

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, August 2, 2023, 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,  
1<sup>st</sup> Floor – City Hall, 400 W. King Ave., Kingsville, Texas

## . PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

### COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Herlinda Solis  
Administrative Assistant II

Steve Zamora,

Chairman

### CITY STAFF

### COMMISSION MEMBERS

Debbie Tiffie

Larry Garcia

Kwabena Agyekum  
Interim Director of Planning  
& Development Services

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

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

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

## AGENDA

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – July 13, 2023**
- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**
- **OLD BUSINESS – None.**

Planning Commission Agenda

- **NEW BUSINESS –**

**ITEM #1 - Public Hearing on the request from Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, Kingsville, TX 78363.**

**ITEM #2 - Discuss and Consider Action on the request from Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, Kingsville, TX 78363.**

**ITEM #3- : Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, Kingsville TX 78363.**

**ITEM #4- : Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, Kingsville TX 78363.**

**MISCELLANEOUS:** Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

**Please call the CITY SECRETARY at 595-8002 to obtain definitive and final City Commission Hearing Date.**

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, August 2, 2023.



Kwabena Agyekum  
Interim Director of Planning & Development Services

Posted
@ <u>12:00pm</u>
On <u>7-28-23</u>
By <u>H. Solis</u>

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
August 02, 2023**

**Planning and Zoning Members Present**

Steve Zamora  
Larry Garcia  
Rev. Idotha Battle  
Mike Klepac

**Citizens Present**

Sunny Shah  
Gustavo A Garcia  
David Petrakovitz  
Ronald Booth  
Goldie Hubert  
Gene Jones  
Rodolfo Morales  
Jim Glusing  
Trisha Gottschalk  
Norma Collins  
Wiley McIlwain  
Ben Serato  
Carolina Serato  
Gloria Bigger Cantu  
Kathryn Jewell  
Patricia Hennessey  
Margaret Hennessey  
Bitsy Hubert Cumberland  
Mary Hubert Best  
Francisco Medrano Jr  
Chip Urban  
Diane McLaughlan

**Staff Present**

Kobby Agyekum, Interim Director of Planning  
and Development  
Herlinda Solis, Administrative Assistant II  
Theresa Cavazos, Administrative Assistant  
Mark McLaughlin, City Manager  
Rudy Mora, City Engineer  
Courtney Alvarez, City Attorney  
Mayor Sam Fugate

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**  
Mike Klepac made a motion to approve the minutes from July 5, 2023, meeting as presented. Debbie Rev. Idotha Battle seconded. All in favor, none opposed. Motion carried.
3. **Public Comments on or off the agenda** – None
4. **Postponements** –None
5. **Old Business** – None
6. **New Business** – None
7. **Item # 1 Public Hearing on the request from Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Parts of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances.**

Steve Zamora opened the Public Hearing at 6:03 PM.



Kobby Agyekum addressed the board and stated Ramon Perez Owner would like to subdivide this property into 12 single lots, the property is currently not being used and this replat would ensure 12 new single-family homes. Mark McLaughlin added that this replat would include a variance due to the 60-foot-wide street right of way, that will cause lots 1-8 to be 200 square feet below R1 Minimum requirements, the city will need this space for the street and taking the space from the lots. This is a standard variance request that we can approve.

The public hearing was closed at 6:06 pm

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

Ramon Perez (317 E Shelton) addressed the Board; his plan is to have 1600 square foot garden homes. The homes will be a Spanish style homes, 12 homes with small yards and a great location for the families.

Mike Klepac made the motion to approve the request from Ramon P Perez Jr Owner/Applicant; requesting approval of the preliminary plat of 2.6464 Acres, Parts of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances. Larry Garcia seconded the motion. All in favor, none opposed.

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

Steve Zamora opened the Public Hearing at 6:11 pm

Mark McLaughlin addressed the Board and stated that this might look redundant but there was a reason for this, the staff has been working with Ramon Perez and because no other changes needed to be made the Preliminary and Final Plat are being addressed tonight. The preliminary has already been approved and this is the next step.

10. **Item # 4 Discuss and Consider Action on the Ramon P Perez Jr Owner/Applicant; requesting approval of the final plat of 2.6464 Acres, Parts of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances.**

Mike Klepac made the motion to approve the request from Ramon P Perez Jr Owner/Applicant; requesting approval of the final plat of 2.6464 Acres, Parts of Lots 2 & 3, Block 18, K.T. & I CO also known as East Caesar, Kingsville, Texas; to be called The Courtyard at Mesquite Grove with variances to Chapter XV Land Usage, Article 3 Subdivision -Design Standards, Section 15-3-34 Lots, Subsections (A), (B), and (C) of the City of Kingsville Code of Ordinances. Rev. Idotha Battle seconded the motion. All in favor, none opposed.

Steve Zamora opened the Public Hearing at 6:14 pm

11. **Item # 5 Public Hearing on the request from Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the preliminary plat of 73.56 Acres comprising portions of Lots 2, 5, & 6, Block 21, K.T.&I. Subdivision; portions of Lot 1 & 2, Burris Acres; and a portion of the John Clayton Addition, also known as 520 Cecil and 700 Block General Cavazos Blvd., Kingsville, Texas; to be called Somerset at Kingsville**



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

Kobby Agyekum addressed the board and stated that the landowners wanted to replat the property into 235 single family homes, and the land has been zoned for R1 (single family) use but currently being used for agricultural purposes. The Planning has reviewed the application and finds no adverse consequences for the development and therefore recommended approval for the development as it will comply with all Government Code of Ordinances. This will encourage growth of housing development. Mark McLaughlin the City Manager addressed the board with reference to the variance included in the application. The Engineering Department requires a minimum of 250 feet to 800 feet for new blocks, and this block will be 100 feet comply with the request of the citizens who attended the last town hall meeting and voiced their concerns on traffic flow. The developer made changes to widen the roads and added the required green space, thus for the variance to comply with the City Ordinance.

Carola G. Serrato of 501 Billy Evans addressed the Board concerns of miscommunication, no master plan, the current sewer system not adequate for new development, city utilities, drainage patterns, emergency services and traffic flow. Jim Glussing of 3209 South Brahma Boulevard addressed the Board on the road placement at Starr Avenue, and he would like to have more information. Diane McLuachlan of 3303 South Brahma Boulevard addressed the Board with concerns on the utilities; she has currently had a water main break at her front yard and feels that the water and sewer are not ready for the development. Norma Collins of 3311 South Brahma Boulevard addressed the Board with concerns on the new development and losing her privacy plus dust pollution in her swimming pool. Rudolfo Morales Jr of 614 East Trant Road addressed the Board with concerns on the drainage ditch and who would maintain the ditch.

