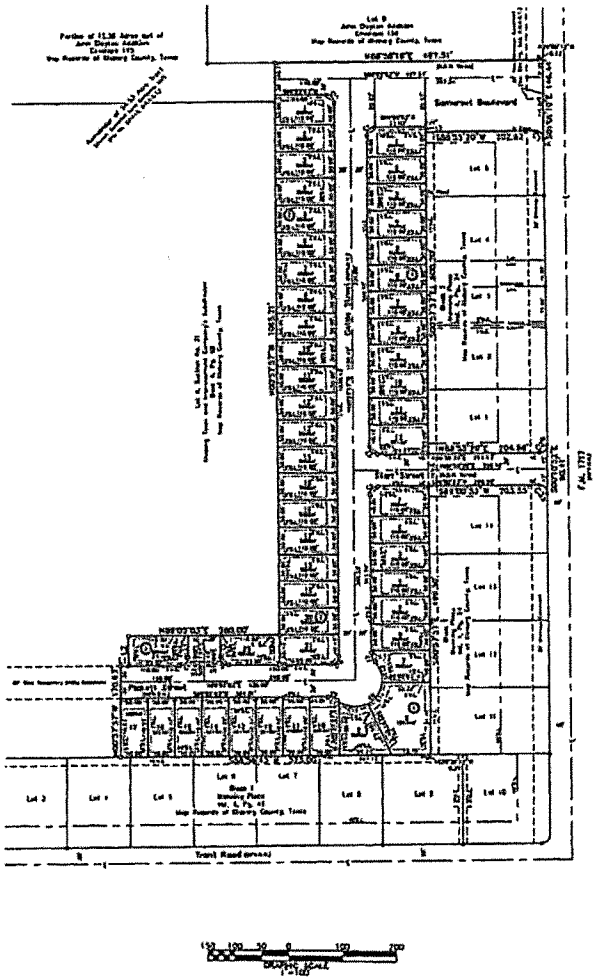
being a 10.77 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.



Legend

●	5/8 Inch Iron Rod Found
⊙	1/2 Inch Iron Rod Found
⊙	5/8 Inch Iron Rod with Red Plastic cap stamped "URBAN ENGR CCTX" Found
K.C.D.C.T.	Official Records of Kleberg County, Texas
U.E.	Utility Easement
B.L.	Building Line





State of Texas
County of Kleberg

This the final plat of Somerset at Kingsville, Unit 1, approved by the Director of Planning of the City of Kingsville, Texas.

This the _____ day of _____, 20____.

_____
Director of Planning

State of Texas
County of Kleberg

This final plat of Somerset at Kingsville, Unit 1, approved _____ (date) by the Planning and Zoning Commission of City of Kingsville, Texas, provided, however, that this approval and the bonds, and not void, unless this plat is filed with the County Clerk within six months hereafter.

This the _____ day of _____, 20____.

_____
Steve Tamayo, Planning and Zoning Commission Chairman

State of Texas
County of Kleberg

This final plat of Somerset at Kingsville, Unit 1, approved by the Mayor and City Commission of the City of Kingsville, Texas.

This the _____ day of _____, 20____.

_____ _____
Sam R. Fugate, Mayor Mary Valenzuela, City Secretary

State of Texas
County of Kleberg

I, Surveyor Samples, III, Clerk of the County of Kleberg County, Texas, do hereby certify that the foregoing plat of _____ 20____, with its certificate of authentication, was filed for record in my office the _____ day of _____ 20____, at _____ o'clock _____.M., in the map records of this County, in Volume _____ Page _____.

_____
County Clerk

Kleberg County, Texas

By _____
Deputy

State of Texas
County of Nueces

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

This the _____ day of _____, 20____.

_____
Brian D. Lorentzen, R.P.L.S.
Texas License No. 6639

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

URBAN ENGINEERING
TBPE Firm Registration #526
TBPLS Firm Registration #10018300
Corpus Christi, Texas 78412

DATE: March 9, 2022
SCALE: 1"=100'
JOB No. 43564.00000
SHEET: 1 of 1
DRAWN BY: BC
CHECKED BY: BL

State of Texas
County of Kerr

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

This the _____ day of _____, 20____.

Somerset Land Company, LLC

By _____
Mary Mathews, Managing Partner

State of Texas
County of Kerr

This instrument was acknowledged before me by Mary Mathews, Managing Partner of Somerset Land Company, LLC, a Texas limited liability company, on behalf of said limited liability company.

This the _____ day of _____, 20____.

_____
Notary Public in and for the State of Texas

Jail Continued from page 1

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

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

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

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

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

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



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

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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

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

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

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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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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 205 – Tourism ARP Funding					
Expenditures					
1071	Tourism	Professional Services	31400	$46,390	

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

II.

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

III.

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

IV.

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

INTRODUCED on this the 26th day of June 2023.

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

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #2

RESOLUTION #2023-_____

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

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

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

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

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

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

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

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

I.

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

II.

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

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

_____

Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM

_____
Courtney Alvarez, City Attorney

CLINICAL AFFILIATION AGREEMENT

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

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

I. PURPOSE

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

II. RESPONSIBILITIES OF THE CLINICAL SITE

The clinical site shall:

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

III. RESPONSIBILITIES OF THE SCHOOL OF EMS

The School of EMS shall:

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

IV. HOLD HARMLESS

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

SCHOOL OF EMS

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

The clinical site and the School of EMS shall:

A. Agree upon the number of students to be placed at the clinical site for clinical rotations.

B. Revise and modify this contract in writing if both parties agree to the revision or modification.

VI. TERMINATION

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

VII. DISCRIMINATION

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

VIII. CONTACT PERSONS

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

Name: Amber Jameson

Title: Clinical Services Manager

Email: ajameson@schoolofems.org

Office Phone: (903) 405-4759 Main Phone: 888-390-5081

Address: 115 Jordan Plaza Blvd. Suite 200. Tyler, Texas 75704

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

Name: Juan J. Adame

Title: Fire Chief

Email: jjadame@cityofkingsville.com

Office Phone: (361) 592-6445 Cell Phone: _____

Address: 119 N. 10th Street, Kingsville, TX 78363

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

City of Kingsville Fire Department

Signature: _____

Name: Mark McLaughlin

Title: City Manager

Date Signed: _____

Signature: _____

Name: Juan J. Adame

Title: Fire Chief

The EMS Training School, LLC, dba School of EMS

Signature: _____

Name: TC Howard

Title: Chief Operating Officer

Date Signed: _____

Signature: _____

Name: Amber Jameson

Title: Clinical Services Manager

REGULAR AGENDA

AGENDA ITEM #3

Action Item -
Prelim Plat -
The Courtyard

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 E. Caesar Av Nearest Intersection 9th St. & Caesar.

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

Legal Description: KT&I CO, Block 18 LOT 2,3, - 2.197 AC.
LOT 3, .4496 AC.

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

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

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

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

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

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

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

Mailing Address 317 E Shelton City Kingsville State Texas Zip 78363

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

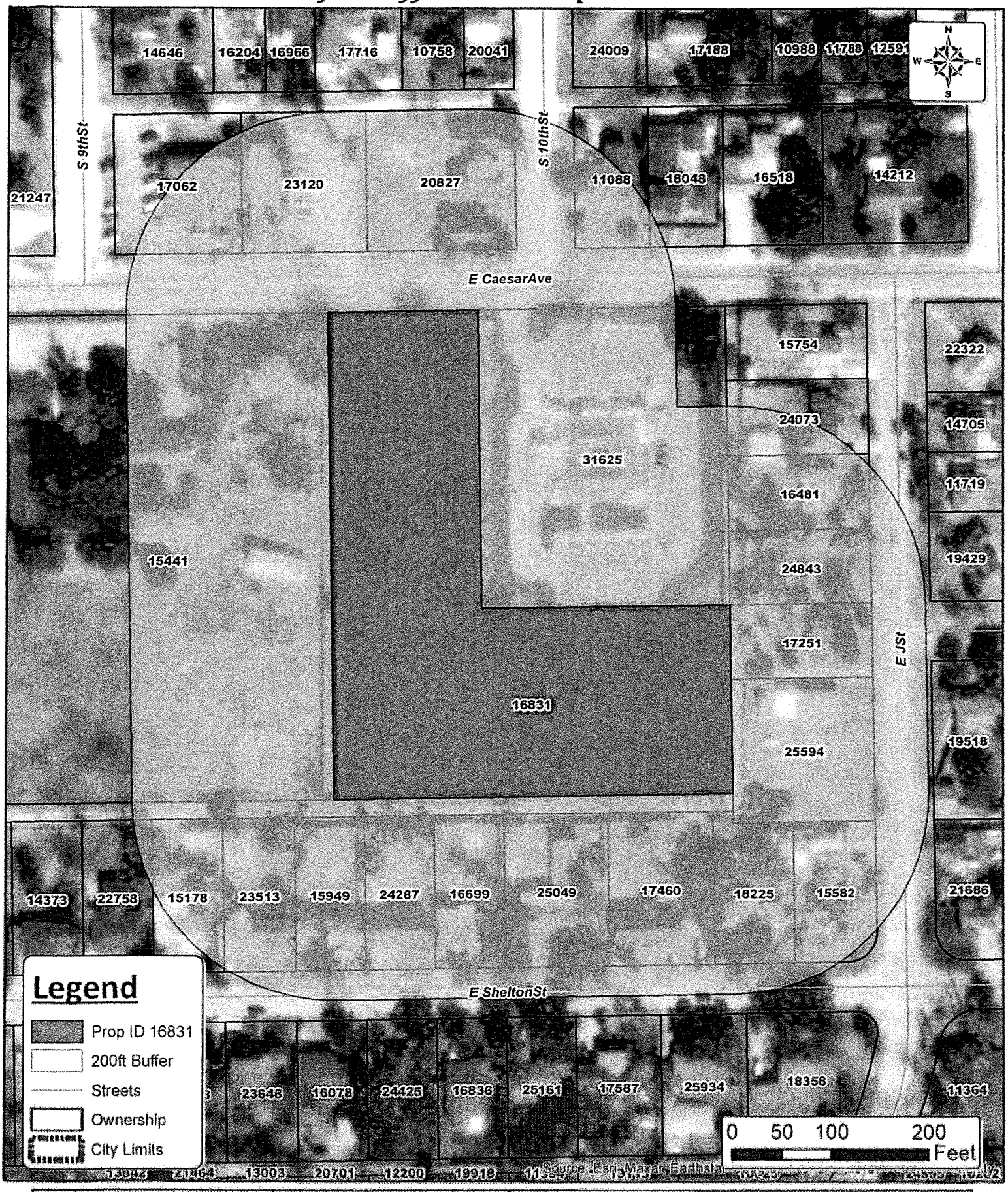
__Annexation Request	No Fee	✓Preliminary Plat	Fee Varies $230.00
__Administrative Appeal (ZBA)	$250.00	__Final Plat	Fee Varies
__Comp. Plan Amendment Request	$250.00	__Minor Plat	$100.00
__Re-zoning Request	$250.00	__Re-plat	$250.00
__SUP Request/Renewal	$250.00	__Vacating Plat	$50.00
__Zoning Variance 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. GARDEN Home Subdivison (Courtyard Homes)

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

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

200ft Buffer at Prop ID 16831



Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 5/8/2023

Note: Ownership is labeled with its Prop ID

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

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
400 W King Ave, Kingsville, TX 78363
Office: (361) 595-8007
Fax: (361) 595-8084

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

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

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

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

Douglas Breden
PO Box 1532
Kingsville, TX 78364
#25594

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

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

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

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

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

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

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

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

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

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

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

Tina Yaklin
PO Box 203
Kingsville, TX 78364
#24073

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

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

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

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

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

Tax Year: 2023 - Values not available

Account

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

Location

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

Owner

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

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

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

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

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

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

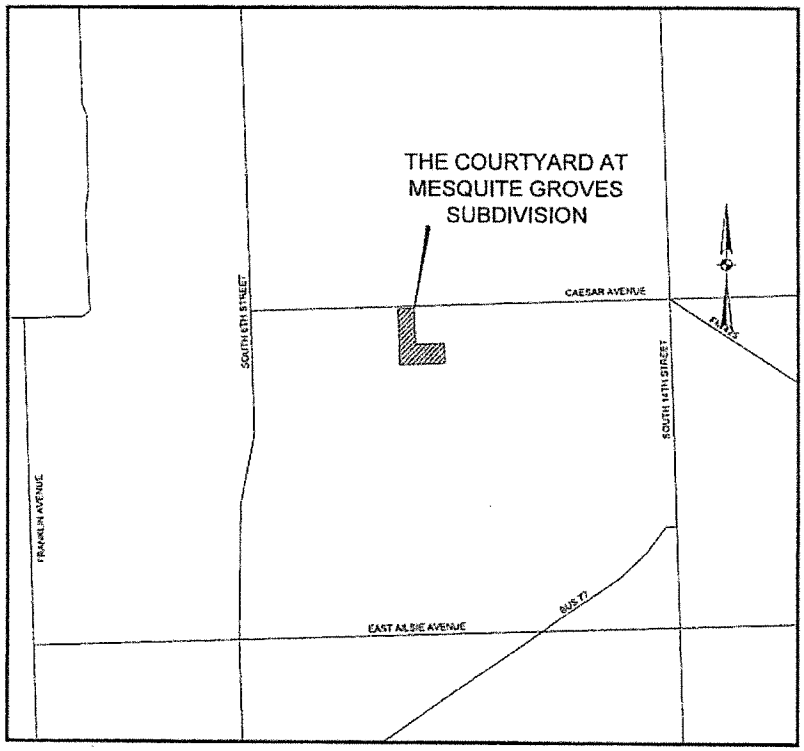
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E0	E0	1.1586	50470.00	103.00	490.00	N/A	N/A
2	E0	E0	1.4878	64810.00	0.00	0.00	N/A	N/A

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

THE COURTYARD AT MESQUITE GROVE SUBDIVISION

KINGSVILLE, TEXAS

CITY OF KINGSVILLE
400 WEST KING AVENUE
KINGSVILLE, TEXAS 78363



VICINITY MAP
SCALE: 1"=500'

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SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAT
3.0	EXISTING CONDITION, DEMOLITION AND SURVEY CONTROL PLAN
4.1	GENERAL NOTES
5.0	SUGGESTED EROSION CONTROL PLAN
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	STA 1+00 TO 6+57.09 OFFSITE
9.0	STA 6+57.09 TO 10+00 OFFSITE
10.0	STA 1+00 TO 6+36 MOCKINGBIRD LANE
11.0	STA 1+00 TO 4+40 MOCKINGBIRD LANE
12.0 - 12.2	WATER UTILITY DETAILS
13.0 - 13.1	SEWER UTILITY DETAILS
14.0	STORM SEWER DETAILS
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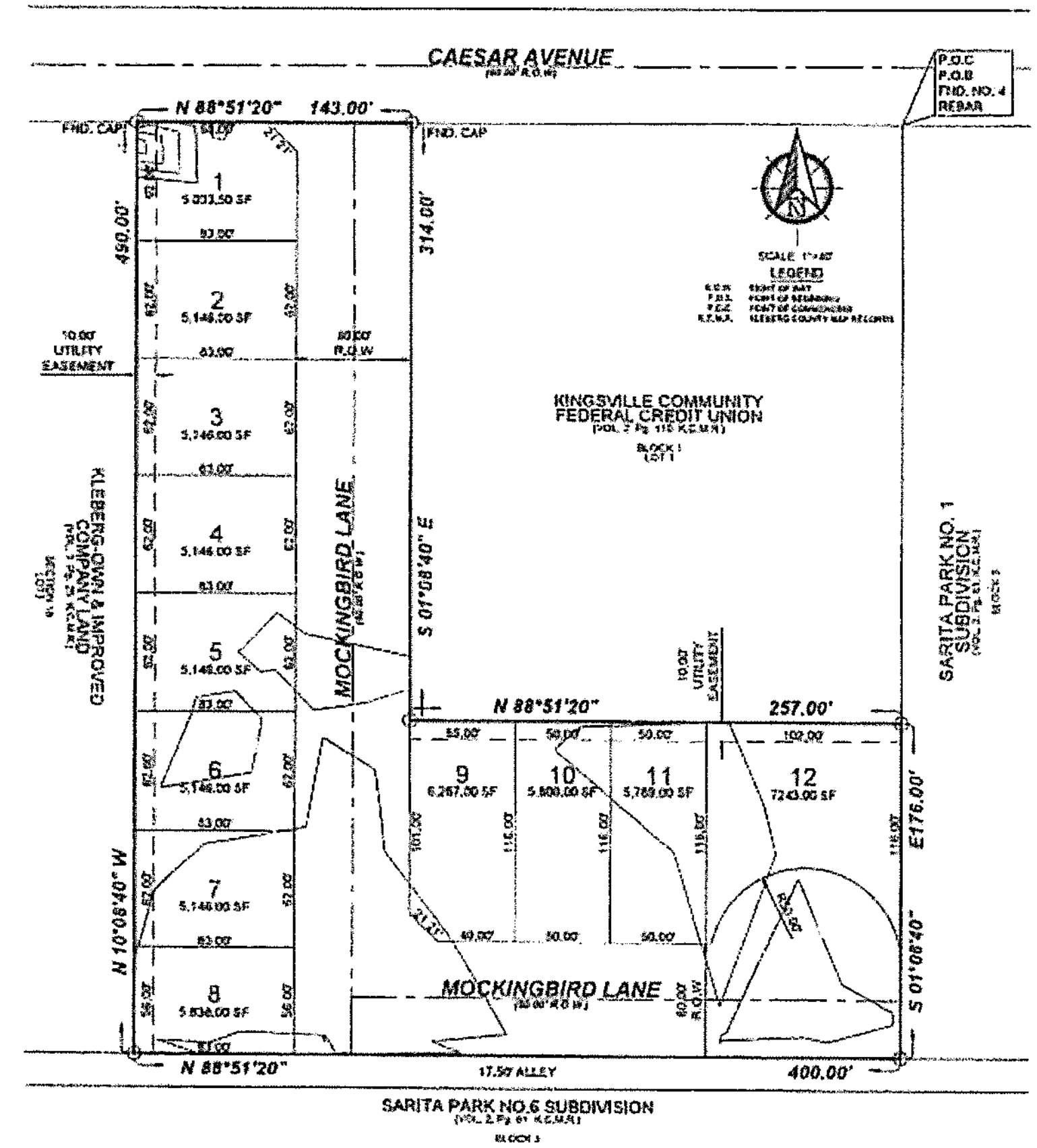
THE COURTYARD AT MESQUITE GROVE

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



STATE OF TEXAS
COUNTY OF KLEBERG
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990

STATE OF TEXAS
COUNTY OF KLEBERG
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO L. GUTIERREZ DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 2791
DATE SURVEYED 10/24/2014

METES AND BOUNDS:

A 2.65-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT LOTS 2 AND 3, SECTION 18, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 110, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF KINGSVILLE ON THE SOUTH SIDE OF CEASAR AVENUE, APPROXIMATELY 1,310 FEET WEST OF 14TH STREET, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CEASAR AVENUE FOR THE APPARENT NORTHEAST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION (VOLUME 2, PAGE 110, MAP RECORDS, KLEBERG COUNTY, TEXAS) AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION (VOLUME 2, PAGE 61, KLEBERG COUNTY, TEXAS).