Mark McLaughlin stated that this is a preliminary plat application and we do not have final information on the placement of the sewer or road placement as of now and as soon as they are available anyone is welcomed to review the final plans in our Engineering Department. Rudy Mora our City Engineer has worked with Chip Urban and studied the Development, and our current sewer and water system has the capacity to handle this new development, we also have the drainage and as of now there is no drainage. With this new development all new utilities will be underground, and the drainage will go to Trant and West to the Estuary. This new drainage plan will alleviate existing issues in the area. Steve Zamora asked how many letters were mailed out, Herlinda Solis responded 34 letters with none returned. James Glusing addressed the Board stating that he has previously made appointments and concerns on this agenda. Mark McLaughlin added that the entrance to Star Ave has been studied with the engineers and will avoid interference with 3309 S Brahma BLVD and 3303 S Brahma BLVD except for Mr. Villarreal moving his planter. The new road will have minimal impact on the properties. Norma Collins asked if the Green Space would be a playground Mark McLaughlin stated no that the City Code of Ordinances does not require a playground, Norma Collins stated that the kids and dogs would not have a space to play. Kobby Agyekum stated that this green space would be almost 5 acres and will have 250 trees on this development, this green space will also have room for walking. Carolina G Serrato asked questions involving the retention pond and how much impervious land out of the 73 acres will remain. Chip Urban from Urban Engineering replied it is too early in the process to determine the reply to this question. Carolina G Serrato also asked if any studies have been done to the City's knowledge. Chip Urban replied, the direction of the drainage going form NE to SW of the parcel, therefore the retention pond has to be on the SW, the final calculations of the detention pond is not available at this time, however we have calculated it for 100 year storm this is precalculated of discharge rate on a 10 year study. Carolina G Serrato asked if Urban Engineering has a volume on this and Chip Urban replied that they had a estimate based on the calculations of a preliminary state and as we get into more detailed plans we will be able to refine this number. Steve Zamora asked if the drainage would flow from Trant Chip Urban replied that yes there is a 20-foot easement and that would be used to develop a detention facility. Margret Hennessey (714 E Trant) wanted to reiterate all the previous statements and concerns she also stated that having this meeting right after the 4<sup>th</sup> Of July is the reason the turnout was low, and the builders have a bad reputation for building substandard homes that may be hard to sell. Steve Zamora reminded the audience that the City has a Building Code of Ordinance (IBC) and every builder has to meet the minimum requirements and will be inspected, therefore the homes will be good. Ronald Booth (202 Cecil) asked how many homes will be developed, Mark McLaughlin replied



235 from the original 275. The developer made some changes to add wider streets for the emergency vehicles of 60 feet right of way as the city requires.

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

Mike Klepac made the motion to approve 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. Larry Garcia seconded the motion.

Steve Zamora opened the Public Hearing at 6:50 pm

- 13. Item # 7 Public Hearing on the request from Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

Kobby Agyekum addressed the board and stated that IT could not put the Final Plat on the monitor, two rows from the east including the 8 homes to the south of the bend, which will look like an inverted L-shape towards the proposed retention pond. Inquires were made of the flow of construction trucks will be entering and leaving the job site. Mark McLaughlin advised that the construction trucks will be entering and exiting on the North entrance and also assured the public that Home owners will always have access to their driveway at all times when the major ditch repairs on South Brahma Boulevard commence.

- 14. Item #8 Discuss and Consider Action on the request from Urban Engineering, applicant; Somerset Land Company, owner; requesting approval of the final plat of 10.77 Acres out of 54.53 Acre Tract as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg, County, Texas which comprising portions of three tracts (1) a portion of a 27.21 Acre Tract out of Lots 2 & 5, (Block) Section No. 21, K.T.&I. Subdivision; (2) a 12.36 Acre Tract out of the John Clayton Addition; and (3) a 29.83 Acre Tract out of Lot 6, (Block) Section No. 21, K.T.&I. Subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) North of Trant Road, Kingsville, Texas; to be known as Somerset at Kingsville-Phase 1 with variances to Chapter XV Land Usage, Article 3 Subdivisions – Design Standards, Section 15-3-34 Lots, Subsection (C) of the Code of Ordinances of the City of Kingsville.**

Mike Klepac made the motion to approve 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.

**15. Miscellaneous - None**

**16. Adjournment - Meeting adjourned at 7:03 PM.**



ITEMS 1 & 2



## MEMO

**Date:** July 24, 2023

**To:** Planning and Zoning Commission Members

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

**Subject:** **Roberto Cardenas; Applicant and Neessen Real Estate Holdings, Ltd.; Owner requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, Kingsville, TX 78363.**

The applicant approached the department because they wanted to re-plat The Neessen Lots 1-8 and Neessen Lot 9 into two separate Lots. The proposal as presented to the department would involve creating two properties the Neessen sub-division Lots 1-8 (2.67 acres) and Neessen sub-division Lot 9 (6.88 acres) into two separate Lots. There are two buildings currently on the property at Lot 9, but the re-plat would ensure both lots are separated with one defined boundary and address. The property is currently zoned C4 – Commercial.

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant codes and Ordinances. Therefore, it is recommended that you consider the said application and approve same since this will improve internet use within the city of Kingsville.

Thank you.

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

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

**CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION**

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

Project Address 2007 S. US Highway 77 Nearest Intersection Carlos Truan Blvd. & US Highway 77

(Proposed) Subdivision Name Nessen Subdivision Lot 1R Block N/A

Legal Description: Lots 1, 2, 3, 4, 5, 6, 7 & 8 Neessen Subdivision (Envelope 99 Cabinet II M.R.K.C.T.)

Existing Zoning Designation C-4 Commercial District Future Land Use Plan Designation Same

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

Applicant/Authorized Agent Roberto Cardenas Phone 361-993-0808 FAX 361-993-2955

Email Address (for project correspondence only): roberto@texasgeotech.com

Mailing Address 5525 S. Staples Street, Suite B2 City Corpus Christi State Texas Zip 78411

Property Owner Phillip E. Neessen Phone 361-882-4825 FAX N/A

Email Address (for project correspondence only): morelvagonzalez@lealcon.com

Mailing Address 5110-B IH 37 City Corpus Christi State Texas Zip 78407

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

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

Please provide a basic description of the proposed project:

Re-plat lots 1, 2, 3, 4, 5, 6, 7 and 8 into one lot

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

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 Roberto Cardenas Date: 6-15-2023  
 Property Owner's Signature [Signature] Date: 6-19-23  
 Accepted by: [Signature] Date: 6/26/2023



# Kleberg CAD

Property Search > 4005377 NEESSEN REAL EST HOLDINGS LTD Tax Year: 2023 - Values not available  
for Year 2023

## Property

### Account

Property ID:	4005377	Legal Description:	NEESSEN, BLOCK 1, LOT 1-9, (CHEVROLET DEALERSHIP), ACRES 9.5499
Geographic ID:	150300101000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	2007 S US HWY 77 TX	Mapsco:	
Neighborhood:		Map ID:	B2
Neighborhood CD:			

### Owner

Name:	NEESSEN REAL EST HOLDINGS LTD	Owner ID:	66970
Mailing Address:	PO BOX 1534 KINGSVILLE, TX 78364-1534	% 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: NEESSEN REAL EST HOLDINGS LTD  
% Ownership: 100.0000000000%  
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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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

**Improvement #1: COMMERCIAL State Code: F1 Living Area: 8136.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	DS2G		2004	6840.0
OP1	OPEN PORCH BASIC (20%)	*		2004	2080.0
CP1	CARPORT BASIC (10%)	*		2004	3180.0
CON	CONCRETE SLAB COMMERCIAL	*		2004	269774.0
CON	CONCRETE SLAB COMMERCIAL	*		2019	51305.0
MA	MAIN AREA	ES3A		2004	1296.0

**Improvement #2: COMMERCIAL State Code: F1 Living Area: 26878.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SG2G		2004	20368.0
CP1	CARPORT BASIC (10%)	*		2004	768.0
CP1	CARPORT BASIC (10%)	*		2004	480.0
CP1	CARPORT BASIC (10%)	*		2004	504.0
CP1	CARPORT BASIC (10%)	*		2004	972.0
ZZM	MEZZANINE	SP		2004	600.0
MAAD	ADDN (INC W/MAIN FOR SF PRICING)	SG2G		2004	6510.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	9.5499	415995.60	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	\$2,034,440	\$499,200	0	2,533,640	\$0	\$2,533,640
2021	\$2,114,020	\$499,200	0	2,613,220	\$0	\$2,613,220
2020	\$2,374,090	\$499,200	0	2,873,290	\$0	\$2,873,290
2019	\$2,401,670	\$499,200	0	2,900,870	\$0	\$2,900,870
2018	\$2,862,270	\$499,200	0	3,361,470	\$0	\$3,361,470
2017	\$2,315,420	\$499,200	0	2,814,620	\$0	\$2,814,620
2016	\$1,779,720	\$499,200	0	2,278,920	\$0	\$2,278,920
2015	\$1,732,060	\$499,200	0	2,231,260	\$0	\$2,231,260
2014	\$1,597,840	\$499,200	0	2,097,040	\$0	\$2,097,040
2013	\$0	\$14,810	0	14,810	\$0	\$14,810
2012	\$0	\$14,810	0	14,810	\$0	\$14,810

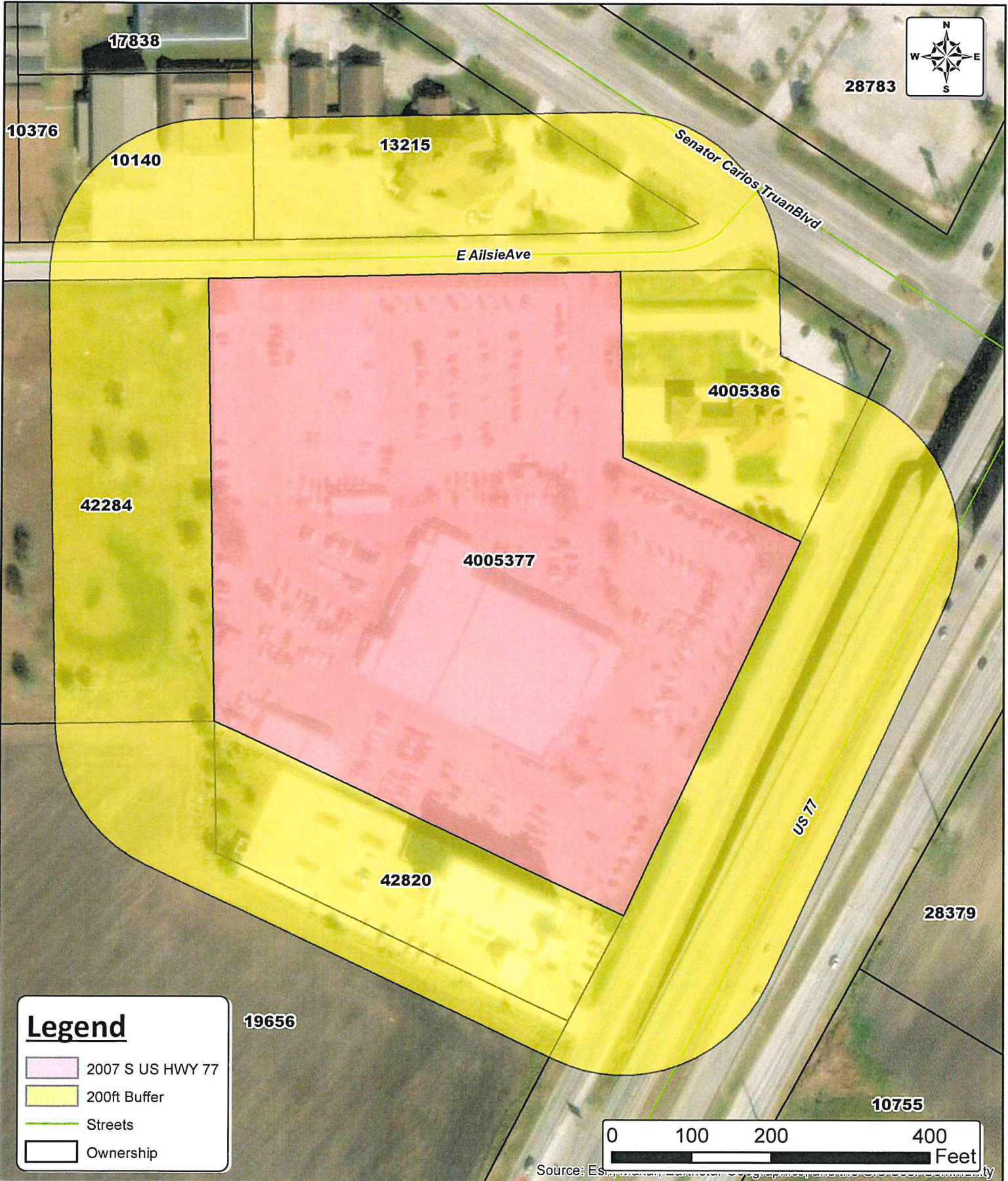
2011	\$0	\$14,810	0	14,810	\$0	\$14,810
2010	\$0	\$14,810	0	14,810	\$0	\$14,810
2009	\$0	\$14,810	0	14,810	\$0	\$14,810

Questions Please Call (361) 595-5775

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



# 200ft Buffer at 2007 S US HWY 77



**Legend**

- 2007 S US HWY 77
- 200ft Buffer
- Streets
- Ownership

Source: Esri

Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 7/13/2023

Note: Ownership is labeled with its Prop ID.