THENCE, S 88°51'20" W, WITH THE SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 257.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION AND THE NORTHERNMOST NORTHEAST OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED,

THENCE, S 01°08'40" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE NORTHERNMOST EAST LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 314.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND AN INTERNAL CORNER OF SAID 2.65-ACRE TRACT OF LAND OF LAND HEREIN DESCRIBED,

THENCE, N 88°51'20" E, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 101.00 FEET PASSED THE APPARENT COMMON LOT LINE OF SAID LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 257.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION (VOLUME 2, PAGE 61, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS) FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 01°08'40" E, WITH SAID WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION AND THE APPARENT EAST LOT LINE OF SAID LOT 2, A DISTANCE OF 176.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH LINE OF A 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY FOR THE APPARENT SOUTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 88°51'20" W, PARALLEL TO THE SAID NORTH LOT LINE OF SAID LOT 2, AND WITH THE SAID EXISTING 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY NORTH LINE AND THE APPARENT SOUTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 150.00 FEET PASSED THE SAID COMMON LOT LINE OF LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 400.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE SOUTHWEST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, N 01°08'40" W, PARALLEL TO THE SAID COMMON LOT LINE OF LOTS 2 AND 3, AND WITH THE APPARENT WEST LOT OF SAID 2.65-ACRE TRACT, A DISTANCE OF 490.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, BEARING S 01°08'40" E, 1.14 FEET FROM A NO. 4 REBAR FOUND, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF CEASAR AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, N 88°51'20" E, WITH SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE AND THE NORTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 143.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE SAID NORTHWEST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION, AND THE NORTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 2.65 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.

GENERAL NOTES:

1. THE STREETS, ROADS, AVENUES AND ALLEYS ARE DEDICATED FOR STREET, ROAD AND AVENUE PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED.
5. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF KINGSVILLE.
6. ANY IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND/OR THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AND THE CITY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IN, UNDER OR OVER ANY RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS.
7. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF KINGSVILLE'S USE THEREOF.
8. THE CITY OF KINGSVILLE AND ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE THE RIGHT (1) TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) OF INGRESS AND EGRESS TO OR FROM AND UPON THE SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
9. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS RESPONSIBILITY OF THE PROPERTY OWNER.
10. ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEAN OUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.
11. FURTHER, THE UNDERSIGNED OWNERS AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KINGSVILLE, KLEBERG COUNTY TEXAS, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS SUCCESSORS OR ASSIGNS.
12. THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, ARE HEREBY GRANTED A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THE PLAT.
13. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF KINGSVILLE.
14. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS PRIOR TO OCCUPATION OF THE STRUCTURE.
15. FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN COMMUNITY PANEL NO. 48233C [illegible] EFFECTIVE DATE MARCH 17, 2014.

CERTIFICATE OF APPROVAL BY THE
KINGSVILLE CITY COMMISSION
APPROVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE.

MAYOR, CITY OF KINGSVILLE DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF KINGSVILLE, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF ______ SUBDIVISION OR ADDITION TO THE CITY OF KINGSVILLE WAS SUBMITTED TO THE CITY COMMISSION ON THE ____ DAY OF ______ 20__ AND THE CITY COMMISSION BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COMMISSION FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS ______ DAY OF ______, A.D. 20__

CITY SECRETARY, CITY OF KINGSVILLE, TEXAS

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION
APPROVED THIS ____ DAY OF ______ 20__ BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KINGSVILLE, TEXAS.

CHAIRMAN, KINGSVILLE PLANNING AND ZONING COMMISSION

ATTEST

SECRETARY, KINGSVILLE PLANNING AND ZONING COMMISSION

ADMINISTRATIVE APPROVAL OF MINOR PLATS
APPROVED THIS ____ DAY ______ 20__ BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF KINGSVILLE, TEXAS.

PLANNING & DEVELOPMENT SERVICES DIRECTOR DATE

CITY SECRETARY DATE

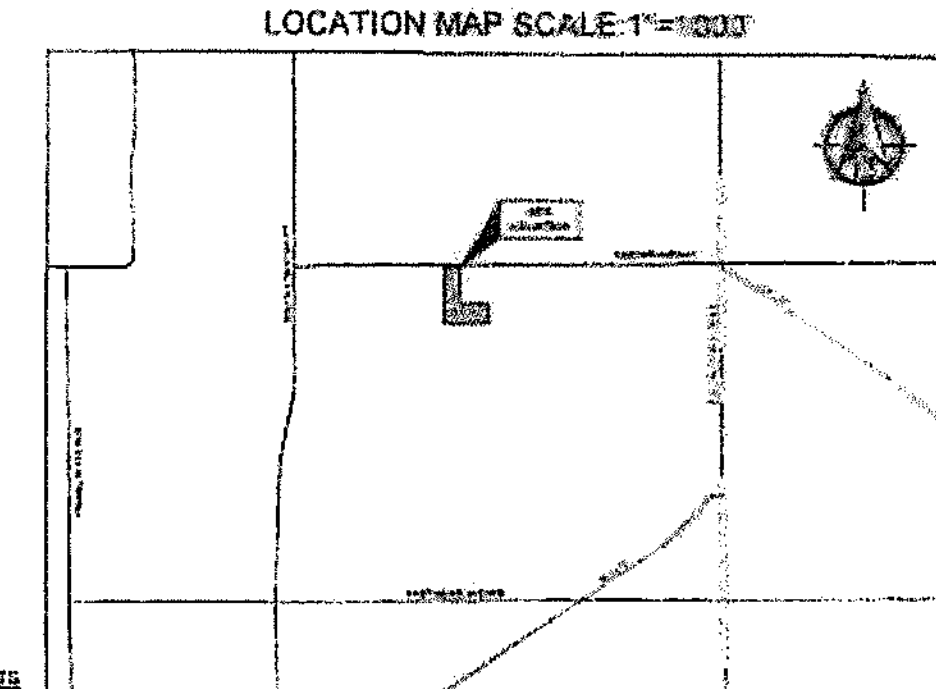
OWNER CERTIFICATION
THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KINGSVILLE, TEXAS.
WITNESS, MY HAND AT KINGSVILLE, TEXAS THIS ____ DAY OF ______ 20__

AUTHORIZED SIGNATURE

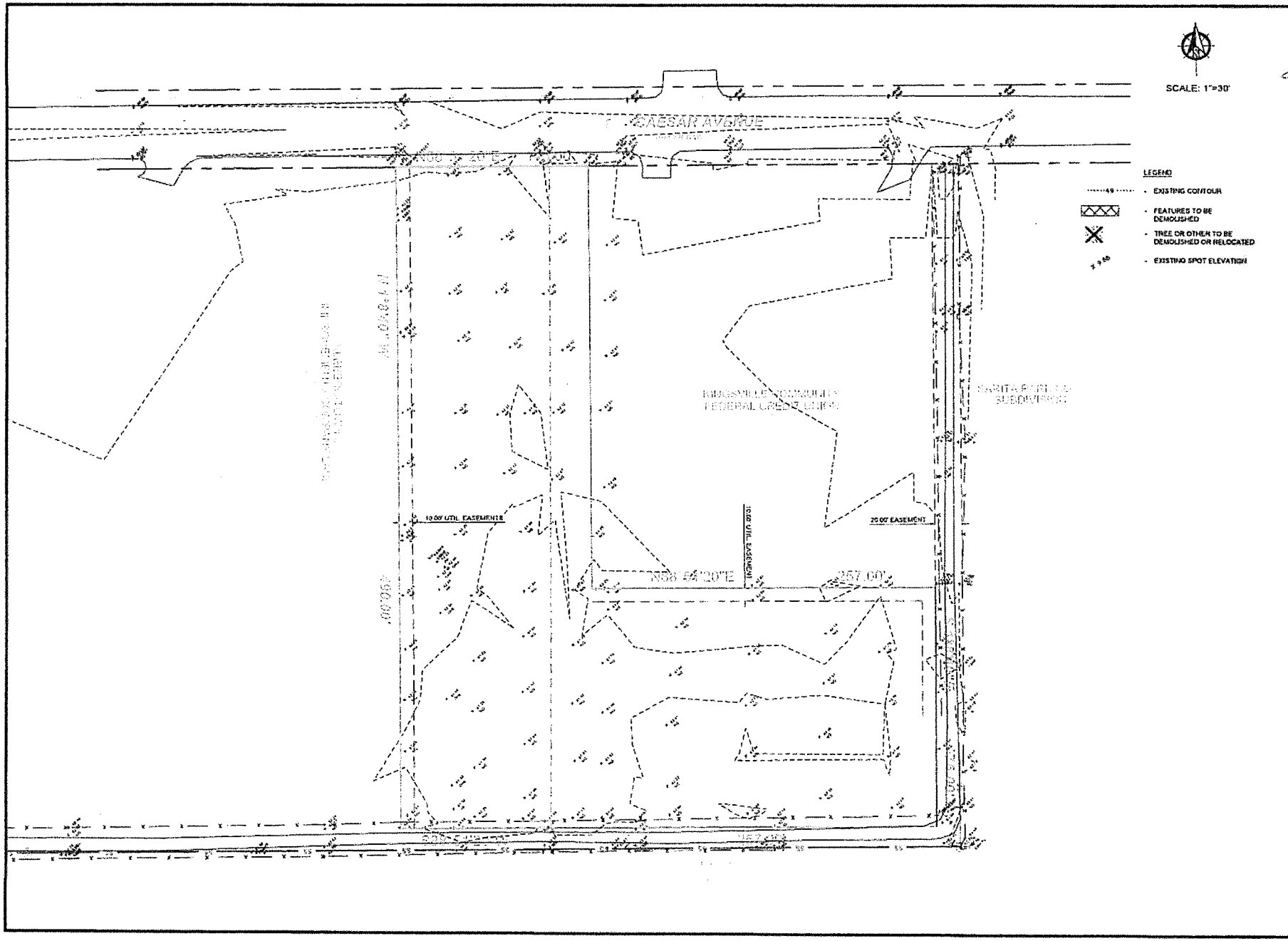
STATE OF TEXAS §
COUNTY OF KLEBERG §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [illegible] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______ 20__
NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES

LOCATION MAP SCALE:1"=1000'



ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 1797
2020 GULL, McALLEN, TEXAS 78504



COURTYARD AT MESQUITE GROVE SUBDIVISION
KINGSVILLE, TEXAS

NO	DESCRIPTION	DATE
1		10/12/22
2		2/27/23

CV22-405
25/12/2022
AS NOTED
EXISTING CONDITION
3.0

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PLACE BARRICADES, SIGNS, FLAGMEN, ETC. ON THIS PROJECT IN COMPLIANCE WITH THE PROCEDURE OUTLINED IN "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET & HIGHWAYS" (PART VI TRAFFIC CONTROLS FOR STREET & HIGHWAY CONSTRUCTION & MAINTENANCE OPERATIONS, LATEST REVISION). UPON COMPLETION OF THE WORK, ALL SIGNS AND EVIDENCE THEREOF SHALL BE REMOVED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES ALONG THE STREET DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE AN ON SITE REPRESENTATIVE, SATISFACTORY TO THE OWNER AND ENGINEER, AVAILABLE AT ALL TIMES (I.E., TWENTY-FOUR (24) HOURS PER DAY, SEVEN (7) DAYS PER WEEK). THE ON SITE REPRESENTATIVE SHALL BE STATIONED CLOSE ENOUGH TO BE ON THE SITE WITHIN 30 MINUTES OF NOTIFICATION. THE ON SITE REPRESENTATIVE SHALL HAVE FULL ACCESS TO ALL EQUIPMENT AND MATERIAL AND HAVE FULL AUTHORITY NECESSARY TO CORRECT ANY PROBLEMS, DEFICIENCIES, OR EMERGENCIES WHICH MAY ARISE DURING NON WORKING HOURS AND DURING THE ABSENCE OF THE SUPERINTENDENT.
4. REFERENCE POINTS THE ENGINEER HAS ESTABLISHED HORIZONTAL AND VERTICAL CONTROLS ONLY (REFERENCE POINTS AND BENCHMARKS) AS SHOWN ON THESE CONSTRUCTION PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING WORK ON ANY SECTION OR PART OF THE WORK WHERE CONTROLS HAVE NOT BEEN ESTABLISHED OR ARE NOT IDENTIFIABLE OR VISIBLE TO THE CONTRACTOR. THE ENGINEER WILL UPON SUCH ADVANCE NOTICE ASSIST THE CONTRACTOR IN LOCATING AND IDENTIFYING THE VARIOUS CONTROL POINTS AND WILL REPLACE ANY CONTROL POINTS THAT HAVE BEEN DESTROYED BY OTHERS PRIOR TO BEGINNING OF CONTRACTOR'S OPERATIONS. AFTER CONTROL POINTS ARE ESTABLISHED AND/OR IDENTIFIED AS OUTLINED ABOVE, MAINTENANCE OF SUCH CONTROL POINTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY RESTAKING REQUIRED FOR ANY REASON THEREAFTER SHALL BE THE FINAL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL PROVIDE ALL OTHER CONSTRUCTION STAKING (CUT STAKES, BLUE TOPPING, INTERMEDIATE STRING LINE CONTROL, ETC.) REQUIRED TO VERIFY GRADES, DEPTHS, THICKNESS, AND ALIGNMENT OF THE VARIOUS ITEMS OF CONSTRUCTION.
5. CONCRETE CURB AND GUTTER, PIPE (WHICH IS DETERMINED BY THE OWNER'S INSPECTOR TO BE UNUSABLE), STRUCTURES, ETC., WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE PROPOSED STREET WILL BECOME THE PROPERTY OF THE CONTRACTOR TO BE REMOVED AND PROPERLY DISPOSED AT HIS EXPENSE.
6. THE CONTRACTOR WILL MARK, MEASURE, AND LOCATE ON THE GROUND ALL DRIVEWAY CURB OPENINGS TO BE CONSTRUCTED.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE CITY ENGINEER PRIOR TO BEGINNING OF CONSTRUCTION IN A PARTICULAR AREA. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION FOR FIELD LOCATIONS OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.
8. THE PREPARATION OF THESE PLANS REFLECTS INFORMATION PROVIDED BY OTHERS, ON THE APPROXIMATE LOCATION AND EXISTENCE OF EXISTING UTILITIES AND ADJACENT PHYSICAL FEATURES; HOWEVER, THEY DO NOT IMPLY OR AFFIRM THAT ALL UTILITIES OR PHYSICAL FEATURES ARE SHOWN. GENERALLY, UTILITY SERVICE CONNECTIONS ARE NOT INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF THE OWNER IMMEDIATELY UPON ENCOUNTERING UNFORESEEN CONFLICTS.
9. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UTILITIES ARE SHOWN. CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATIONS IN THE FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO BE FULLY RESPONSIBLE FOR DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE EXISTING UTILITIES.
10. ALL WATER VALVE BOXES AND COVERS, MANHOLE TOPS AND SANITARY SEWER CLEANOUTS ENCOUNTERED WITHIN THE PAVEMENT AREA (WHETHER SHOWN ON THE PLANS OR NOT) ARE TO BE ADJUSTED TO MATCH FINAL PAVEMENT GRADE. PAYMENT FOR SUCH WORK WILL BE ACCORDING TO THE APPROPRIATE BID ITEMS PROVIDED.
11. EXISTING UTILITIES: THE CONTRACTOR'S OPERATIONS MUST BE CONDUCTED TO PREVENT UNNECESSARY INTERFERENCE WITH ANY EXISTING UTILITY SYSTEM. THE CITY OF KINGSVILLE WILL SOLELY BE RESPONSIBLE FOR OPERATION OF ALL WATER VALVES ETC. CONTRACTOR TO NOTIFY CITY OF KINGSVILLE TO PROVIDE 24 HOUR ADVANCED NOTICE PRIOR TO WORK TO ALLOW FOR VALVE OPERATIONS BY CITY.
12. MATERIALS CERTIFICATION & TESTING CONTRACTOR SHALL PROVIDE SUPPLIERS' CERTIFICATION FOR ALL PROJECT MATERIALS (CONCRETE, LIME, BASE MATERIAL, PRECAST INLETS, PIPE, ETC.), THAT SUCH MATERIALS DO MEET PROJECT SPECIFICATIONS PRIOR TO DELIVERY ON-SITE. CONTRACTOR SHALL PROVIDE HOT MIX ASPHALT CONCRETE DESIGN FROM A REPUTABLE COMMERCIAL TESTING LABORATORY. OWNER WILL PROVIDE ALL ON-SITE TESTING OF MATERIALS AND FIELD DENSITIES. ANY RETESTING DUE TO FAILURE OF INITIAL TESTING WILL BE CHARGED TO THE CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR(S) OF ANY TRADE OR DISCIPLINE WORKING ADJACENT TO THE PROJECT SITE PRIOR TO AND DURING CONSTRUCTION.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR AND ADEQUATELY PROTECT EXISTING STRUCTURES, UTILITIES, TREES, SHRUBS, FENCES, PROPERTY SURVEY MARKERS AND OTHER ADJOINING FACILITIES. DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY/ALL CITY OF KINGSVILLE PERMITS REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT. CONTRACTOR TO PAY FOR ALL PERMIT FEES.
16. EXISTING PAVEMENT, STREET SURFACING, AND DRIVEWAYS DAMAGED BY CONTRACTOR DURING CONSTRUCTION AND NOT OTHERWISE SHOWN ON PLANS FOR REMOVAL & REPLACEMENT SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR.
17. NO EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT. ALL EXCAVATIONS WHICH CANNOT BE BACKFILLED OVERNIGHT SHALL BE COVERED, AS A MINIMUM, WITH STEEL PLATING WHEN IN PAVED AREAS; 3/4 PLYWOOD, WOOD PLANKING WITH OSHA ORANGE PLASTIC EXPANDED MESH BARRIER AROUND PERIMETER IN UNPAVED AREAS, OR AS APPROVED BY THE CITY OF SAN BENITO.
18. CONTRACTOR SHALL MAINTAIN NOT LESS THAN ONE (1) LANE OF TRAFFIC IN EACH DIRECTION AT ALL TIMES.
19. CONTRACTOR SHALL BE REQUIRED TO NOTIFY DAILY ALL EMERGENCY DEPARTMENTS (i.e. FIRE, POLICE, EMS etc.) WHEN WORK WILL REQUIRE ANY STREET CLOSURES OR OBSTRUCTIONS TO TRAFFIC.
20. CONTRACTOR TO PROVIDE FOR THE TEMPORARY REMOVAL, RELOCATION AND RESETTING OF ALL STREET SIGNS AND MAILBOXES.
21. ALL PAVEMENTS, CURB & GUTTER, AND OTHER STRUCTURES PROPOSED TO BE REMOVED SHALL BE SAW CUT TO NEAT LINES TO THE DIMENSIONS SHOWN IN PLANS.