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



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



WD-230615

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Ruth R. Hughes  
Secretary of State

## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Neessen Real Estate Holdings, Ltd.  
File Number: 803520624

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Partnership (LP) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 01/16/2020

Effective: 01/16/2020



A handwritten signature in black ink, appearing to read "Ruth R. Hughes".

Ruth R. Hughes  
Secretary of State

Phone: (512) 463-5555  
Prepared by: Lisa Sasin

Come visit us on the internet at <https://www.sos.texas.gov/>  
Fax: (512) 463-5709  
TDD: 10306

Dial: 7-1-1 for Relay Services  
Document: 937791050002

Form 207

Secretary of State  
P.O. Box 13897  
Austin, TX 78711-3697  
FAX: 512/463-5709

Filing Fee: \$750



**Certificate of Formation  
Limited Partnership**

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 803520624 01/16/2020  
Document #: 937791050002  
Image Generated Electronically  
for Web Filing

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited partnership. The name of the entity is:

**Neessen Real Estate Holdings, Ltd.**

The name must contain the words "Limited Partnership," or "Limited," or the abbreviation "L.P.," "LP," or "Ltd." The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

**Article 2 - Principal Office**

The address of the principal office in the United States where records of the partnership are to be kept or made available is set forth below:

**2007 S. U.S. Highway 77 Bypass, Kingsville, TX, USA 78363**

**Article 3 - Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be limited partnership named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

**Phillip E. Neessen**

C. The business address of the registered agent and the registered office address is:

Street Address:

**2007 S. U.S. Highway 77 Bypass Kingsville TX 78363**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

**Article 4 - General Partner Information**

The name and address of each general partner are as follows:

General Partner 1: (Business Name) **Neessen GP, LLC**

Address: **2007 S. U.S. Highway 77 Bypass Kingsville TX, USA 78363**

**Supplemental Provisions / Information**

[The attached addendum, if any, is incorporated herein by reference.]

**Effectiveness of Filing**

A. This document becomes effective when the document is filed by the secretary of state.

OR



B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Signature of General Partner 1: **Phillip E. Neessen, Manager of Neessen GP, LLC, General Partner**

FILING OFFICE COPY

CERTIFICATE OF FORMATION  
LIMITED PARTNERSHIP

Article 1 - Entity Name and Type

The filing entity being formed is a limited partnership. The name of the entity is:

Neessen Real Estate Holdings, Ltd.

Article 2 - Registered Agent and Registered Office

The initial registered agent is an individual resident of the state whose name is:

Phillip E. Neessen

The business address of the registered agent and the registered office address is:

2007 S. U.S. Highway 77 Bypass  
Kingsville, Texas 78363

Article 3 - Governing Authority

The name and address of the general partner is set forth below:

Neessen GP, LLC  
2007 S. U.S. Highway 77 Bypass  
Kingsville, Texas 78363

Article 4 - Principal Office

The address of the principal office of the limited partnership in the United States where records are to be kept or made available under Section 153.551 of the Texas Business Organizations Code is:

2007 S. U.S. Highway 77 Bypass  
Kingsville, Texas 78363

**Article 5 - Effectiveness of Filing**

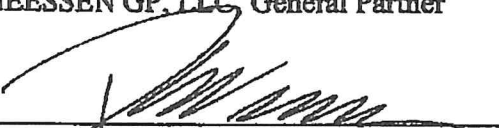
**This document becomes effective when the document is filed by the secretary of state.**

**Article 6 - Execution**

**The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.**

**DATE:** January 15, 2020.

**NEESSEN GP, LLC, General Partner**

  
**Phillip E. Neessen, Manager**



WD-230615

320789

CONTRIBUTION DEED

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.

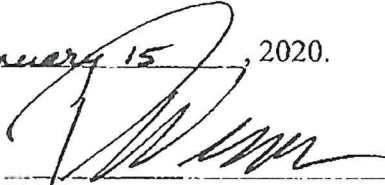
THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF KLEBERG       §

THAT Phillip E. Neessen and Laura G. Neessen ("Grantors"), as a capital contribution to Neessen Real Estate Holdings, Ltd., a Texas limited partnership ("Grantee"), have GRANTED, SOLD, AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY, subject to the matters herein set forth, unto Grantee, the real property located in Kleberg County, Texas, described on Exhibit A attached to this Contribution Deed and incorporated by reference (the "Property");

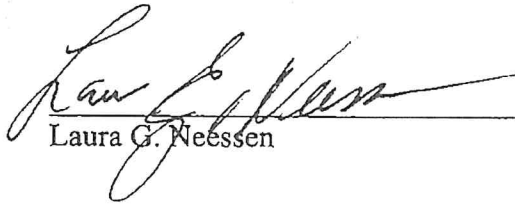
TO HAVE AND TO HOLD the Property, subject to the matters herein set forth, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantors bind Grantors and Grantors' heirs and legal representatives to WARRANT AND FOREVER DEFEND, subject to the matters herein set forth, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Deed, the Property and all of Grantors' warranties are subject to: taxes and assessments on the Property becoming due and payable after the date of this Deed, the payment of which is assumed by Grantee; all existing leases covering oil, gas or other minerals and all outstanding royalty and mineral interests in and to the oil, gas and other minerals situated in, on or under the Property, to the extent the same are valid and still in force and effect; rights of parties in possession, if any; and any visible and apparent easements or rights-of-way upon or affecting the Property.

DATED to be EFFECTIVE: January 15, 2020.

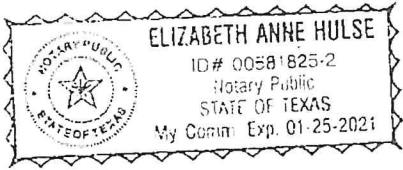


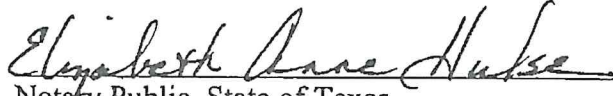
\_\_\_\_\_  
Phillip E. Neessen

  
\_\_\_\_\_  
Laura G. Neessen

STATE OF TEXAS     §  
                                  §  
COUNTY OF NIUECES §

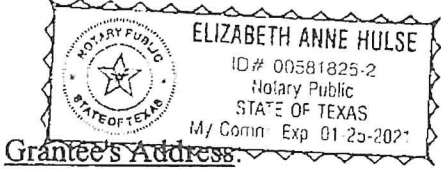
This instrument was acknowledged before me on January 15, 2020, by Phillip E. Neessen.