ACCEPTANCE SAMPLING AND TESTING OF BITUMINOUS MIXTURE (COMPACTION)

A. EXTRACTION AND GRADATION ANALYSIS - PER 500 TONS OR TWICE DAILY, WHICHEVER IS GREATER.
B. DENSITY AND DEPTH TESTING: PER 500 FEET OF PAVING LANE. MINIMUM DENSITY ACCEPTED SHALL BE 96 PERCENT OF THE AVERAGE MAXIMUM THEORETICAL DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D2041. CORES ON SAWED SAMPLES TAKEN FROM THE PAVEMENT WILL BE USED FOR FIELD DENSITY DETERMINATION SHALL BE CAREFULLY CRUMBLED, USING HEAT IF NECESSARY, AND MAXIMUM THEORETICAL DENSITY DETERMINED IN ACCORDANCE WITH ASTM D2041. IF HEATING IS NECESSARY, THE SPECIMEN SHALL BE HEATED TO THE LOWEST TEMPERATURE REQUIRED FOR PROPER PREPARATION OF THE SAMPLE. THE USE OF NUCLEAR FIELD DENSITY DETERMINATION SHALL NOT BE USED AS THE BASIS FOR ACCEPTANCE WITH RESPECT TO DENSITY.
C. HVEEM STABILITY SHALL NOT BE LESS THAN 35 PERCENT STABILITY. TEST SHALL BE TAKEN TWICE DAILY.

NOTE: CONTRACTOR SHALL NOTIFY ENGINEER 24 HOURS PRIOR TO COVERING EACH LAYER OF THE PAVING SECTION.

DRAINAGE CONSTRUCTION NOTES

1. ALL STORM SEWER TO BE A.S.T.M., C-76, CLASS III, REINFORCED CONCRETE PIPE UNLESS SHOWN OTHERWISE.
2. ALL STORM SEWERS SHALL BE INSTALLED WITH CLASS "A" BEDDING UNLESS OTHERWISE NOTED.
3. ALL STORM SEWER TRENCHES (PIPE SIZES 48-INCH AND SMALLER) UNDER EXISTING, PROPOSED AND FUTURE PAVEMENT ARE TO BE BACKFILLED COMPLETELY WITH CEMENT STABILIZED SAND, THOROUGHLY RODDED, ABOVE PIPE ZONE TO A POINT 1 FOOT BELOW TOP OF PAVEMENT SUBGRADE, OR 1 FOOT BELOW NATURAL GROUND OR FINISHED GROUND WHICHEVER IS LOWER. FOR THE ENTIRE WIDTH OF TRENCH. THE REMAINING BACKFILL IS TO BE MADE WITH COMPACTED SELECT MATERIAL. INCLUDE COST OF BACKFILL AND BEDDING IN UNIT PRICE BID PER LINEAR FOOT OF PIPE.
4. CONTRACTOR IS NOT TO DISRUPT OR BLOCK EXISTING DRAINAGE ALONG THE CONSTRUCTION OF THIS PROJECT. PROPER DRAINAGE IS TO BE MAINTAINED AT ALL TIMES.

PAVING CONSTRUCTION NOTES

1. ALL ROAD WIDTHS, CURB RADII, AND CURVE ALIGNMENT SHOWN INDICATE FACE OF CURB. T.O.C. INDICATES TOP OF CURB ELEVATION, T.P. INDICATES TOP OF PAVEMENT ELEVATION, AND GUT. INDICATES GUTTER ELEVATION.
2. ALL PROPOSED CURB RADII SHALL BE 15' RADIUS TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. PAVEMENT SURFACE COURSE SHALL BE TO THICKNESS SHOWN ON TYPICAL SECTIONS. HOT MIX ASPHALTIC CONCRETE SURFACE COURSE CONFORMING TO TxDOT STANDARD SPECIFICATIONS ITEM 340, TYPE D, COMPACTED TO A MINIMUM OF 96% OF THE LABORATORY DENSITY.
4. RATE OF APPLICATION FOR PRIME AND TACK SHALL BE:
   PRIME COAT - 0.20% GAL/SY
   TACK COAT - 0.10% GAL/SY
5. FLEXIBLE BASE COURSE SHALL BE CRUSHED LIMESTONE BASE TO THICKNESS SHOWN ON PLANS CONFORMING TO TxDOT STANDARD SPECIFICATIONS, ITEM 247 TYPE A GRADE 1 MATERIAL. BASE COURSE SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN OPTIMUM TO PLUS THREE PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557. THE EXISTING BASE MATERIAL SHALL BE REMOVED AND COMPACTED AS INDICATED ABOVE.
6. AREAS TO SUPPORT STRUCTURAL FILL OR FLEXIBLE BASE SHOULD BE STRIPPED OF ALL VEGETATION AND ORGANIC TOPSOIL TO THE MINIMUM DEPTH AS SHOWN ON PLANS. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH AS SHOWN ON PLANS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY DETERMINED BY ASTM D 698.
7. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH A SET (3) OF TEST CYLINDERS TAKEN FOR EVERY 50 C.Y. OF CONCRETE POURED.
8. TESTING BY A REPUTABLE TESTING LAB SHALL BE PAID FOR BY THE OWNER WITH RESULTS REPORTED TO THE OWNER AND ENGINEER. REQUIRED TESTING SHALL BE:

   A. 1 STANDARD PROCTOR FOR EACH SUB-GRADE SOIL MATERIAL.
   B. 1 STANDARD PROCTOR FOR EACH FLEXIBLE BASE SECTION
   C. 1 DENSITY ON SUB-GRADE AND FLEXIBLE BASE PER 500 S.Y. OF PAVING.
   D. 1 ASPHALT THICKNESS CORE TEST PER 500 S.Y. OF ASPHALT PAVING.
   E. 1 SET (3) OF CONCRETE CYLINDERS PER 50 C.Y. OF STRUCTURAL CONCRETE POURED.
   F. 1 BEAM FOR EACH 1,000 S.Y. OF CONCRETE PAVEMENT, OR PART THEREOF.

9. ALL LIME REQUIRED FOR SUBGRADE AND FOR TREATMENT OF EXISTING BASE SHALL BE TYPE "A" HYDRATED LIME.
10. FOR ESTIMATING PURPOSES, THE FOLLOWING VALUES FOR LIME WERE USED AS A PERCENTAGE OF DRY WEIGHT LIME FOR SUBGRADE - 6.0% BY WEIGHT
11. ALL ROADWAY AND DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KINGSVILLE SUBDIVISION ORDINANCE, (WHERE APPLICABLE)
12. ALL ACCESSIBLE RAMPS AND HANDICAP SPACES ARE UNDER TEXAS ACCESSIBILITY STANDARDS (TAS).

PAVEMENT MARKINGS & STREET SIGNS

13. ALL STRIPING & STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR TO PREPARE AND SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN AND PROPOSED SEQUENCE OF CONSTRUCTION FOR OWNERS APPROVAL PRIOR TO COMMENCING WORK. NO SEPARATE PAY.

ABBREVIATION LEGEND

PROP.	PROPOSED
C.L.	CENTER LINE
M.H.	MANHOLE
STA.	STATION
STM.	STORM
FL.	FLOW LINE
LN.	LINE
L.F.	LINEAR FEET
B-B	BACK TO BACK
WTR.	WATER
U.E.	UTILITY EASEMENT
WW	WASTEWATER
BLDG.	BUILDING
R.O.W	RIGHT OF WAY
CONC.	CONCRETE
MIN.	MINIMUM
EL.	ELEVATION
TBM.	TEMPORARY BENCHMARK
TR.	TOP OF RIM
N.T.S	NOT TO SCALE
TYP.	TYPICAL
P.S.I	POUNDS PER SQUARE INCH
O.C.	ON CENTER
O.C.E.W	ON CENTER EACH WAY
MAX.	MAXIMUM
EXIST.	EXISTING
GRND.	GROUND
FH.	FIRE HYDRANT
D.E.	DRAINAGE EASEMENT
CONST.	CONSTRUCT
RT.	RIGHT
LT.	LEFT
RCP	REINFORCED CONCRETE PIPE
FG.	FIBER GLASS
APPROX.	APPROXIMATE
PGL	PROFILE GRADE LINE
TA.	TOP OF ASPHALT
HGL.	HYDRAULIC GRADE LINE
TC.	TOP OF CURB

LEGEND

- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
  79 = ABBREVIATED DESIGNATORS
  ng NATURAL GROUND
  toc TOP OF CONCRETE
  tc TOP OF CURB
  ta TOP OF ASPHALT
  g GUTTER
  tg TOP OF GRATE
  ff FINISHED FLOOR
  fl FLOW LINE
  sw SIDEWALK
  ea EDGE OF ASPHALT
  ec EDGE OF CONCRETE
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- PROPOSED CONTOUR
- SILT FENCE
- 7" REINFORCED CONCRETE PAVEMENT, 6" LIME STABILIZED (UP TO 5% LIME) SUBGRADE
- LIGHT DUTY PAVEMENT: 1 1/2" HOT-MIX ASPHALTIC CONCRETE PAVEMENT, 6" FLEX-BASE MATERIAL, 6" STABILIZED (UP TO 5% LIME) SUBGRADE
- HEAVY DUTY PAVEMENT: 2 1/2" HOT-MIX ASPHALTIC CONCRETE PAVEMENT, 8" FLEX-BASE MATERIAL, 6" STABILIZED (UP TO 5% LIME) SUBGRADE
- SAWCUT
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- INLET PROTECTION
- 1" HMAC OVERLAY

Texas 811

PROJECT: COURTYARD AT MESQUITE GROVE SUBDIVISION KINGSVILLE, TEXAS

No.	DESCRIPTION	DATE
1	PER CITY COMMENTS	10/27/2022
2	PER CITY COMMENTS	12/08/2022
3	PER CITY COMMENTS	12/22/2022

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

GENERAL NOTES

4.0

GENERAL SITE NOTES

1. SITE CIVIL PLANS PREPARED BY ATLAS ENGINEERING CONSULTANTS FOR THE SOLE RELIANCE OF THE FACILITY OWNER(s) AND ITS ASSIGNEES.
2. SITE SURVEY PREPARED BY THIRD PARTY AND FOR THE SOLE RELIANCE OF ATLAS ENGINEERING CONSULTANTS LLC, FACILITY OWNER, AND ITS ASSIGNEES. ENGINEER SHALL NOT BE BE HELD RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF DOCUMENTS PREPARED BY OTHERS.
3. CIVIL SITE WORK COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR CITY STANDARDS, WITH THE MORE STRINGENT DESIGN CONSIDERED AS THE ACCEPTABLE SPECIFICATION.
4. CONTRACTOR SHALL BE SOLE RESPONSIBLE PARTY FOR ENSURING COMPLIANCE WITH STATE AND FEDERAL LABOR, ENVIRONMENTAL, SAFETY, AND CONSTRUCTION GUIDELINES, RULES, AND REGULATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO CONSTRUCTION. ANY NECESSARY CHANGES OR MODIFICATIONS RESULTING FROM THE CONTRACTOR'S NEGLIGENCE, OR LACK OF WRITTEN COMMUNICATION WITH THE ENGINEER SHALL RESULT IN NON PAYMENT TO THE CONTRACTOR.
6. ANY BUILDING PAD LOCATIONS SHOWN ON CIVIL PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR, ONLY THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHALL BE USED FOR LAYING OUT BUILDINGS. THE BUILDING LAYOUT SHOWN ON CIVIL PLANS IS INTENDED TO GIVE THE LIMITS OF EXCAVATION, DISCREPANCIES WHICH MAY IMPACT THE SITE LAYOUT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR IDENTIFYING ANY BUILDINGS, ROADS, PARKING LOTS, BUILDING PADS, SIDEWALKS, SWALES, ETC. CONTRACTOR SHALL BE REQUIRED TO EMPLOY A STATE REGISTERED PROFESSIONAL LAND SURVEYOR FOR CONDUCTION CONSTRUCTION STAKING, WITH SAID SURVEYOR BEING RESPONSIBLE TO MAINTAIN SITE-BENCHMARK CONTROL POINTS THROUGHOUT THE DURATION OF THE PROJECT. SURVEYOR SHALL PROVIDE THE ENGINEER IN WRITING THE CUT SHEETS USED LAYING OUT UTILITIES, AND OR ROADWAYS. IN THE EVENT ANY CONSTRUCTION STAKING IS CONDUCTED BY NONAUTHORIZED PERSONNEL, SAID STAKING ACTIVITIES WILL BE CONSIDERED NON COMPLIANT AND SUBJECT TO MONETARY RESTITUTION TO THE THE ENGINEER FOR REPAIRS.
8. THE SURVEYOR SHALL PROVIDE IN WRITING TO THE ENGINEER DOCUMENTATION CERTIFYING THAT THE LAYOUT IN THE FIELD IS IN ACCORDANCE TO THE ENGINEER'S PLANS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ENGINEER ESTABLISHED REFERENCE POINTS, HUBS, MONUMENTS, LOT CORNER MARKERS, AND ELEVATION REFERENCES AND SUBJECT TO MONETARY RESTITUTION TO THE ENGINEER FOR THE REPAIRS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, AND PAY ALL APPLICABLE PERMIT FEES. CONTRACTOR SHALL PROVIDE PROOF TO THE ENGINEER THAT THESE PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
11. EXCEPT PROVIDED INFORMATION ON THE PLANS FOR CONVENIENCE TO THE CONTRACTOR, THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR MAINTAINING AND IMPLEMENTING SAFE WORKING CONDITIONS DURING THE CONSTRUCTION OF WORK UNDER THE CONTRACTOR'S RESPONSIBILITY, NEITHER THE OWNER NOR THE ENGINEER ACCEPTS ANY LIABILITY IMPLIED OR OTHERWISE FOR THE CONSTRUCTION METHODS AND PROCESSES OF CONSTRUCTION.
12. CONTRACTOR SHALL NOT COMMENCE WORK WITHOUT WRITTEN APPROVAL FROM THE OWNER OR THE REGULATING ENTITIES, ANY WORK CONSTRUCTED WITHOUT OWNER'S AUTHORIZATION SHALL CONSTITUTE THE CONTRACTOR'S TRESPASS ONTO THE OWNER'S PROPERTY.
13. TEXAS ACCESSIBILITY STANDARD SPECIFICATIONS SHALL PREVAIL WHEN PERTAINING TO HANDICAP PARKING SPACES, TEXTURED FINISHES, RAMPS, ACCESS LANES, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH APPLICABLE AMERICAN WITH DISABILITIES ACT REGULATIONS. CONTRACTOR SHALL PRESENT ANY CONFLICTS BETWEEN THE CIVIL PLANS AND THE TDLR/ADA REQUIREMENTS TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ONE-CALL SYSTEM FOR UTILITY IDENTIFICATION PRIOR TO CONSTRUCTION, AS WELL AS RESPONSIBLE FOR THE COST OF REPAIRS TO ANY DAMAGED UTILITIES.
15. CONTRACTOR SHALL EMPLOY NECESSARY TRAFFIC CONTROL MEASURES NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL PRESENT THE ENGINEER COPIES OF THE TRAFFIC CONTROL PLAN PRIOR TO CONSTRUCTION. ANY TRAFFIC CONTROL MEASURES SHALL COMPLY WITH CURRENT MUTCD (MANUAL OF TRAFFIC CONTROL DEVICES) AND TXDOT REGULATIONS.

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF KINGSVILLE PLANS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEE IN DEPTH.
3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR, IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC, MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
6. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THEY WILL BE STABLE. WHERE UTILITY LINES PASS THROUGH THE PARKING LOT, THE TOP 6' SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THE UNDESIRABLE FILL IS NOT USED.
7. ALL EARTH-WORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
8. ALL PROPOSED SPOT SHOTS ARE GUTTER/TOP OF PAVEMENT/FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SPECIFIED

DRAINAGE NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF KINGSVILLE STANDARDS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR BY THE CITY.
2. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS III RCP. ALL STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 PIPE OR APPROVED EQUAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
4. CONCRETE FOR INLETS AND DRAINAGE STRUCTURES NOT IN DRAINAGE EASEMENTS SHALL BE 3000 PSI AT 28 DAYS.
5. CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR, IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
8. SEE WATER AND WASTEWATER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
9. ALL TRENCH BACKFILL FOR STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.
10. TRAFFIC BARRICADES WILL BE REQUIRED FOR PAVING AND GRADING.
11. STORM SEWER CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE "2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL CONTROL DEVICES." AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION

UTILITY NOTES

1. CONTRACTOR SHALL MAINTAIN A MINIMUM THREE FEET OF COVER ON ALL WATER LINES AND FOUR FEE ON SANITARY SEWER LINES.
2. NO PUBLIC UTILITY LINES SHALL BE BUILT OUTSIDE DESIGNATED PUBLIC UTILITY EASEMENTS. ANY PRIVATE UTILITY LINES SHALL BE BUILT TO MEET THE MINIMUM REGULATING ENTITY REQUIREMENTS AND SPECIFICATIONS TO INCLUDE BEDDING MATERIAL.
3. PRIVATE SEWER LINES SHALL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH APPLICABLE BUILDING AND PLUMBING CODES.
4. ALL WATER LINES SHALL BE PVC AND MEET THE MINIMUM WATER SUPPLIER SPECIFICATIONS. ALL WATER LINE FITTINGS SHALL EMPLOY THE USE OF MEGA LUGS AND OR CONCRETE THRUST BLOCKS WHEN INSTRUCTED IN WRITING BY THE ENGINEER AND OR UTILITY COMPANY.
5. CONTRACTOR SHALL ENSURE MINIMUM TCEQ SEPARATION REQUIREMENTS BETWEEN WATER AND SANITARY SEWER LINES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE MINIMUM TCEQ SEPARATION REQUIREMENTS.
6. CONTRACTOR SHALL NOTIFY ANY CONTAGIOUS PROPERTY OWNERS OF POTENTIAL DISRUPTIONS TO UTILITIES AND MITIGATE THE DISRUPTIONS. CONTRACTOR SHALL NOTIFY THE REGULATING ENTITIES OF ANY DISRUPTIONS BEFORE DISRUPTIONS OCCUR.
7. ALL FIRE SUPPRESSION SYSTEM SUPPLY-LINES SHALL BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR LICENSED BY THE JURISDICTIONAL AUTHORITY ON THE SITE AND IN ACCORDANCE TO GOVERNING CODES AND ORDINANCES.
8. CONTRACTOR SHALL NOT COMMENCE WORK ON ANY PUBLIC UTILITY SYSTEM WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND SAID UTILITY SYSTEM OWNER.
9. CONTRACTOR SHALL PROVIDE FOR THE NECESSARY ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS AS NOTED ON THE PLANS AND AS PER THE UTILITY COMPANY INSTRUCTIONS.
10. CONTRACTOR SHALL EXCAVATE, EXPOSE, AND VERIFY ALL CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION OF ANY STORM DRAIN, WATER, SANITARY SEWER, AND OTHER UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OR OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR CONFLICTS ARISING FROM DIFFERENCES IN NOTED ELEVATION AND SHALL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF 48 WORKING HOURS (BASED ON 8 HOUR WORK DAYS) PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, PAY AND OBTAIN ALL PERMITS AND CONFORM TO ALL APPLICABLE STATE AND FEDERAL CODES, RULES, AND REGULATIONS TO INCLUDE LOCAL ORDINANCES AND OBTAIN NECESSARY CLEARANCES FROM UTILITY SERVICE PROVIDER PRIOR TO COMMENCING ANY WORK ON ANY UTILITY LINES.
12. CONTRACTOR SHALL ENSURE COMPLIANCE OF UTILITY STUB-OUT CONNECTION IN COMPLIANCE WITH SITE MEP PLANS IF APPLICABLE.
13. THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS WHICH REGULATE THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER PROJECTS AS DETAILED IN 30 TAC, CHAPTER 217.1 OF THE THROUGTCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSING REQUIREMENTS ARE TO BE STRICTLY ADHERED TO, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

EXISTING UTILITIES

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN WITHIN UTILITY LAYOUT ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR PROTECTION DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION, ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES THE CONTRACTOR MUST PROVIDE 10" STEEL COVER PLATES WITH ANCHORING OR AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY.
5. ANY DAMAGE TO FENCES, SIDEWALKS OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL & DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AND SURVEYING.
9. EXISTING POWER POLES, CONCRETE STAND PIPES ETC. WILL NEED TO BE WRAPED DURING ADJACENT CONSTRUCTION.
10. CONTRACTOR SHALL KEEP ALL WATER & SANITARY SEWER SERVICES OPERATIONAL
11. THE ENGINEER WILL BE THE FINAL AUTHORITY OF ALL CONFLICTS, DISCREPANCIES AND THE INTERPRETATIONS OF THE DRAWINGS OR SPECIFICATIONS

UTILITY EXCAVATION WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS OF ANDY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK

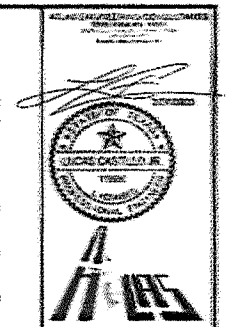
IF CULTURE MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION WORK SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER. THE OWNER OR ENGINEER SHALL CONTACT THE SECRETARY OF THE INTERIOR IN ACCORDANCE WITH 36 CFR 800. THE STATE HISTORIC PRESERVATION OFFICER SHALL ALSO BE NOTIFIED.

IF NO GEOTECHNICAL ENGINEERING REPORT IS PROVIDED FOR THIS PROJECT, ALL SOILS ARE UNCLASSIFIED MATERIAL, NO SPECIAL PAYMENT WILL MADE TO THE CONTRACTOR FOR UNFORESEEN UNCLASSIFIED SOILS ENCOUNTERED, NO SPECIAL PROVISIONS ARE BEING MADE FOR UNCLASSIFIED SOILS

EROSION CONTROL GENERAL NOTES

1. IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET AND WITHIN THE SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES' PUBLISHED IN THE FEBRUARY 14, 1998, FEDERAL REGISTER.
2. THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THE FOLLOWING:
   A) DEFINE THE CHARACTERISTICS OF THE SITE AND THE TYPE OF CONSTRUCTION WHICH WILL BE OCCURRING;
   B) DESCRIBE THE SITE PLAN FOR THE FACILITY TO BE CONSTRUCTED,
   C) DESCRIBE THE PRACTICES THAT WILL BE IMPLEMENTED TO CONTROL EROSION AND THE RELEASE OF POLLUTANTS IN STORM WATER,
   D) CREATE AN IMPLEMENTATION SCHEDULE;
   E) DESCRIBE THE FINAL STABILIZATION/TERMINATION DESIGN TO MINIMIZE EROSION AND PREVENT STORM WATER IMPACTS AFTER CONSTRUCTION IS COMPLETE.
3. THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO TCEQ.
4. THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
7. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE TPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN.
8. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE: DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
9. THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
10. AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
11. BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPP). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
13. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY. IN THE CONTRACTOR SHALL CONSTRUCT A REINFORCED FILTER BARRIER (RFB) AT ALL LOCATIONS SHOWN ON PLANS. THE RFB SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET.

Texas 811



COURTYARD AT MESQUITE GROVE SUBDIVISION
KINGSVILLE, TEXAS

NO.	DESCRIPTION	DATE
1	PLANS	11/22/2022
2		12/21/2022

PROJECT: CV20-026
DATE: 05/13/2022
DRAWN BY: L.C.
SCALE: AS NOTED
GENERAL NOTES
4.1

Jail Continued from page 1

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

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

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

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

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

Inmates are instructed on what to do in case of a fire and the jailers train weekly to be prepared. The inspector chooses a random place in the jail and releases a smoke canister. The fire alarms go off and jailers rush into action. They must completely and correctly put on (Scott Packs) air tanks and oxygen masks, fire gear, and deploy fire hoses to the area. Inmates are then moved in an orderly fashion to a safe place. If they need to be moved outside, they are linked together with a chain, zip ties, and armed jailers escort them to safety. During this fire drill, the Kleberg County Jailers were dressed in fire gear and had things under control in 33.4 seconds.



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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

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

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

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

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

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AGENDA ITEM #4

Action Item –
Final Plat –
The Courtyard

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 The Courtyard at Mesquite Grove Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

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

Members deliberated over the issue of granting approval for final plat of **2.6464 Acres, Part of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C);** to enable the applicant to create affordable garden homes. Letters were sent out to neighbors and the City received no feedback save for a citizen making clarifications on the actual use of the property.

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

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

Thank you.

Kobby Agyekum
Interim Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PID# 160831

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 600 E. CAESAR AV Nearest Intersection 9TH ST & CAESAR.

(Proposed) Subdivision Name COURTYARDS AT MESQUITE GROVE Lot _____ Block _____

Legal Description: KT+I CO, BLOCK 18 LOT 2,3, — 2.197 AC. LOT 3, .4494 AC.

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

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent RAMON PPÉREZ JR. Phone 361-779-4218 FAX _____

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

Mailing Address 317 E. SHELTON City KINGSVILLE State TEXAS Zip 78363

Property Owner RAMON PPÉREZ JR. Phone 361-779-4218 FAX _____

Email Address (for project correspondence only): rppjr13@GMAIL.COM

Mailing Address 317 E SHELTON City KINGSVILLE State TEXAS Zip 78363

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

__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

$200 —

Please provide a basic description of the proposed project:

BUILD A 12 LOT GARDEN HOME SUBDIVISON (COURTYARD HOMES)

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

Applicant's Signature _____ Date: 5-5-2023

Property Owner's Signature _____ Date: 5-5-2023

Accepted by: _____ Date: 6/26/2023

200ft Buffer at Prop ID 16831



Legend

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

Drawn By: G. AMAYA

Last Update: 5/8/2023

Note: Ownership is labeled

Page: 1 / 1

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,

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

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 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

2023 - Values not available

Account

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

Location

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

Owner

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

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

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

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

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

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

No improvements exist for this property.

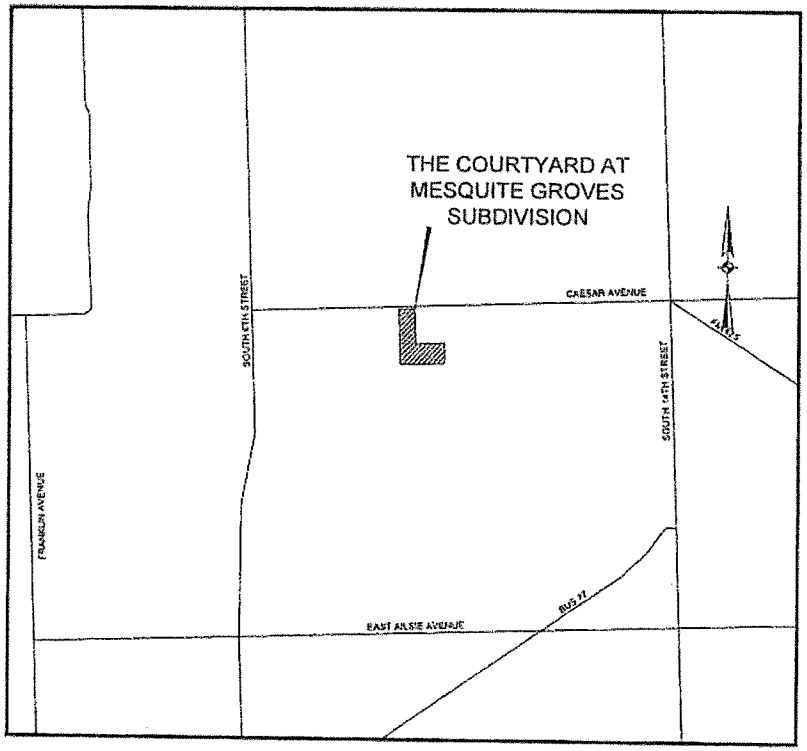
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E0	E0	1.1586	50470.00	103.00	490.00	N/A	N/A
2	E0	E0	1.4878	64810.00	0.00	0.00	N/A	N/A

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

THE COURTYARD AT MESQUITE GROVE SUBDIVISION

KINGSVILLE, TEXAS

CITY OF KINGSVILLE
400 WEST KING AVENUE
KINGSVILLE, TEXAS 78363



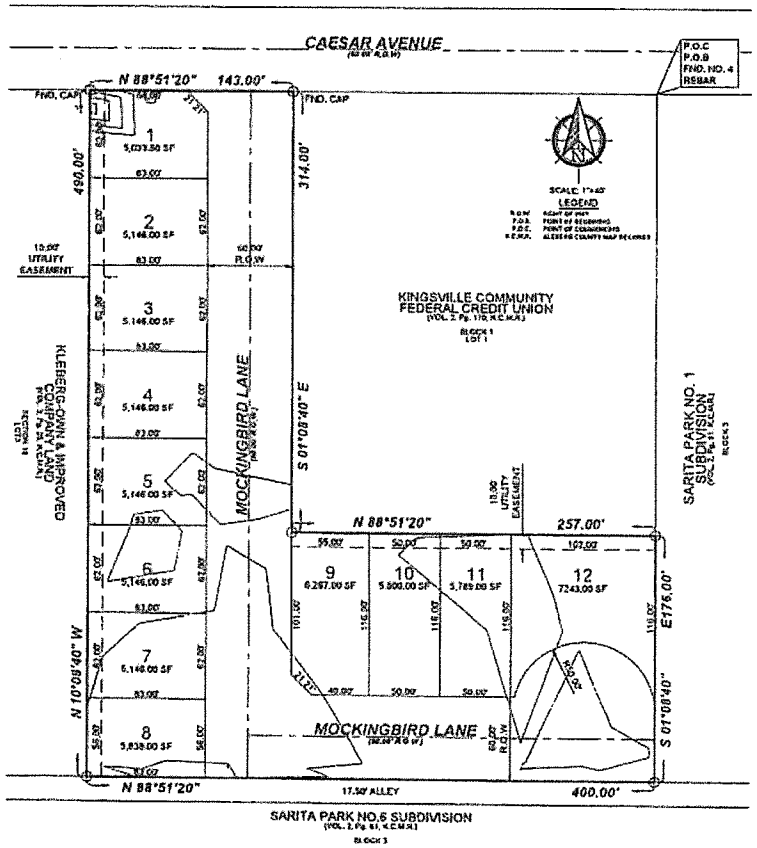
VICINITY MAP
SCALE: 1"=500'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1.0	COVER SHEET
2.0	PLAT
3.0	EXISTING CONDITION, DEMOLITION AND SURFACE CONTROL PLAN
4.1	GENERAL NOTES
5.0	SUGGESTED EROSION CONTROL PLAN
6.0	UTILITY PLAN
7.0	DRAINAGE PLAN
8.0	STA 1+00 TO 6+57.09 OFFSITE
9.0	STA 6+57.09 TO 10+60 OFFSITE
10.0	STA 1+00 TO 6+36 MOCKINGBIRD LANE
11.0	STA 1+00 TO 4+40 MOCKINGBIRD LANE
12.0 - 12.2	WATER UTILITY DETAILS
13.0 - 13.1	SEWER UTILITY DETAILS
14.0	STORM SEWER DETAILS
15.1 - 15.1	PAVING AND DRAINAGE DETAILS

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.