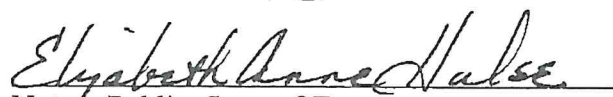


  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS     §  
                                  §  
COUNTY OF NIUECES §

This instrument was acknowledged before me on January 15, 2020, by Laura G. Neessen.



  
\_\_\_\_\_  
Notary Public, State of Texas

Neessen Real Estate Holdings, Ltd.  
2007 S. U.S. Highway 77 Bypass  
Kingsville, Texas 78363

After Recording Return To:  
  
Newman F. Baker III  
Davis, Hutchinson & Wilkerson, L.L.P.  
802 N. Carancahua, Suite 1500  
Corpus Christi, Texas 78401

Exhibit A

2151 N. Hwy. 77

A 6.00 acre subdivision, more or less, out of Farm Lot One (1), Section Five (5), of the Kleberg Town & Improvement Company Subdivision, Kleberg County, Texas, with said 6.00 acre subdivision being more fully described by metes and bounds below:

Fielder Family Trust No. 1, A 6.00+/- acre Subdivision out of Farm Lot One (1), Section Five (5), of The Kleberg Town & Improvement Company Subdivision, Kleberg County, Texas, and being more particularly described by metes and bounds as follows:

Being all that certain tract or parcel of land situated in Kleberg County, Texas, and being a part of Farm Lot 1, Section 5, The Kleberg Town & Improvement Co., a subdivision to said county being described by map or plat recorded in Volume 1, Page 34, Envelope 18, Map and Plat Records, Kleberg County, Texas, and being all of that tract of land conveyed by deed to Belmont Construction, Inc., recorded in Volume 80, Pages 399-406, Official Records, Kleberg County, Texas, more particularly described by metes and bounds as follows to wit:

BEGINNING at the Northwest corner of the aforementioned Farm Lot 1, said corner being in the South margin of the 60 foot R.O.W. of Kleberg County Road 2010 E ( said county road also known as Sage Road), said corner being the Northeast corner of a tract of land conveyed by deed to Genaro Alberto Garcia recorded in Volume 267, Pages 111-113, Deed Records, Kleberg County, Texas, said corner being marked by an iron rod found in the ground for THE POINT OF BEGINNING, said point being the Northwest corner of the tract herein described;

THENCE, with the North line of the aforementioned Farm Lot 1, same being the aforementioned South R.O.W. margin of Kleberg County Road 2010 E., N. 89° 06' E., a distance of 260.64 feet to an iron rod found in the ground for a corner, said corner being in the Northwest corner of a tract of land conveyed by deed to Henry T. Benefield recorded in Volume 474, Pages 147-149, Deed Records, Kleberg County, Texas, said corner being the Northeast corner of the tract herein described;

THENCE, with the West line of the aforementioned Benefield tract of land, S.35° 48'E, a distance of 654.87 feet to an iron rod found in the ground for a corner, said corner being in the Southwest corner of the aforementioned Benefield tract of land, said corner being in the Northwest margin of the 300 foot R.O.W. of U.S. Highway 77 By Pass, said R.O.W. being described by deed to the State of Texas recorded in Volume 175, Pages 195-198, Deed Records, Kleberg County, Texas, said corner being the Southeast corner of the tract herein described;

THENCE, with the aforementioned Northwest R.O.W. margin of U.S. Highway No. 77 By Pass, S.54°12'W., a distance of 365.50 feet to an iron rod found in the ground for a corner, said corner being the Southeast corner of a tract of land conveyed by deed to GARCO recorded in Volume 408, Pages 238-240, Deed Records, Kleberg County, Texas, said corner being the Southwest corner of the tract herein described;

THENCE, with the East line of the aforementioned GARCO tract of land, N.35°48'W, a distance of 586.48 feet to an iron rod found in the ground for a corner, said corner being the North most corner of the aforementioned GARCO tract of land, said corner being in the West line of the aforementioned Farm Lot 1, said corner being an outer corner in the West line of the tract herein described;



THENCE, with the aforementioned East line of the Garcia tract of land and the aforementioned West line of Farm Lot 1, N.00°54'W, a distance of 265.21 feet TO RETURN TO AND CLOSE AT THE POINT OF BEGINNING containing within said bounds 6.00+/- acres of land.

2007 S. Hwy. 77

Lots One (1) through Nine (9), Neessen Subdivision, as shown on map or plat of record in Envelope 99, Plat Cabinet II, Map Records of Kleberg County, Texas.

2201 N. Hwy. 77

2.54 Acres out of Farm Lot 1, Section 5 of the Kleberg Town and Improvement Company's Subdivision as recorded in Envelope 87 of the Map Records of Kleberg County, Texas, and being that certain Tract of land described in a Warranty Deed with Vendor's Lien from Edward P. Meyer and wife, Joyce E. Meyer to Kenneth M. Haunschild, dated February 15, 1989, and recorded in Volumes 19, Page 860 of the Official Records of Kleberg County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found at the Northeast corner of a 0.73 Acre Tract excepted from the Property as described in the above Meyer to Haunschild description, said corner also being the West corner of the here-in described 2.54 Acres;

THENCE S 89Deg-57Min-31Sec E partially along the South line of a 60 feet wide Road Right-of-Way as platted in the San Fernando Estates Subdivision Unit 1, recorded in Envelope 186 of the Map Records of Kleberg County, Texas, a distance of 432.80 feet to a 5/8" rebar with cap set near the West Bank of San Fernando Creek for the Northeast corner of the here-in described 2.54 Acres;

THENCE S 1Deg-05Min-32Sec E with the East line of the here-in described 2.54 Acres a distance of 307.07 feet to a 5/8" rebar with cap set in the Northwest Right-of-Way of U. S. Highway 77;

THENCE S 53Deg-21Min-33Sec W with said Northwest Right-of-Way a distance of 173.63 feet to a 5/8" rebar found at a point of intersection with the Northeast Right-of-Way of Sage Road, also being the Northeast line of the afore-mentioned 0.73 Acre Exception;

THENCE N 36Deg-04Min-09Sec W with the Northeast Right-of-Way of Sage Road and the Northeast line of said 0.73 Acre Exception a distance of 508.41 feet to the POINT OF BEGINNING and containing 2.54 Acres.