SARITA PARK NO.6 SUBDIVISION
(VOL. 2 Pg. 81, K.C.M.R.)
BLOCK 3

STATE OF TEXAS
COUNTY OF KLEBERG

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119999

STATE OF TEXAS
COUNTY OF KLEBERG

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

ROMERO L. GUTIERREZ DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 2781
DATE SURVEYED 10/24/2018

METES AND BOUNDS:

A 2.65-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT LOTS 2 AND 3, SECTION 18, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 110, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF KINGSVILLE ON THE SOUTH SIDE OF CEASAR AVENUE, APPROXIMATELY 1,910 FEET WEST OF 14TH STREET, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CEASAR AVENUE FOR THE APPARENT NORTHEAST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION (VOLUME 2, PAGE 110, MAP RECORDS, KLEBERG COUNTY, TEXAS) AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION (VOLUME 3, PAGE 81, KLEBERG COUNTY, TEXAS);

THENCE, S 88°51'20" W, WITH THE SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 257.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SARITA PARK NO. 1 SUBDIVISION AND THE NORTHERNMOST NORTHEAST OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 01°08'40" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE NORTHERNMOST EAST LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 314.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND AN INTERNAL CORNER OF SAID 2.65-ACRE TRACT OF LAND OF LAND HEREIN DESCRIBED;

THENCE, N88°51'20"E, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 107.50 FEET PASSED THE APPARENT COMMON LOT LINE OF SAID LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 257.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2781 ON THE APPARENT WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION (VOLUME 3, PAGE 81, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF KLEBERG COUNTY, TEXAS) FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION AND THE SOUTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 01°08'40" E, WITH SAID WEST LOT LINE OF SARITA PARK NO. 1 SUBDIVISION AND THE APPARENT EAST LOT LINE OF SAID LOT 3, A DISTANCE OF 176.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2781 ON THE APPARENT EXISTING NORTH LINE OF A 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY FOR THE APPARENT SOUTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 88°51'20" W, PARALLEL TO THE SAID NORTH LOT LINE OF SAID LOT 2, AND WITH THE SAID EXISTING 17.50-FOOT PUBLIC ALLEY RIGHT-OF-WAY NORTH LINE AND THE APPARENT SOUTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 150.00 FEET PASSED THE SAID COMMON LOT LINE OF LOTS 2 AND 3, CONTINUING FOR A TOTAL DISTANCE OF 400.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2781 FOR THE SOUTHWEST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 01°08'40" W, PARALLEL TO THE SAID COMMON LOT LINE OF LOTS 2 AND 3, AND WITH THE APPARENT WEST LOT OF SAID 2.65-ACRE TRACT, A DISTANCE OF 490.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2781, BEARING S 01°08'40" E, 1.54 FEET FROM A NO. 4 REBAR FOUND, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF CEASAR AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 88°51'20" E, WITH SAID CEASAR AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE AND THE NORTHERNMOST NORTH LOT LINE OF SAID 2.65-ACRE TRACT, A DISTANCE OF 143.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE SAID NORTHWEST CORNER OF LOT 1, BLOCK 1, KINGSVILLE COMMUNITY FEDERAL CREDIT UNION, AND THE NORTHERNMOST NORTHEAST CORNER OF SAID 2.65-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 2.65 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET

GENERAL NOTES:

1. THE STREETS, ROADS, AVENUES AND ALLEYS ARE DEDICATED FOR STREET, ROAD AND AVENUE PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED.
5. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF KINGSVILLE.
6. ANY IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND/OR THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AND THE CITY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IN, UNDER OR OVER ANY RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY, DEDICATIONS AND/OR EASEMENTS.
7. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF KINGSVILLE'S USE THEREOF.
8. THE CITY OF KINGSVILLE AND ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE THE RIGHT: (1) TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) OF INGRESS AND EGRESS TO OR FROM AND UPON THE SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
9. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS RESPONSIBILITY OF THE PROPERTY OWNER.
10. ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEAN OUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.
11. FURTHER, THE UNDERSIGNED OWNERS AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY DAMAGE INCLUDING ANY COSTS OF DEFENSE, CLAIMS OF PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION, PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS SUCCESSORS OR ASSIGNS.
12. THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, ARE HEREBY GRANTED A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND COMBINED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THE PLAT.
13. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF KINGSVILLE.
14. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS PRIOR TO OCCUPATION OF THE STRUCTURE.
15. FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN COMMUNITY PANEL NO. 48273C 0115E EFFECTIVE DATE: MARCH 17, 2014.

CERTIFICATE OF APPROVAL BY THE
KINGSVILLE CITY COMMISSION
APPROVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE

MAYOR, CITY OF KINGSVILLE DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF KINGSVILLE, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF _____ SUBDIVISION OR ADDITION TO THE CITY OF KINGSVILLE WAS SUBMITTED TO THE CITY COMMISSION ON THE _____ DAY OF _____, 20___, AND THE CITY COMMISSION BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COMMISSION FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 20____

CITY SECRETARY, CITY OF KINGSVILLE, TEXAS

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KINGSVILLE, TEXAS.

CHAIRMAN, KINGSVILLE PLANNING AND ZONING COMMISSION

ATTEST:

SECRETARY, KINGSVILLE PLANNING AND ZONING COMMISSION

ADMINISTRATIVE APPROVAL OF MINOR PLATS

APPROVED THIS _____ DAY _____, 20____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF KINGSVILLE, TEXAS

PLANNING & DEVELOPMENT SERVICES DIRECTOR DATE

CITY SECRETARY DATE

OWNER CERTIFICATION

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE STIPULATIONS, MINOR REGULATIONS, AND RESOLUTIONS OF THE CITY OF KINGSVILLE, TEXAS.

WITNESS, MY HAND AT KINGSVILLE, TEXAS THIS THE DAY OF _____, 20____.

AUTHORIZED SIGNATURE

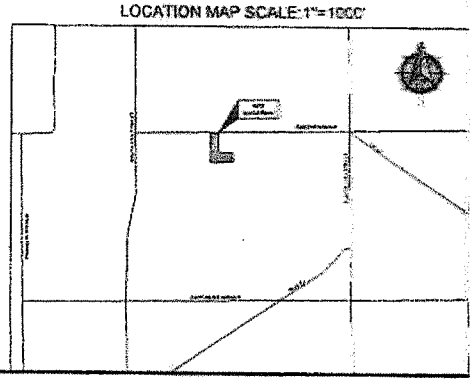
STATE OF TEXAS §
COUNTY OF KLEBERG §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY _____ PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

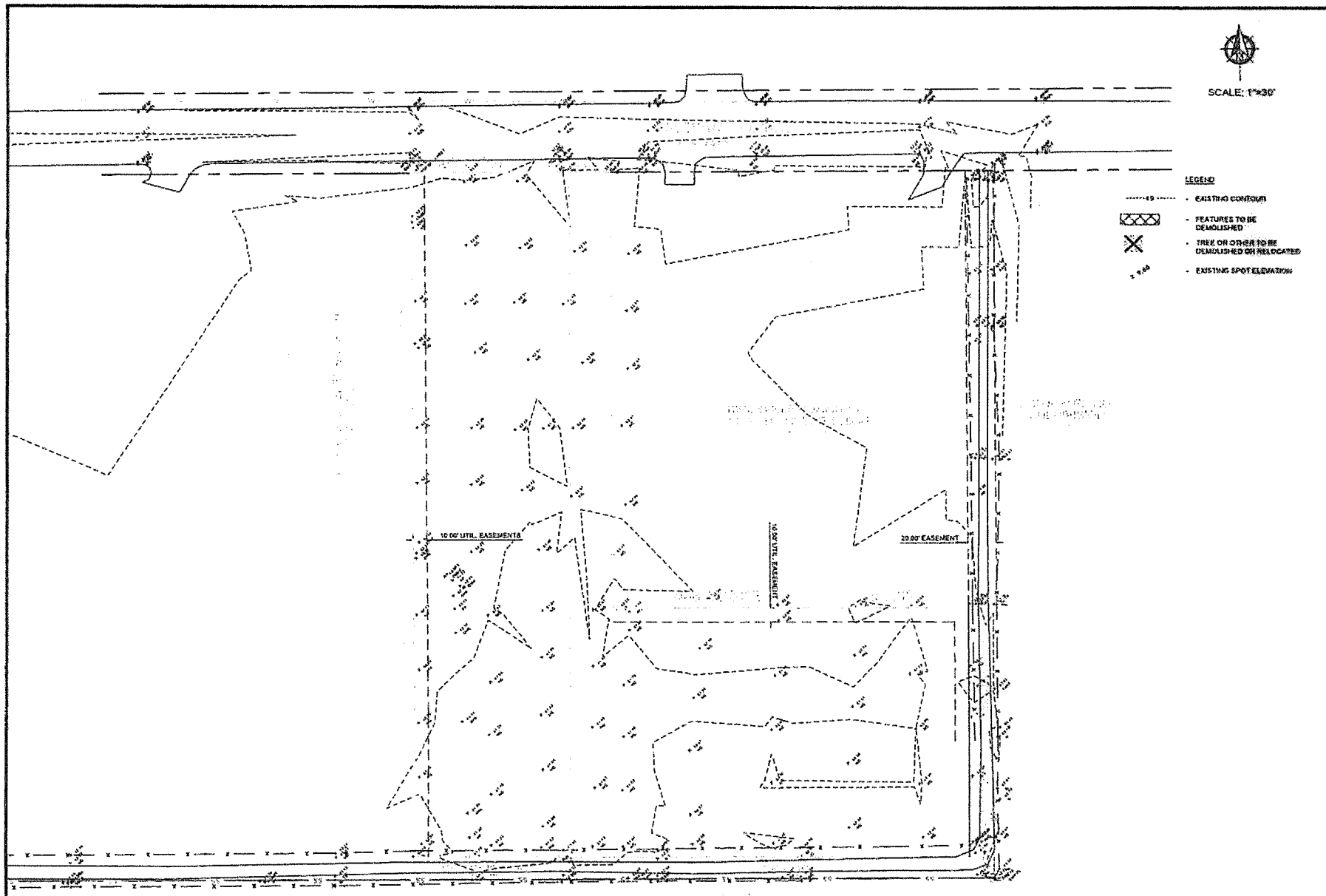
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

LOCATION MAP SCALE: 1"= 1000'



ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
3020 GALL, MCALLEN, TEXAS 78504



COURTYARD AT MESQUITE GROVE SUBDIVISION
KINGSVILLE, TEXAS

PROJECT:

No.	DESCRIPTION	DATE
		1/11/2023
		2/10/23
		2/28/23

PROJECT	CV23-023
DATE	05/12/2023
DRAWN	L.C.
SCALE	AS NOTED

EXISTING CONDITION

3.0

Jail

CONTINUED FROM PAGE 1

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

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

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

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

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

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



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

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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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

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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 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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AGENDA ITEM #5

Action Item - Prelim Plat - Somerset

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

MEMO

Date: July 5, 2023

To: Mark McLaughlin (City Manager)

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

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

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

Members deliberated over the issue of granting approval for a preliminary plat of the **of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances** to enable the applicant to create affordable homes. Letters were sent out to neighbors and the City received no feedback save for a citizen sending an email for clarifications on the drainage plans for the property.

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

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

Thank you.

Kobby Agyekum
Interim Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 520 Cecil Nearest Intersection Brahma and E General Cavazos

(Proposed) Subdivision Name Somerset at Kingsville Lot _____ Block _____

Legal Description: 73.56 Acres comprising portions of Lots 2, 5, & 6, K. T. & I. Sub.; Portions of Lot 1 & 2, Burris Acres, and a portion of the John Clayton Addition.

Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

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

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

Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414

Property Owner Somerset Land Company Phone 361-815-3528 FAX _____

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

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

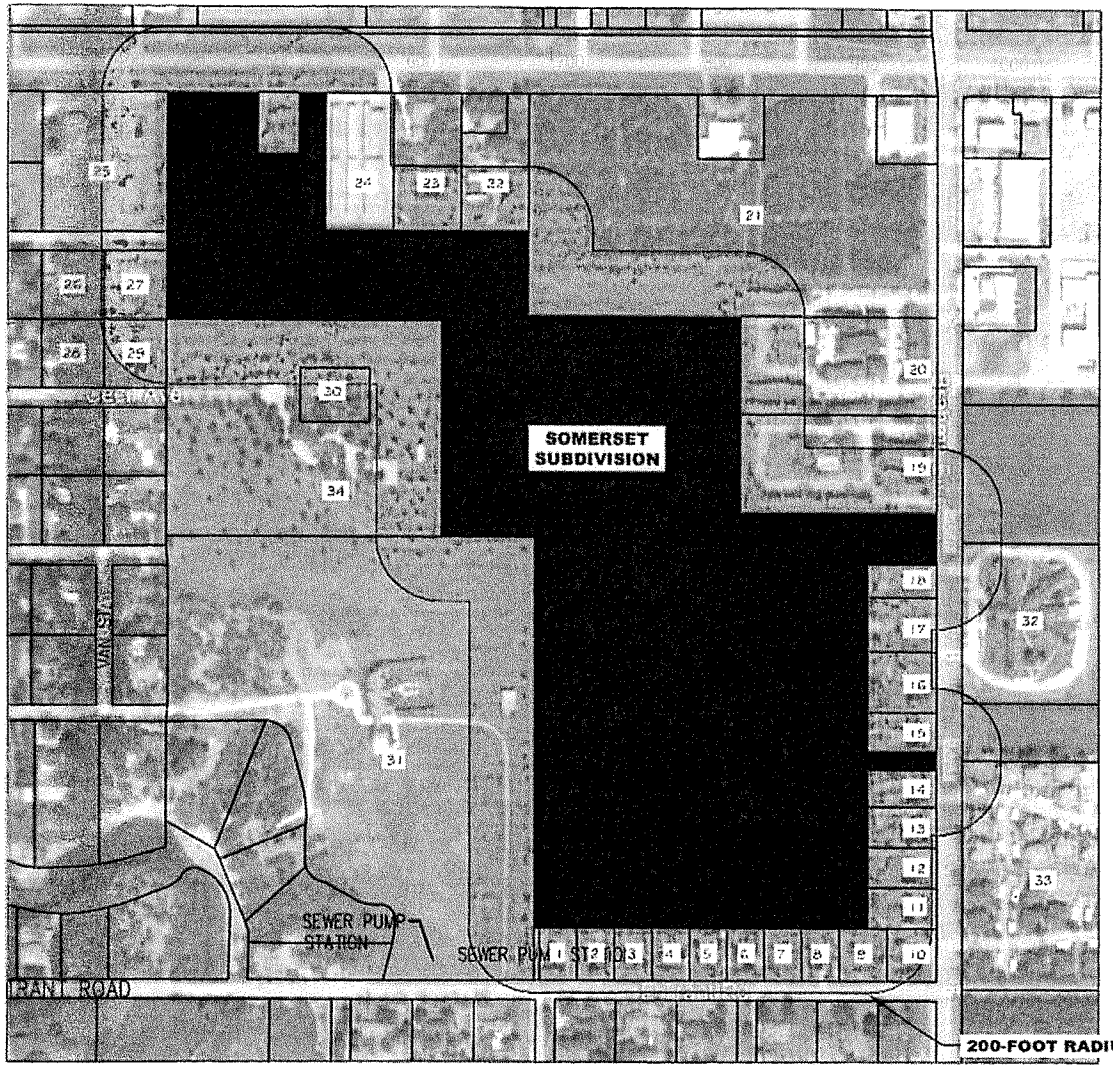
Select appropriate process for which approval is sought. Attach completed checklists with this application.

__Annexation Request	No Fee	X 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:
Residential Subdivision

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

Applicant's Signature Brian O'Connor 2/24/23 Date: Feb 23, 2023
Property Owner's Signature Date: Feb 23, 2023
Accepted by: Date: 4.20.2023



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12	18747
13	11013
14	19512
15	13046
16	21504
17	22270
18	14661
19	22212
20	12586
21	10852
22	16571
23	22519
24	14537
25	24145
26	14796
27	23163
28	25453
29	17660
30	29353
31	12457
32	29784
33	30948
34	20148

1/1 200-FOOT RADIUS AROUND SOMERSET SUBDIVISION
SCALE: 1:150

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
400 Lieo King
Kingsville, Texas 78363
Office 361.595.8007
Fax 361.595.8038

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

CITY OF KINGSVILLE

200-FOOT RADIUS AROUND SOMERSET SUBDIVISION

SHEET
1

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
Kingsville, TX 78363
#16444

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

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

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

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

Belinda Vecceia
610 E Trant RD
Kingsville, TX 78363
#25553

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GF# 22-92001S-HO

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

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §

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

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

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

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

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

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

DATED the 21st day of July, 2022.