All Bearings are Grid Bearings based on the Texas Plane Coordinate System for the South Zone, 1983 North American Datum.

2.07 Acres

Being all that certain tract or parcel of land situated in Kleberg County, Texas, and being a part of Farm Lot 1, Section 5, of The Kleberg Town and Improvement Company's Subdivision, Kleberg County, Texas, described by map or plat recorded November 6, 1906 A.D. in Vol. 3, Page 26, Envelope 87, of the Map and Plat Records of Kleberg County, Texas, more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of the forementioned Farm Lot 1;

Thence, with the North line of the forementioned Farm Lot 1, N. 89 deg. 06 min. E., a distance of 260.6 feet, for the Point of Beginning, said point being marked by an iron rod found in the ground, said point being the Westmost corner of the tract herein described;

Thence, continuing with the forementioned North line of Farm Lot 1, N. 89 deg. 06 min. E., a distance of 182.9 feet, to an iron rod found in the ground for a corner, said corner being the Northmost corner of the tract herein described;

Thence, S. 35 deg. 48 min. E., a distance of 550.2 feet, to an iron rod found in the ground for a corner, said corner being on the Northwest margin of the 300 foot R.O.W. of U.S. Highway 77 By-Pass, said R. O. W. being described by Deed from Filiberto Garcia to the State of Texas, filed January 17, 1964, A. D. and recorded in Volume 175, Page 195-198, of the Deed Records of Kleberg County, Texas, said corner being the Eastmost corner of the tract herein described;

Thence, with the forementioned Northwest R.O.W. margin of U.S. Highway 77y By-Pass, S. 54 deg. 12 min. W., a distance of 150.0 feet, to an iron rod found in the ground for a corner, said corner being the Southmost corner of the tract herein described;

Thence, N. 35 deg. 48 min. W., a distance of 654.9 feet, TO RETURN TO AND CLOSE AT THE POINT OF BEGINNING, containing within said bounds 2.07 acres of land, more or less.

2.76 Acres

**2.76 acres out of Lot One (1), Block Five (5), THE KLEBERG TOWN AND IMPROVEMENT COMPANY, an addition in Kleberg County, Texas, as shown on map or plot of record in Envelope 18, Map Records of Kleberg County, Texas, said tract lying Northeast of U. S. Highway No. 77, and being more particularly described by metes and bounds as follows:**

**BEGINNING at a point in the West boundary of Lot 1, Block 5, The Kleberg Town and Improvement Company subdivision, from whence the Northwest corner of said Lot 1 bears N. 0 deg. 54 minutes W., a distance of 265.21 feet.**

**THENCE S. 35 degrees 48 minutes E., a distance of 586.48 feet to a point in the Northwest R.O.W. line of U. S. Highway No. 77 for a corner of this tract;**

**THENCE S. 54 degrees 12 minutes W., along the Northwest R.O.W. line of said U. S. Highway No. 77, a distance of 254.0 feet to a point for a corner;**

**THENCE S. 52 degrees 51 minutes W., along the said Northwest R.O.W. line, a distance of 157.8 feet to a point, the common line of Lots 1 and 2, said Block 5;**

**THENCE N. 0 degrees 54 minutes W., along said common line or Lots 1 and 2, a distance of 719.62 feet to the point of beginning.**



FILE# 320789

FILED FOR RECORD

2020 JAN 22 PM 1:30

STEPHANIE G. GARZA  
COUNTY CLERK KLEBERG COUNTY  
BY: *Concepcion G. Martinez*  
DEPUTY

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

JAN 23 2020

DELIVERY DATE



*Stephanie G. Garza*

STEPHANIE G. GARZA  
COUNTY CLERK, KLEBERG COUNTY

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.

RETURN TO:

Davis, Hutchinson & Wilkerson LLP  
802 N Carancahua St. Ste 1500  
Corpus Christi, TX 78401

RECORDER'S MEMORANDUM:

ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

# FINAL PLAT NEESSEN - LOT 1R

BEING A RE-PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, NEESSEN SUBDIVISION, A PLAT OR MAP OF RECORDED IN ENVELOPE 99, PLAT CABINET II, MAP RECORDS KLEBERG COUNTY, TEXAS.

## GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 2.67 ACRES.
- 2) BY GRAPHIC PLOTTING ONLY ONTO FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48273C 0305 E, DATED 04/17/2014, THIS PROPERTY IS ALL IN ZONE A. AREAS OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
- 3) ALL BEARINGS AND DISTANCES REFER TO THE 1927, TEXAS SOUTH ZONE.
- 4) EXISTING WATER, GAS AND SEWER LINES.
- 5) THE FINISHED FLOOR ELEVATION NEEDS TO BE 18 INCHES ABOVE ADJACENT THE PUBLIC ROAD.
- 6) THE PROPERTY DESCRIBED HEREIN IS NOT SUITABLE FOR INSTALLATION OF COMPATIBLE USE ZONE.
- 7) C2 - RETAIL DISTRICT

STATE OF TEXAS  
COUNTY OF KLEBERG

THIS FINAL PLAT OF NEESSEN, A SUBDIVISION APPROVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2023.

MAYOR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KLEBERG

THIS FINAL PLAT OF NEESSEN, A SUBDIVISION APPROVED BY THE COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_ A.D.; 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.