EDDIE YAKLIN

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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

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. 22-920018-HO
Loan No.

Exhibit "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-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 CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

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

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

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

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

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

2023 - Values not available

Account

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

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

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

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

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

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

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

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

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

2023 - Values not available

Account

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

Location

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

Owner

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

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

No improvements exist for this property.

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

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on:

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

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.

2023 - Values not available

Account

Property ID:	13811	Legal Description:	JOHN CLAYTON, ACRES 12.36
Geographic ID:	137100001000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

No improvements exist for this property.

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

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

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

				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	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.

Website version: 1.2.2.32 Database last updated on: 4/26/2023 8:17 PM © N. Harris Computer Corporation

2023 - Values not available

Account

Property ID:	20946	Legal Description:	K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09
Geographic ID:	290002106100192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE	Owner ID:	24966
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

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

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

2	OT	Other	RYAN JOHN	RYAN LORELL M	37	369
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.

Website version: 1.2.7.33 Database last updated on: 4/26/2023 8:17 PM © N. Harris Computer Corporation

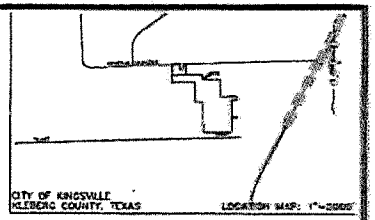
Plat of
Somerset at Kingsville

A 58.68 Acre Tract being comprised of a 24.53 Acre Tract, as described in a Warranty Deed with Vendors Lien, recorded in Document Number 331197 Real Property Recordings of Kleberg County, Texas and called Tract One and Tract Two, as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, of the Official Public Records of Kleberg County, Texas.

Surveyor's Notes:

1. Total platted area contains 58.68 Acres of Land. (Exclusive Street Dedication)
2. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00
3. Existing Flood Map, by graphic plotting only, this property is currently in Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48273C0305E, County of Kleberg, Texas, which bears an effective date of March 17, 2014 and is not in a Special Flood Hazard Area. The existing FIRM Panel 48273C0305E is based on the North American Vertical Datum of 1988 (NAVD88)
4. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set on all property corners unless otherwise shown.
5. Line and curve tables shown on Page 4
6. Lots 45 and 77A, Block A are Non Buildable
7. Lot 77A is a 20 Foot Utility Easement.

OVERALL MAP: NOT TO SCALE



STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Mayor

By: _____ City Secretary

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Chairman

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Director of Planning

STATE OF TEXAS
COUNTY OF KLEBERG

I, _____ Clerk of the County of Kleberg County, Texas, do hereby certify that this foregoing plat of _____, 2023, with its certificate of authentication, was filed for record in my office on the _____ day of _____, 2023, at _____ o'clock _____.m., in the map records of this County, in Volume _____ Page _____.

By: _____ County Clerk

Kleberg County, Texas

By: _____ Deputy

State of Texas
County of Nueces

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

This the _____ day of _____, 20____

_____
Brian D. Lanclos, R.P.L.S.
Texas License No. 6330

State of Texas
County of Kleberg

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

This the _____ day of _____, 20____

By: Wiley Nicholson, Manager

By: _____ Manager

State of Texas
County of Kleberg

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

This the _____ day of _____, 20____

_____
Notary Public in and for the State of Texas

Preliminary: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

URBAN ENGINEERING

TBPE No. F-726
TBPLS No. 10023800
JOB NO. 43554-0100
SHEET 1 of 4
DRAWN BY: BDL
Corpus Christi, Texas
www.urbanengineering.com

Jail

CONTINUED FROM PAGE 1

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

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

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

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

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

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



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

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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

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

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

PUBLIC HEARING NOTICE

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

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

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PUBLIC HEARING 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.

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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:

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

AGENDA ITEM #6

Action Item – Final Plat – Phase 1 Somerset

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
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

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

(Proposed) Subdivision Name: Somerset at Kingsville Unit 1 Lot: _____ Block: _____

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

Existing Zoning Designation: R1 Future Land Use Plan Designation: Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent: Urban Engineering Phone: 361-854-3101 FAX: _____

Email Address (for project correspondence only): BrianI@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 Request	No Fee	__Preliminary Plat	Fee Varies
__Administrative Appeal (ZBA)	$250.00	X 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:

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

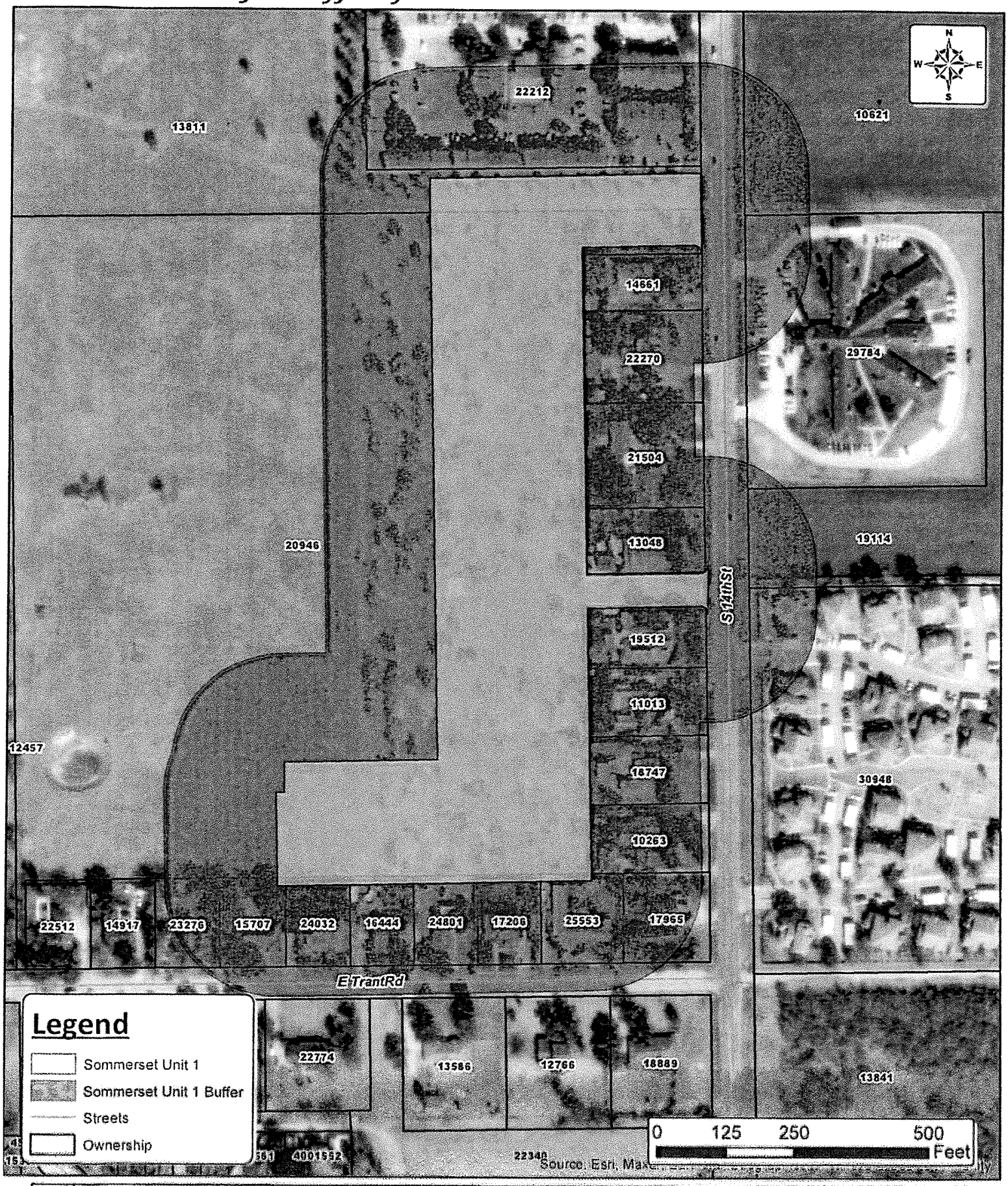
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature: _____ Date: 3/9/2023

Property Owner's Signature: _____ Date: 3/9/2023

Accepted by: _____ Date: 4/20/2023

200ft Buffer for Sommerset Unit 1 Area



Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 3/28/2023

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,

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
400 W King Ave; Kingsville, TX 78363
Office: (361) 595-6007

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

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

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

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

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

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

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

DATED the 21st day of July, 2022.

EDDIE YAKLIN

CHARIS YAKLIN

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

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

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. 22-920018-HO
Loan No.

Exhibit "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-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 CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

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

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

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

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

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

2023 - Values not available

Account

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

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

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

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

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

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

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

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

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

2023 - Values not available

Account

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

Location

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

Owner

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

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

No improvements exist for this property.

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

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

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

Property Tax Information as of 04/27/2023

Amount Due If Paid on:

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

2023 - Values not available

Account

Property ID:	13811	Legal Description:	JOHN CLAYTON, ACRES 12.36
Geographic ID:	137100001000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE L	Owner ID:	10600
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE L
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

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

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

			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	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.

2023 - Values not available

Account

Property ID:	20946	Legal Description:	K T & I CO, BLOCK 21, LOT OUT OF 6, ACRES 31.09
Geographic ID:	290002106100192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	YAKLIN EDDIE	Owner ID:	24966
Mailing Address:	1550 W KINGSBURY ST SEGUIN, TX 78155-3308	% Ownership:	100.0000000000%
		Exemptions:	

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

Owner: YAKLIN EDDIE
% Ownership: 100.0000000000%
Total Value: N/A

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

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

No improvements exist for this property.

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

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

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

2	OT	Other	RYAN JOHN	RYAN LORELL M	37	369	
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

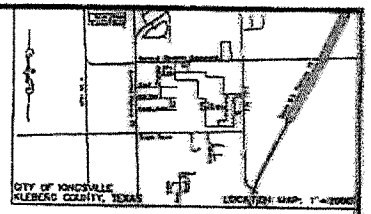
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Surveyor's Notes:

1. Total platted area contains 10.77 Acres of Land. (Includes Street Dedication)
2. All Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
3. Existing Flood Map, by graphic plotting only, this property is currently in Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48273C0345C, County of Kleberg, Texas, which bears an effective date of March 17, 2014 and is not in a Special Flood Hazard Area. The existing FIRM Panel 48273C0330C is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set on all property corners unless otherwise noted.

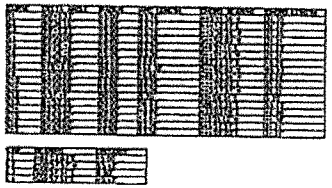
Plat of
Somerset at Kingsville
Unit 1

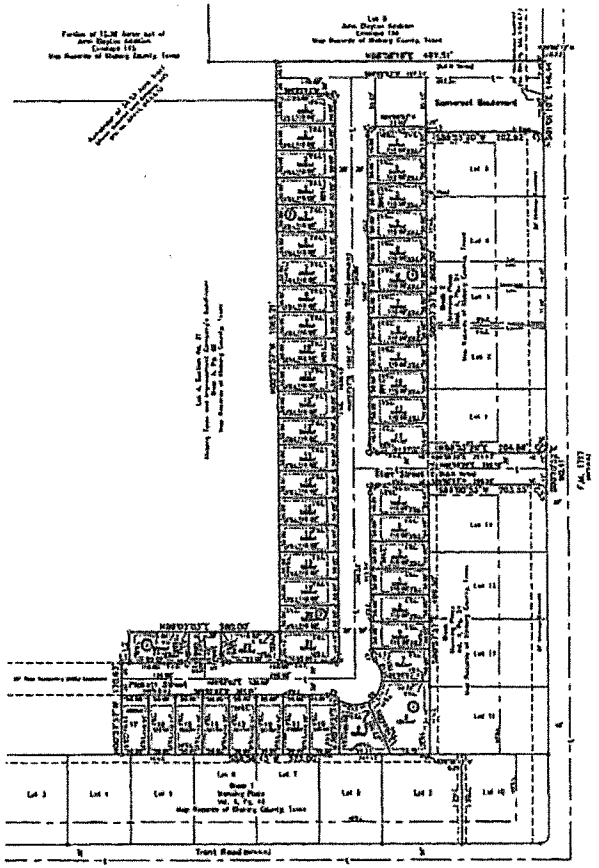
being a 10.77 Acre Tract of Land, out of a 34.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.



Legend

●	5/8 inch Iron Rod Found
⊙	1/2 inch Iron Rod Found
⊙	5/8 inch Iron Rod with Red Plastic cap stamped "URBAN ENGR CCTX" Found
K.C.E.C.D.	Kleberg County Engineering District
U.E.	Utility Easement
B.L.	Building Line





Jail

CONTINUED FROM PAGE 1

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

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

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

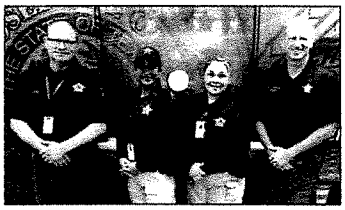
"All of our trustees who work in the kitchen are given a food handlers class and they are able to use it to find work when they get out of jail," Sheriff Kirkpatrick said.

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

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

The second half of the day is spent testing the jailers and their safety skills. They are timed on fire drills, moving the inmates, and their response time must be impeccable. There is no time to wait for the fire department in the event of a fire.

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



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

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

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

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

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

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

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

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

Because the jail passed with high marks, another full inspection will take place in approximately 18 months.

As of press time there are currently 146 inmates and 29 jailers.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 5, 2023, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-33 Blocks and Section 15-3-34 Lots, Subsection (C) of the City of Kingsville Code of Ordinances.

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Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Block 18, K.T. & I CO also known as East Caesar., Kingsville, Texas; to be called The Courtyard at Mesquite Grove at Kingsville with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C).

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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:

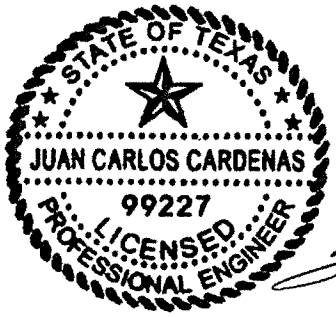
Enclosed please find attached Bid Summary for the above referenced project. Two (2) general contractors submitted bids to the City of Kingsville on 06/13/23. Their information is attached in this letter. The bidder's list with their total bid is given below:

Bidder	Bid Bond	Bid Response Form	Base Bid Amount
Donald Hubert Construction Company, Inc	Y	Y	$178,499.75
Mammoth Foundation Repair, LLC	**Y**	**Y**	**$89,550.00**

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.,
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:		
☐ **Client**		
☐ **Participants**		
☐ **Job File**		
☐ **ICE**		
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 LLC,

a Corporation organized and existing under the laws of the State of Texas.

OR

a Partnership or Individual doing business as Mammoth Foundation Repair & Construction.

TO: CITY OF KINGSVILLE

Gentlemen:

The undersigned hereby proposes to furnish all labor and materials, tools, and necessary equipment, and to perform the work required for:

CITY OF KINGSVILLE
TRANQUITAS BRIDGE REPAIR

at the location described by the contract documents including a total of 0 addendums posted during the bid process and in strict accordance with the contract documents for the following prices, to wit:

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
A1	Mobilization/Bonds/Insurance	LS	1	$ 29,500.00	$ 29,500.00
A2	Spalling	CF	85	$ 190.00	$ 16150.00
A3	Delamination	CF	75	$ 130.00	$ 9750.00
A4	Rebar Repair	LF	100	$ 140.00	$ 14000.00
A5	Expansion Joint Sealant	LF	150	$ 65.00	$ 9750.00
A6	Abutment Wall (Shotcrete 3")	CF	80	$ 130.00	$ 10,400.00

TOTAL BID $ 89,550.00

PROJECT DESCRIPTION

The project consists of:

Bridge repairs (spalling, delamination, rebar repair, expansion joint sealant, and abutment wall).

The undersigned hereby declares that he has visited the site and has carefully examined the documents, specifications, and contract documents including any and all addendums, relating to the work covered by his bid or bids, that he agrees to do the work, and that no representations made by the CITY OF KINGSVILLE are in any sense a warranty but are mere estimates for the guidance of the Contractor.

Upon notification of the award of the contract, we will within ten (10) calendar days execute the formal contract for the faithful performance of this contract and a Performance and/or Payment Bond (if required by the CITY OF KINGSVILLE to insure payment for all labor and materials.

Number of Signed Sets of Documents: The contract and all bonds (if required) will be prepared in not less than four counterpart (original signed) sets.

Time of Completion: The undersigned agrees to complete the work within **180 calendar days** from the date designated by a Work Order.

The undersigned further declares that he will provide all necessary tools and apparatus, do all the work and furnish all materials and do everything required to carry out the above-mentioned work covered by this proposal, in strict accordance with the contract documents and the requirements pertaining thereto, for the sum or sums above set forth.

Note:

1. The estimated quantities listed are for informational purposes and for contractor reference. The contractor is responsible for delivering a finished project as detailed on the plans and specifications.
2. Contractor shall account for 20% ± of all materials.

Receipt of the following addenda is acknowledged (addenda number):

_____

Respectfully submitted:

Name: Edgar E Aguilera

By: _____
(SIGNATURE)

(SEAL - IF BIDDER IS
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.

MAMMOTH
CONSTRUCTION

261 Saratoga Blvd. Unit A Corpus Christi, TX 78417 * 361-876-2722 * Mammothstrong.com

Mammoth Foundation Repair LLC is a second-generation company and has been serving the Coastal Bend Area for over 12 years. The President of Mammoth has been working in construction for over 20 years, as he originally started in this field working with his father. We are a veteran and family-owned small business. Eddie served in the United States Army for 6 years. Our owners, Eddie and Aaron are father and son, working together on various construction projects in Nueces County and surrounding areas.

Recent Projects:

South Lake Ranch Apartments 3310 Rodd Field Rd Corpus Christi, TX 78414
Contact: Al Scavo 410-707-0855 Alscavo@comcast.net
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)

VETERAN-OWNED BUSINESS HUB BBB ACCREDITED BUSINESS DBE

INSURORS

Phone: 877 816 2800 | PO Box 32577
Waco, Texas 76703-4200

BID BOND

Bond No. CNB-42173-00

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Mammoth Foundation Repair, LLC, as Principal, hereinafter called the Principal, and INSURORS INDEMNITY COMPANY, Waco, Texas, as Surety, hereinafter called the Surety, are held and firmly bound unto City of Kingsville, as Obligee, hereinafter called the Obligee, in the amount of 5 % of the amount of this bid not to exceed 5% of the Greatest Amount Bid Dollars ($ 5% of G.A.B), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for
Tranquitas Bridge Repair,

NOW, THEREFORE, If the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing and give bond with good and sufficient surety, or, in the event of the failure of the Principal to enter into such Contract and give such bond or bonds; if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

SIGNED, SEALED AND DATED this 13th day of June, 2023.

Principal:
Mammoth Foundation Repair, LLC
(Seal)
By: President
(title)

Surety:
INSURORS INDEMNITY COMPANY
(Seal)
By:
Mireli Stanford, Attorney-in-Fact

Bond verification: bonddept@insurorsindemnity.com

INSURORS
INDEMNITY COMPANIES

POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas

KNOW ALL PERSONS BY THESE PRESENTS: **Number:** CNB-42173-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of Texas, and authorized and licensed to do business in the State of Texas and the United States of America, does hereby make, constitute and appoint

Mireli Stanford of the City of Spring, State of TX

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to-wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

Attest: Tammy Tieperman
Tammy Tieperman, Secretary

By: Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

On the 11th day of November, 2014, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company and that they executed said Power of Attorney to be the voluntary act and deed of the Company.

Notary Public, State of Texas

SHERRI CARNES
Notary Public
STATE OF TEXAS
ID# 2235897
My Comm. Exp. May. 21, 2025

Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 13th day of June, 2023.

Tammy Tieperman
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT BONDDEPT@INSURORSINDEMNITY.COM.

INSURORS
INDEMNITY COMPANIES

Phone: 877 816 2800 | PO Box 32577
Waco, Texas 76703-4200

IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577
Waco, TX 76703-4200
Or
225 South Fifth Street
Waco, TX 76701

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: http://www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

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 (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: http://www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

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

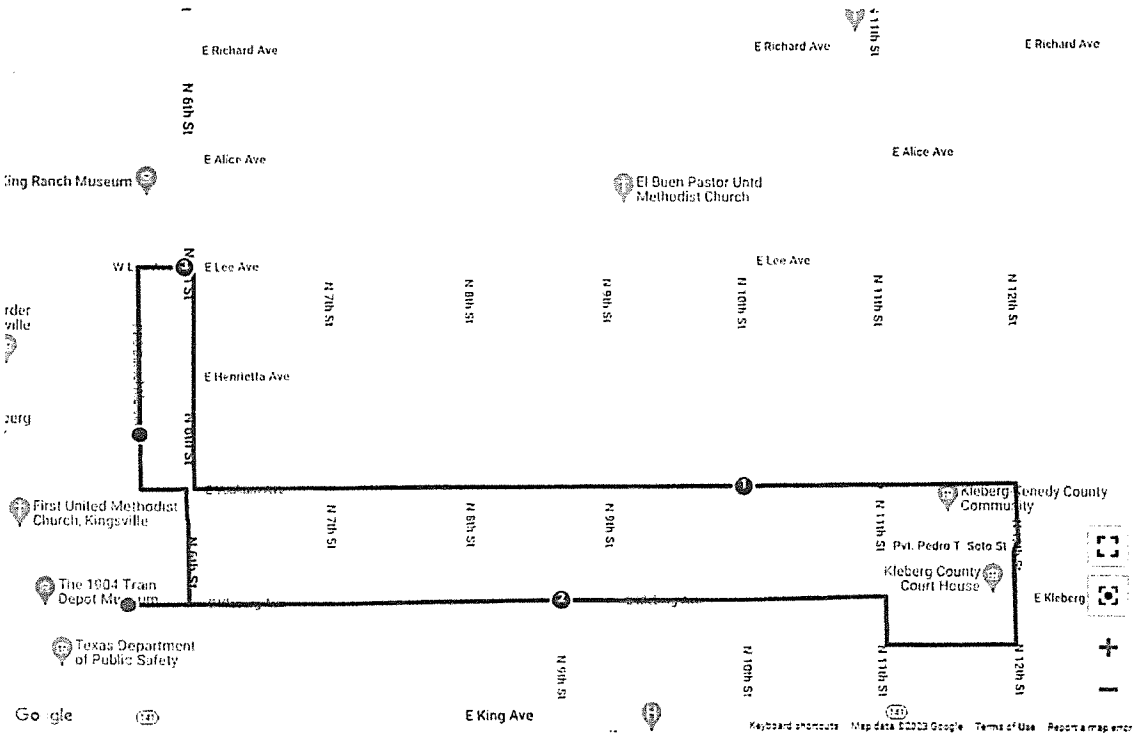
Public Works

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



SCHOOL OF EMS

Exhibit A

Clinical Site Affiliates Covered Under Signed Agreement
(If applicable, please list each station/location/department including the city & state)

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

received
6-22-2023

City of Kingsville
Sam Fugate, Mayor
P.O. Box 1458
Kingsville, TX 78364

Dear Mayor Fugate:

It is time for the selection of the Kleberg County Appraisal District Board of Directors for the 2024-2025 term. The board consists of 5 members. Every odd year, Board of Director elections for the Kleberg County Appraisal District take place. Please take the time to consider who your district would like to nominate to serve on the Kleberg County Appraisal District's board of directors. The quality of the property tax system depends on the appraisal district board of directors. Individuals nominated should bring the board knowledge, judgment and expertise in establishing policies and procedures for the district's organization and operation.

I am enclosing information on what is involved in the Board of Director elections process. This process requires interaction between each taxing entity and the appraisal district. The number of votes allocated to a voting unit is based on the ratio of its tax levy on the preceding year to the total tax levy of all voting units. The Chief Appraiser is required to use the most recent official tabulation of each voting unit's prior year levy. This is the amount levied not the amount allocated by the voting unit. The votes for each jurisdiction are as shown in the enclosed document titled Calculation of Votes.

The information I have enclosed is taken out of the state comptroller's Board of Directors Manual and Texas Property Tax Code. I have also enclosed an outline of required dates for your records. Please be sure to review the eligibility guidelines for appointed members located in your Governance enclosure on pages 4 and 5.

I have enclosed a copy of the Texas Property Tax Code section 6.03 Board of Directors, which discusses the Board of Directors election and your roll in the process.

If you have any questions, please feel free to contact me at 595- 5775.

Sincerely,

Ernestina "Tina" Flores, R.P.A.
Chief Appraiser

Cc: Mark McLaughlin, City Manager
Deborah Balli, Finance Director
Mary Valenzuela, City Secretary

KLEBERG COUNTY APPRAISAL DISTRICT
2024-2025 BOARD OF DIRECTORS
TAXING ENTITY CALCULATION OF VOTES

KLEBERG COUNTY

$13,828,668.63	÷	$45,126,540.92
0.306442	X	1000
306.44	=	306
306	X	5
	=	1530

CITY OF KINGSVILLE

$8,372,234.72	÷	$45,126,540.92
0.185528	X	1000
185.53	=	185
185	X	5
	=	925

KINGSVILLE I.S.D.

$15,191,199.68	÷	$45,126,540.92
0.336636	X	1,000
336.64	=	337
337	X	5
	=	1685

RICARDO I.S.D.

$2,352,765.58	÷	$45,126,540.92
0.052137	X	1000
52.14	=	52
52	X	5
	=	260

RIVIERA I.S.D.

$2,975,965.83	÷	$45,126,540.92
0.065947	X	1,000
65.95	=	66
66	X	5
	=	330

SANTA GERTRUDIS I.S.D.

$1,247,917.74	÷	$45,126,540.92
0.027654	X	1,000
27.65	=	28
28	X	5
	=	140

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	X	1,000
24.59	=	25
25	X	5
	=	125

KENEDY COUNTY GROUNDWATER

$42,315.64	÷	$45,126,540.92
0.000938	X	1,000
0.94	=	1
1	X	5
	=	5

CITY OF CORPUS CHRISTI

$5,639.86	÷	$45,126,540.92
0.00012	X	1,000
0.12	=	0
0	X	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	5000	1532	1530
CITY OF KINGSVILLE	$8,372,234.72	0.185528	5000	928	925
KINGSVILLE I.S.D.	$15,191,199.68	0.336636	5000	1683	1685
RICARDO I.S.D.	$2,352,765.58	0.052137	5000	261	260
RIVIERA I.S.D.	$2,975,965.83	0.065947	5000	330	330
SANTA GERTRUDIS I.S.D.	$1,247,917.74	0.027654	5000	138	140
SOUTH TEXAS WATER AUTHORITY	$1,109,833.24	0.024594	5000	123	125
KENEDY COUNTY GROUNDWATER	$42,315.64	0.000938	5000	5	5
CITY OF CORPUS CHRISTI	$5,639.86	0.000125	5000	0.6	0
TOTAL	$45,126,540.92	100.00%		5000	5000

Section
6.07. Taxing Unit Boundaries.
6.08. Notice of Optional Exemptions.
6.09. Designation of District Depository.
6.10. Disapproval of Board Actions.
6.11. Purchasing and Contracting Authority.
6.12. Agricultural Appraisal Advisory Board.
6.13. District Records.
6.14. Information Provided to Texas Legislative Council.
6.15. Ex Parte Communications; Penalty.
6.155. Certain Communications by Taxing Units Prohibited; Penalty. [Effective January 1, 2022]
6.16. Residential Property Owner Assistance.
6.17 to 6.20. [Reserved].

Subchapter B. Assessors and Collectors

6.21. County Assessor-Collector.
6.22. Assessor and Collector for Other Taxing Units.
6.23. Duties of Assessor and Collector.
6.231. Continuing Education.
6.235. Continuing Education Requirements [Repealed].
6.24. Contracts for Assessment and Collection.
6.25. County Contract with Appraisal District [Repealed].
6.26. Election to Consolidate Assessing and Collecting Functions.
6.27. Compensation for Assessment and Collection.
6.275. Release of Assessor and Collector from Liability.
6.28. Bonds for State and County Taxes.
6.29. Bonds for Other Taxes.
6.30. Attorneys Representing Taxing Units.
6.31 to 6.40. [Reserved].

Subchapter C. Appraisal Review Board

6.41. Appraisal Review Board.
6.411. Ex Parte Communications; Penalty.
6.412. Restrictions on Eligibility of Board Members.
6.413. Interest in Certain Contracts Prohibited.
6.414. Auxiliary Appraisal Review Board Members.
6.42. Organization, Meetings, and Compensation.
6.425. Special Appraisal Review Board Panels in Certain Districts.
6.43. Personnel.

Subchapter A

Appraisal Districts

Sec. 6.01. Appraisal Districts Established.

(a) An appraisal district is established in each county.

(b) The district is responsible for appraising property in the district for ad valorem tax purposes of each taxing unit that imposes ad valorem taxes on property in the district.

(c) An appraisal district is a political subdivision of the state.

HISTORY: Enacted by 1979, 66th Leg., ch. 841 (S.B. 621), § 1, effective January 1, 1982; am. Acts 1981, 67th Leg., 1st C.S., ch. 13 (H.B. 30), §§ 12, 13, effective January 1, 1982; am. Acts 1983, 68th Leg., ch. 851 (H.B. 1203), § 1, effective August 29, 1983.

Sec. 6.02. District Boundaries.

(a) The appraisal district's boundaries are the same as the county's boundaries.

(b) This section does not preclude the board of directors of two or more adjoining appraisal districts from providing for the operation of a consolidated appraisal district by interlocal contract.

(c) to (g) [Repealed by Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(2), effective January 1, 2008.]

HISTORY: Enacted by Acts 1979, 66th Leg., ch. 841 (S.B. 621), § 1, effective January 1, 1980; am. Acts 1981, 67th Leg., 1st C.S., ch. 13 (H.B. 30), §§ 14, 167(a), effective January 1, 1982; am. Acts 1983, 68th Leg., ch. 117 (S.B. 433), § 1, effective May 17, 1983; am. Acts 1991, 72nd Leg., ch. 20 (S.B. 351), § 14, effective August 26, 1991; am. Acts 1991, 72nd Leg., ch. 391 (H.B. 2885), § 13, effective August 26, 1991; am. Acts 1993, 73rd Leg., ch. 347 (S.B. 7), § 4.05, effective May 31, 1993; am. Acts 1997, 75th Leg., ch. 165 (S.B. 898), § 6.72, effective September 1, 1997; am. Acts 2007, 80th Leg., ch. 648 (H.B. 1010), §§ 1, 5(2), effective January 1, 2008.

Sec. 6.025. Overlapping Appraisal Districts; Joint Procedures [Repealed].

Repealed by Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(3), effective January 1, 2008.

HISTORY: Enacted by Acts 1995, 74th Leg., ch. 186 (H.B. 623), § 1, effective January 1, 1996; am. Acts 1997, 75th Leg., ch. 1357 (H.B. 670), § 1, effective January 1, 1998; am. Acts 1999, 76th Leg., ch. 250 (H.B. 1037), § 1, 2, effective January 1, 2000; am. Acts 2003, 78th Leg., ch. 455 (H.B. 703), § 1, effective January 1, 2004; am. Acts 2003, 78th Leg., ch. 1041 (H.B. 1082), § 1, effective January 1, 2004.

Sec. 6.03. Board of Directors.

(a) The appraisal district is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by this section. If the county assessor-collector is not appointed to the board, the county assessor-collector serves as a nonvoting director. The county assessor-collector is ineligible to serve if the board enters into a contract under Section 6.05(b) or if the commissioners court of the county enters into a contract under Section 6.24(b). To be eligible to serve on the board of directors, an individual other than a county assessor-collector serving as a nonvoting director must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office. An individual who is otherwise eligible to serve on the

board is not ineligible because of membership on the governing body of a taxing unit. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.

(b) Members of the board of directors other than a county assessor-collector serving as a nonvoting director serve two-year terms beginning on January 1 of even-numbered years.

(c) Members of the board of directors other than a county assessor-collector serving as a nonvoting director are appointed by vote of the governing bodies of the incorporated cities and towns, the school districts, the junior college districts, and, if entitled to vote, the conservation and reclamation districts that participate in the district and of the county. A governing body may cast all its votes for one candidate or distribute them among candidates for any number of directorships. Conservation and reclamation districts are not entitled to vote unless at least one conservation and reclamation district in the district delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year. On receipt of a request, the chief appraiser shall certify a list by June 15 of all eligible conservation and reclamation districts that are imposing taxes and that participate in the district.

(d) The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. A taxing unit participating in two or more districts is entitled to vote in each district in which it participates, but only the taxes imposed in a district are used to calculate voting entitlement in that district.

(e) The chief appraiser shall calculate the number of votes to which each taxing unit other than a conservation and reclamation district is entitled and shall deliver written notice to each of those units of its voting entitlement before October 1 of each odd-numbered year. The chief appraiser shall deliver the notice:

(1) to the county judge and each commissioner of the county served by the appraisal district;

(2) to the presiding officer of the governing body of each city or town participating in the appraisal district, to the city manager of each city or town having a city manager, and to the city secretary or clerk, if there is one, of each city or town that does not have a city manager;

(3) to the presiding officer of the governing body of each school district participating in the district and to the superintendent of those school districts; and

(4) to the presiding officer of the governing body of each junior college district participating in the district and to the president, chancellor, or other chief executive officer of those junior college districts.

(f) The chief appraiser shall calculate the number of votes to which each conservation and reclamation district entitled to vote for district directors is entitled and shall deliver written notice to the presiding officer of each conservation and reclamation district of its voting entitlement and right to nominate a person to serve as a director of the district before July 1 of each odd-numbered year.

(g) Each taxing unit other than a conservation and reclamation district that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15.