CHAIRMAN

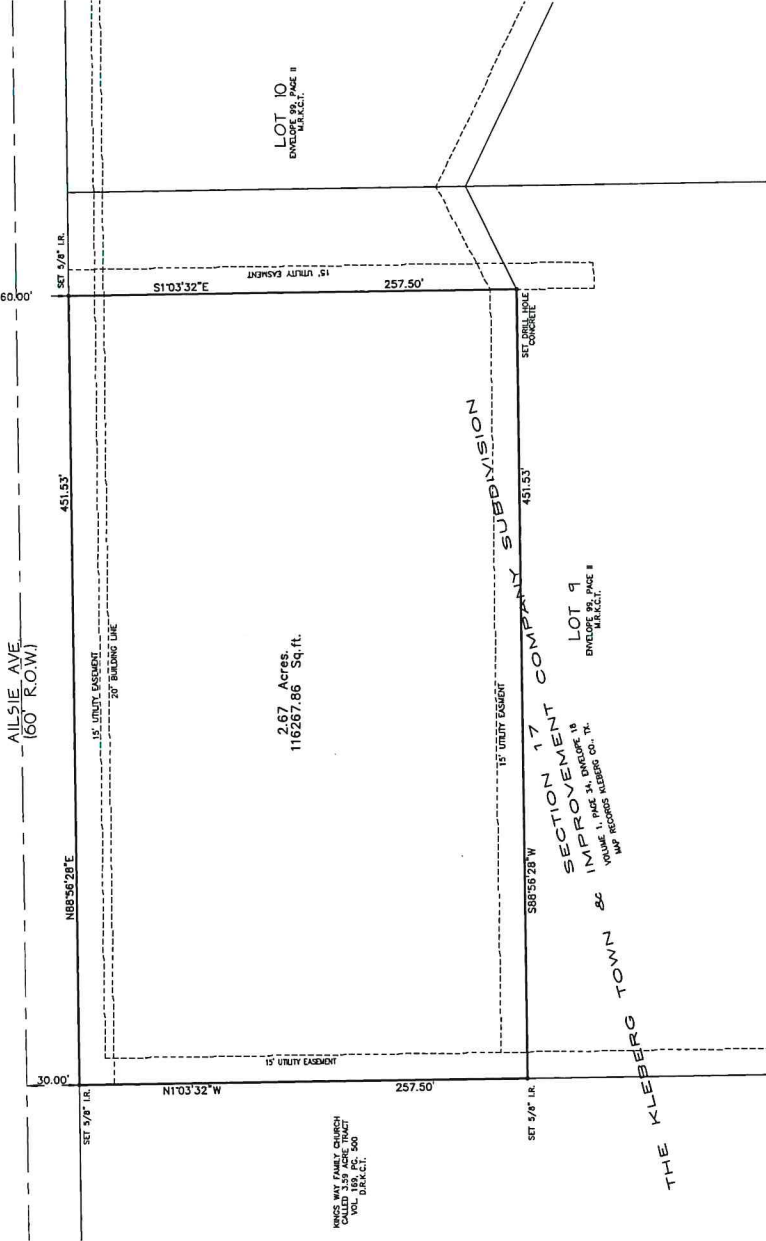
STATE OF TEXAS  
COUNTY OF KLEBERG

THIS FINAL PLAT OF NEESSEN, A SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2023.

DIRECTOR OF PLANNING



VICINITY MAP  
NOT TO SCALE



STATE OF TEXAS  
COUNTY OF KLEBERG

WE NEESSEN REAL ESTATE HOLDING, LTD., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT OF NEESSEN, A SUBDIVISION OF FARM LOTS EIGHT AND NINE, SECTION 17, COMPANY IMPROVEMENT, KLEBERG TOWN AND IMPROVEMENT SUBDIVISION, A SUBDIVISION OF THE CITY OF KINGSVILLE, TEXAS, AS SHOWN HEREON, AND THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE OF THE CITY OF KINGSVILLE, TEXAS, FOR THE PURPOSE OF DEDICATION AND DESCRIPTION.

THIS \_\_\_\_ DAY OF \_\_\_\_ 2023.

PHILIP NEESSEN

STATE OF TEXAS  
COUNTY OF KLEBERG

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED PHILIP NEESSEN, WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE LANDS DESCRIBED AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_ DAY OF \_\_\_\_ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

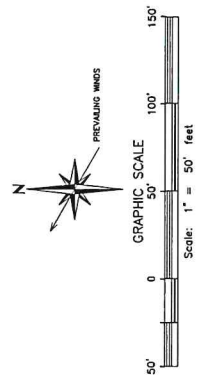
STATE OF TEXAS  
COUNTY OF KLEBERG

DANNA M. RAMIREZ, CLERK OF KLEBERG COUNTY, PLAT OF NEESSEN, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_ 2023, IN THE MAP RECORDS OF SAID COUNTY, IN CABINET \_\_\_\_\_, ENVELOPE \_\_\_\_\_.

COUNTY CLERK  
KLEBERG COUNTY, TEXAS

BY:

DEPUTY



## TEXAS GEO TECH LAND SURVEYING, INC.

5525 South Staples St., Suite B-2  
Corpus Christi, TX 78411  
P: (361)993-0808 F: (361)993-2955  
Survey Date: JUNE 21, 2023  
JOB # 230615

**First Assembly of God Church**  
1727 Sen C Truan Blvd  
Kingsville, Tx 78363  
#10140

**First Assembly of God Church**  
1727 Sen C Truan Blvd  
Kingsville, Tx 78363  
#13215

**Chemcel Federal Credit Union**  
5740 County Road 4  
Bishop, Tx 78343-3308  
#4005386

**Kings Way Family Church**  
1727 Senator Carlos Truan Blvd  
Kingsville, Tx 78363  
#42284

**Kingsville Joint Venture LLC**  
2151 S Hwy 77  
Kingsville, Tx 78363  
#42820

**Vanderhider Marvin Herbert**  
18314 Edwards Bluff  
San Antonio, Tx 78259  
#19656



## Coastal Bend organizations joining forces for Kleberg County students

From clothes, haircuts, school supplies, shoes, backpacks, and everything in between, Coastal Bend families will prepare for one of the most expensive months of the year. It is estimated that over 5000 students will prepare for Back to School within Kleberg County.

"Back to School shopping and preparing can be stressful for families. We are thankful to be partnering with the Coastal Bend Wellness Foundation and Driscoll Health Plan on an event that will support families and promote education, health, and wellness in the community," said co-host Kleberg County Attorney Kara Thip Sanchez.

This event is offered at no cost and will provide over 1,000 free backpacks, school supplies, community program information, giveaways, free physicals for junior high/high school students, and so much more. The Back-to-School Bash & Wellness Fair will have something for community members of all



Backpacks, school supplies and more for Kleberg County students

ages. Guardians will have the opportunity to connect with programs that aim to sustain health and wellness for their families and themselves, while youth can engage in activities and prepare for their return to the classroom.

We invite Kleberg County and all the surrounding communities to join us on Saturday, July 22, from 10 a.m. - 1 p.m. at the J.K. Northway Expo Center, located at 501 E. Escobedo Road in Kingsville.

For additional information on becoming a vendor, joining the event, or how to get involved, contact Michael Flores at 361-814-2001 or Michaela@cbwellness.org.

## Bicyclist struck on U.S. Hwy 77 passes away

On Tuesday, July 11, 2023, at 3:31 a.m., Kingsville Police Department units were dispatched to U.S. Highway 77, south of General Cavazos Blvd., for two bicyclists that

had been struck by a vehicle. Officers learned that two males were riding bicycles on the northbound access road. See "Bicyclist" on Pg. 11

## ?? TRIVIA ?? HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. What does a Nephologist study?
2. In what year, will Haley's comet be visible with the naked eye from Earth?
3. What element comes last alphabetically?
4. Who played Tintin on Fantasy Island?
5. What was the final year of the Tonight Show, starring Johnny Carson?
6. What was the first television show filmed before a live studio audience?
7. What is the world's largest cat?
8. How many legs does a lobster have?
9. What is the deadliest spider on Earth?
10. What color is Yak milk?