(h) Each conservation and reclamation district entitled to vote may nominate by resolution adopted by its governing body one candidate for the district's board of directors. The presiding officer of the conservation and reclamation district's governing body shall submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year. Before August 1, the chief appraiser shall prepare a nominating ballot, listing all the nominees of conservation and reclamation districts alphabetically by surname, and shall deliver a copy of the nominating ballot to the presiding officer of the board of directors of each district. The board of directors of each district shall determine its vote by resolution and submit it to the chief appraiser before August 15. The nominee on the ballot with the most votes is the nominee of the conservation and reclamation districts in the appraisal district if the nominee received more than 10 percent of the votes entitled to be cast by all of the conservation and reclamation districts in the appraisal district, and shall be named on the ballot with the candidates nominated by the other taxing units. The chief appraiser shall resolve a tie vote by any method of chance.

(i) If no nominee of the conservation and reclamation districts receives more than 10 percent of the votes entitled to be cast under Subsection (h), the chief appraiser, before September 1, shall notify the presiding officer of the board of directors of each conservation and reclamation district of the failure to select a nominee. Each conservation and reclamation district may submit a nominee by September 15 to the chief appraiser as provided by Subsection (h). The chief appraiser shall submit a second nominating ballot by October 1 to the conservation and reclamation districts as provided by Subsection (h). The conservation and reclamation districts shall submit their votes for nomination before October 15 as provided by Subsection (h). The nominee on the second nominating ballot with the most votes is the nominee of the conservation and reclamation districts in the appraisal district and shall be named on the ballot with the candidates nominated by the other taxing units. The chief appraiser shall resolve a tie vote by any method of chance.

(j) Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsections (g) and, if applicable, (h) or (i) alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

(k) **[Effective until January 1, 2022]** The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k) **[Effective January 1, 2022]** Except as provided by Subsection (k-1), the governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k-1) **[Effective January 1, 2022]** This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted.

(*l*) If a vacancy occurs on the board of directors other than a vacancy in the position held by a county assessor-collector serving as a nonvoting director, each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall elect by majority vote of its members one of the nominees to fill the vacancy.

(m) [Repealed by Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(4), effective January 1, 2008.]

HISTORY: Enacted by Acts 1979, 66th Leg., ch. 841 (S.B. 621), § 1; am. Acts 1981, 67th Leg., 1st C.S., ch. 13 (H.B. 30), §§ 15, 167(a), effective January 1, 1982; am. Acts 1987, 70th Leg., ch. 59 (S.B. 469), § 1, effective September 1, 1987; am. Acts 1987, 70th Leg., ch. 270 (H.B. 268), § 1, effective August 31, 1987; am. Acts 1989, 71st Leg., ch. 1123 (H.B. 2301), § 2, effective January 1, 1990; am. Acts 1991, 72nd Leg., ch. 20 (S.B. 351), § 15, effective August 26, 1991; am. Acts 1991, 72nd Leg., ch. 371 (H.B. 864), § 1, effective September 1, 1991; am. Acts 1993, 73rd Leg., ch. 347 (S.B. 7), § 4.06, effective May 31, 1993; am. Acts 1997, 75th Leg., ch. 165 (S.B. 898), § 6.73, effective September 1, 1997; am. Acts 1997, 75th Leg., ch. 1039, § 2, effective January 1, 1998; am. Acts 1999, 76th Leg., ch. 705 (H.B. 834), § 1, effective January 1, 2000; am. Acts 2003, 78th Leg., ch. 629 (H.B. 2043), effective June 20, 2003; am. Acts 2007, 80th Leg., ch. 648 (H.B. 1010), § 5(4), effective January 1, 2008; am. Acts 2013, 83rd Leg., ch. 1161 (S.B. 359), § 1, effective June 14, 2013; am. Acts 2021, 87th Leg., ch. 644 (H.B. 988), § 3, effective January 1, 2022.

Sec. 6.031. Changes in Board Membership or Selection.

(a) The board of directors of an appraisal district, by resolution adopted and delivered to each taxing unit participating in the district before August 15, may increase the number of members on the board of directors of the district to not more than 13, change the method or procedure for appointing the members, or both, unless the governing body of a taxing unit that is entitled to vote on the appointment of board members adopts a resolution opposing the change, and files it with the board of directors before September 1. If a change is rejected, the board shall notify, in writing, each taxing unit participating in the district before September 15.

(b) The taxing units participating in an appraisal district may increase the number of members on the board of directors of the district to not more than 13, change the method or procedure for appointing the members, or both, if the governing bodies of three-fourths of the taxing units that are entitled to vote on the appointment of board members adopt resolutions providing for the change. However, a change under this subsection is not valid if it reduces the voting entitlement of one or more taxing units that do not adopt a resolution proposing it to less than a majority of the voting entitlement under Section 6.03 of this code or if it reduces the voting entitlement of any taxing unit that does not adopt a resolution proposing it to less than 50 percent of its voting entitlement under Section 6.03 of this code and if that taxing unit's allocation of the budget is not reduced to the same proportional percentage amount, or if it expands the types of taxing units that are entitled to vote on appointment of board members.

(b-1) If an appraisal district increases the number of members on the board of directors of the district or changes the method or procedure for appointing the members as provided by this section, the board of directors by resolution shall provide for the junior college districts that participate in the appraisal district to collectively participate in the selection of directors in the same manner as the school district that imposes the lowest total dollar amount of property taxes in the appraisal district among all of the school districts with representation in the appraisal district. A resolution adopted under this section is not subject to rejection by a resolution opposing the change filed with the board of directors by a taxing unit under Subsection (a).

(c) An official copy of a resolution under this section must be filed with the chief appraiser of the appraisal district after June 30 and before October 1 of a year in which board members are appointed or the resolution is ineffective.

Governance

Composition of Board of Directors

The board of directors is composed of five members.[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.[11] This reimbursement is as provided by the budget adopted the board of directors.[12]

[4] Tex. Tax Code §6.03(a)
[5] Tex. Tax Code §6.031(a)
[6] Tex. Tax Code §6.031(a)
[7] Tex. Tax Code §6.031(b)
[8] 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)
[12] Tex. Tax Code §6.04(c)



Appointment, Eligibility and Terms

Appointment: Taxing units—counties, cities/towns, school districts, junior colleges and certain conservation and reclamation districts—select directors in the fall of odd-numbered years.[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]

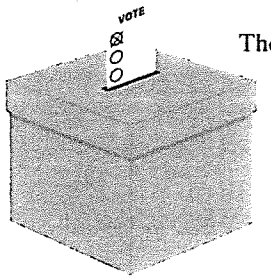
The board of directors is selected by appointment; it is not an election governed by the Texas Election Code.[16] The method or procedure for appointing members can be changed by the board of directors or by three-fourths of the voting taxing units acting through resolutions.[17]

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

[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]



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.[26] 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]

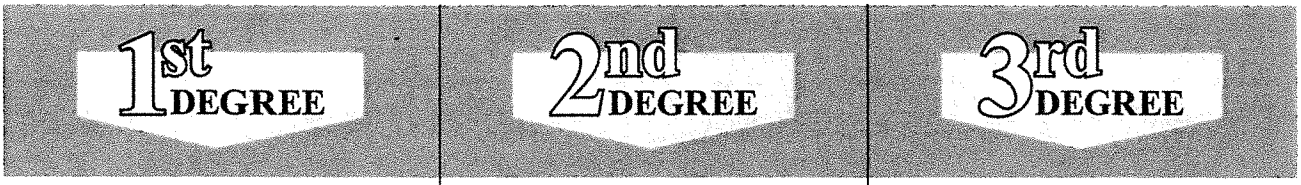
Throughout the selection process, the Tax Code specifies dates for action by the chief appraiser and the taxing units. The dates provided in Tax Code Section 6.03(f) and (g) are directory and not mandatory.[36] However, the advice of legal counsel should be obtained in such situations.

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



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)
[43] 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]

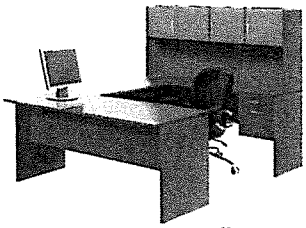
Voting taxing units may adopt staggered one and two-year terms.[56] To adopt staggered terms, taxing units must take two actions.[57] First, at least three-fourths of the voting taxing units are required to adopt resolutions for staggered terms.[58] Second, the voting taxing units must have changed the 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.[65] 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)
[68] 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(l)
[73] Tex. Tax Code §6.03(l)
[74] Tex. Tax Code §6.03(l)
[75] Tex. Tax Code §6.03(l)

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]

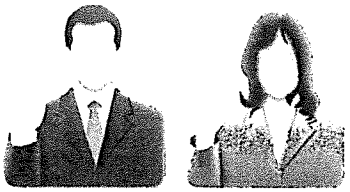
These ex parte communication provisions do not apply to a routine communication between the chief appraiser and the county TAC relating to the administration of an appraisal roll, including a communication made in connection with the certification, correction or collection of an account.[80] This exception 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 office before beginning the duties of the office.[84]



The constitutionally prescribed anti-bribery statement is located on the Secretary of State's website 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]

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[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)

[81] Tex. Tax Code §6.15(c)

[82] Tex. Tax Code §6.15(c)

[83] 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)

[89] Tex. Tax Code §6.033(a)

OUTLINE
OF
REQUIRED DATES

1. ***Before October 1*** of an odd-numbered year, the chief appraiser must notify each voting taxing unit of the number of votes it may cast.

2. ***Before October 15*** each voting unit may nominate by resolution adopted by its governing body, one candidate for each position on the board of directors and must submit the names and addresses of the nominees to the chief appraiser.

3. ***Before October 30*** the chief appraiser must prepare a ballot listing all nominees alphabetically by each candidate's last name. The chief appraiser must deliver a copy of this ballot to the presiding officer of the governing body of each voting unit.

4. ***Before December 15*** the governing body of each taxing unit entitled to vote may cast votes for one candidate or may distribute the votes among a number of candidates on the ballot and shall determine its vote by resolution and submit it to the chief appraiser.

5. ***Before December 31*** the chief appraiser must count the votes and declare the candidates who received the largest vote totals elected and submit the results to the governing body of each taxing unit in the district and to the candidates.

RESOLUTION NO. 2023- _____

A RESOLUTION NOMINATING CERTAIN PERSON(S) AS CANDIDATE(S) FOR ELECTION TO THE BOARD OF DIRECTORS FOR THE KLEBERG COUNTY APPRAISAL DISTRICT; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is time to select the Kleberg County Appraisal District Board of Directors for the 2024-2025 term and the City (as a taxing unit) has the right to nominate a candidate(s) to the Board and later will have the right to vote on candidates for the Board;

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City of Kingsville herewith nominates the following person(s) as candidate(s) for election to the Board of Directors for the Kleberg County Appraisal District:

_____

_____

KINGSVILLE, TEXAS 78363

II.

THAT all Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 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

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Summary:
BA #60 was submitted on June 12, 2023 with a second reading and approval on June 26, 2023. The original Budget Amendment was submitted to be funded from the Tourism unappropriated fund balance in Fund 002. This funding source was an error as it should be funded through the Tourism ARP fund unappropriated fund balance in Fund 205. City Commission authorized the use of Tourism ARP Funds for this purpose at the City Commission meeting on June 12, 2023. This Budget Amendment is submitted as a correction to the prior budget amendment.

Financial Impact:
The funding for the Tourism Video Signage will come from the unappropriated fund balance of the Tourism ARP Fund in Fund 205 instead of the Tourism Fund 002.

Recommendation:
Staff recommends the approval of the corrected budget amendment to provide funding for the Tourism Video Signage with Tourism ARP funding.

ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO APPROPRIATE TOURISM ARP FUNDING FOR VIDEO SIGNAGE.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2022-2023 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#60A

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 205 – Tourism ARP Funding					
Expenditures					
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

AGENDA ITEM #11

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS PROVIDING FOR A COMMUNITY VENUE PROJECT PURSUANT TO CHAPTER 334, AS AMENDED, TEXAS LOCAL GOVERNMENT CODE

WHEREAS, if approved at an election by a majority of the qualified voters of the City of Kingsville, Texas (the "City") voting at an election, the City Commission of the City of Kingsville, Texas (the "Commission") desires to provide for the planning, acquisition, establishment, development, construction, renovation, and financing of a community venue project (as defined in the Act) under the authority and subject to the provisions of Chapter 334, Texas Local Government Code (the "Act");

WHEREAS, Section 334.022 of the Act requires that the City, before calling such an election, send a copy of this Resolution to the Comptroller of Public Accounts for the State of Texas (the "Comptroller") to perform an analysis to determine if approval and implementation of this Resolution will have a significant negative fiscal impact on State revenue;

WHEREAS, the Commission desires by this Resolution to designate the method of financing one or more community venue projects (described below) as authorized by the Act;

WHEREAS, this Resolution is adopted pursuant to the requirements of and in conformity with Section 334.021 of the Act;

WHEREAS, the Commission is authorized by Section 334.024 of the Act to order an election on the question of approving and implementing this Resolution and approving each a community venue project and the method of financing such venue project; and

WHEREAS, it is hereby found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, THAT:

Section 1. The Commission designates, and, subject to approval at an election held in the City, authorizes a tourist development project (as defined in the Act) to include the renovation, planning, acquisition, development, construction, equipment and expansion of the former site of the King Ranch Museum to serve as an event and (a birding and butterfly) nature center within the City of the type described and defined in Section 334.001(4)(C) of and permitted by the Act. This community venue project is described in summary form as follows:

> An event and tourism center with public restrooms, parking, concessions, exhibit and preservation areas, or other type of area or facility that is planned for use to promote ecotourism in the City, and any related infrastructure as defined in the Act. For the purposes of this Resolution, this Venue Project is known as the "Henrietta Memorial Events and Nature Center Project".

Section 2. The Commission designates the following methods of financing as the methods it desires to use to finance the Henrietta Memorial Events and Nature Center Project:

A. The imposition of a hotel occupancy tax on a person who, under a lease, concession, permit, right of access, license, contract, or agreement, pays for the use or possession or for the right to the use or possession of a room that is in a hotel, costs $2 or more each day, and is ordinarily used for sleeping, at a

maximum rate of 2% of the price paid for such room, as and to the extent authorized by Subchapter H of the Act.

Section 3. No ad valorem property taxes or sales and use taxes will be used to fund the community venue project.

Section 4. The Mayor or his designee is authorized and directed to send a copy of this Resolution to the Comptroller, together with other information as may be requested by the Comptroller, for a determination regarding whether the implementation of this Resolution will have a significant negative fiscal impact on state revenue. Subject to the City's right to appeal an adverse decision by the Comptroller, upon receipt of a favorable written report by the Comptroller, the Commission will call an election concerning the approval of this Resolution and, pursuant to Section 334.024 of the Act, with respect to one or more of the aforementioned community venue projects.

Section 5. The Commission hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Commission hereby incorporates such recitals as a part of this Resolution.

Section 6. If any provision of this Resolution or the application thereof to any circumstance shall be held to be invalid, the remainder of this Resolution and all application thereof to other circumstances shall nevertheless be valid, and Commission hereby declares that this Resolution would have been enacted without such invalid provision.

Section 7. This Resolution is to be immediately effective.

Section 8. The Mayor, City Secretary, City Manager, City Attorney, and Bond Counsel to the City are hereby authorized and directed to approve any technical changes or corrections to this Resolution or to any of the instruments authorized by this Resolution necessary to correct any ambiguity or mistake or properly or more completely document the action and transactions contemplated and approved by this Resolution.

PASSED AND APPROVED BY THE KINGSVILLE CITY COMMISSION, this 10th day of July, 2023.

//s// Sam R. Fugate
Mayor

ATTEST:

//s// Mary Valenzuela
City Secretary

(CITY SEAL)

CERTIFICATE FOR RESOLUTION

We, the undersigned Mayor and City Secretary of the City of Kingsville, Texas (the "City"), hereby certify as follows:

1. The City Commission of the City (the "City Commission") convened in regular session, open to the public, on July 10, 2023 (the "Meeting"), at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Commission, to wit:

Sam R. Fugate, Mayor
Hector Hinojosa, Mayor Pro Tem
Norma Nelda Alvarez, Commissioner
Edna Lopez, Commissioner
Ann Marie Torres, Commissioner

and all of said persons were present, except _____, thus constituting a quorum. Whereupon among other business, the following was transacted at the Meeting: a written Resolution entitled:

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS PROVIDING FOR A COMMUNITY VENUE PROJECT PURSUANT TO CHAPTER 334, AS AMENDED, TEXAS LOCAL GOVERNMENT CODE

(the "Resolution") was duly introduced for the consideration of the Commission. It was then duly moved and seconded that the Resolution be finally passed and adopted; and after due discussion, such motion, carrying with it the adoption of the Resolution prevailed and carried by the following vote:

YES: _____ NOES: _____ ABSTENTIONS: _____

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the City Commission's minutes of the Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the City Commission's minutes of the Meeting pertaining to the adoption of the Resolution; the persons named in the above and foregoing paragraph are duly chosen, qualified, and acting officers and members of the City Commission as indicated therein; each of the officers and members of the City Commission was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting and each of such officers and members consented, in advance, to the holding of the Meeting for such purpose; and the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS ON JULY 10, 2023.

_____
City Secretary

_____
Mayor

(CITY SEAL)