(Answers will be in the next issue)

HOW SMART ARE YOU:

- 9-10 Okay! Smarten, quit bragging.
- 7-8 Pick up your P.D. = TAMILK
- 5-6 You are on your way to your B.S. degree.
- 3-4 Do not skip any more school.
- 2 or less—don't leave home without a chapstick.

For all your pharmacy needs, contact Harrel's. Lots of great items and downtown Kingville's best eats!

**Harrel's**  
Kingsville Pharmacy  
204 E. Kleberg • Kingsville, TX  
(361) 592-3354

## TRIVIA ANSWERS

July 13, 2023

1. Magnetar
2. 1,048,576
3. 109
4. 20
5. Xerox
6. Vitamin C
7. Pressure
8. Vacuum
9. Trees
10. 220

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 2, 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: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, Kingsville TX 78363.

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, August 14, 2023, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, Kingsville TX 78363.

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, August 2, 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: Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, Kingsville, TX 78363.

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, August 14, 2023 at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard: Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, Kingsville, TX 78363.

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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-3: Alonzo Olguin Jr. Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, Kingsville, TX. 78363.

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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, Kingsville, TX. 78363.

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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos Blvd., Kingsville, TX. 78363.

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.

# ITEMS 3 & 4



## MEMO

**Date:** July 24, 2023

**To:** Planning and Zoning Commission Members

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

**Subject:** **Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, Kingsville TX**

The applicant approached the department because they wanted to re-plat two adjacent properties into one address. The proposal as presented to the department would involve creating one property. There is one building currently on the property and will remain as 1404 Lewis Road, but the re-plat would ensure both lots are combined with one defined boundary and address. The property is currently zoned R1 – Single Family.

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant codes and Ordinances. Therefore, it is recommended that you consider the said application and approve same since this will improve internet use within the city of Kingsville.

Thank you.

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

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



**CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION**

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

Project Address 1404 & 1426 Lewis St Nearest Intersection \_\_\_\_\_

(Proposed) Subdivision Name Wildwood Lot 40 & 39 Block \_\_\_\_\_

Legal Description: The Estates at Wildwood Trail Phase 2, Lot 39 & 40

Existing Zoning Designation R1 Future Land Use Plan Designation \_\_\_\_\_

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

Applicant/Authorized Agent Cassandra Canela Phone 830-333-3498 FAX \_\_\_\_\_  
Jacob Castillo

Email Address (for project correspondence only): CinnamonCass95@gmail.com

Mailing Address 1404 Lewis St City Kingsville State TX Zip 78363

Property Owner Jacob Castillo Phone 830-333-3498 FAX \_\_\_\_\_

Email Address (for project correspondence only): JakeCastillo@yahoo.com

Mailing Address 1404 Lewis St City Kingsville State TX Zip 78363

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

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

Please provide a basic description of the proposed project:

Replotting 2 properties into one.

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 Jacob Castillo Date: 5-31-23

Property Owner's Signature \_\_\_\_\_ Date: 5-31-23

Accepted by: [Signature] Date: 6/06/2023

# Kleberg CAD

## Property Search > 45071 RICK'S HOMES LLC for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID: 45071      Legal Description: THE ESTATES AT WILDWOOD TRAIL PHASE 2, LOT 40  
 Geographic ID: 185400040000192      Zoning:  
 Type: Real      Agent Code: 65671  
 Property Use Code:  
 Property Use Description:

#### Location

Address: 1404 LEWIS ST TX      Mapsco:  
 Neighborhood:      Map ID: B2  
 Neighborhood CD:

#### Owner

Name: RICK'S HOMES LLC      Owner ID: 69690  
 Mailing Address: 4833 SARATOGA BLVD PMB #423      % Ownership: 100.0000000000%  
 CORPUS CHRISTI, TX 78413  
 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: RICK'S 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

**Improvement #1: RESIDENTIAL State Code: O2 Living Area: 2538.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF6	EWB	2022	2538.0
OPFG	OPEN PORCH FRAME GOOD	*		2022	36.0
PCFG	PATIO COVERED FRAME GOOD	*		2022	178.0
AGFF	ATTACHED GARAGE FRAME FINISHED	*		2022	484.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	O2	O2	0.2711	11810.00	76.25	165.10	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	\$9,740	0	9,740	\$0	\$9,740
2021	\$0	\$9,740	0	9,740	\$0	\$9,740
2020	\$0	\$8,470	0	8,470	\$0	\$8,470
2019	\$0	\$8,470	0	8,470	\$0	\$8,470
2018	\$0	\$8,470	0	8,470	\$0	\$8,470
2017	\$0	\$8,470	0	8,470	\$0	\$8,470

Questions Please Call (361) 595-5775

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



# Kleberg CAD

## Property Search > 45070 RICK'S HOMES LLC for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID:	45070	Legal Description:	THE ESTATES AT WILDWOOD TRAIL PHASE 2, LOT 39
Geographic ID:	185400039000192	Zoning:	
Type:	Real	Agent Code:	65671
Property Use Code:			
Property Use Description:			

#### Location

Address:	1426 LEWIS ST TX	Mapsc0:	
Neighborhood:		Map ID:	B2
Neighborhood CD:			

#### Owner

Name:	RICK'S HOMES LLC	Owner ID:	69690
Mailing Address:	4833 SARATOGA BLVD PMB #423 CORPUS CHRISTI, TX 78413	% 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: RICK'S 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	O1	O1	0.2320	10107.00	71.22	145.51	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	\$8,750	0	8,750	\$0	\$8,750
2021	\$0	\$8,750	0	8,750	\$0	\$8,750
2020	\$0	\$7,610	0	7,610	\$0	\$7,610
2019	\$0	\$7,610	0	7,610	\$0	\$7,610
2018	\$0	\$7,610	0	7,610	\$0	\$7,610
2017	\$0	\$7,610	0	7,610	\$0	\$7,610

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/26/2022	WDVL	WARRANTY DEED W/VENDOR'S LEIN	ZARSKY	RICK'S DEVELOPMENT HOMES LLC CO LLC			330198

**Tax Due**

Property Tax Information as of 06/01/2023

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.

Questions Please Call (361) 595-5775

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

333898

**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.**

**SPECIAL WARRANTY DEED**

**Date:** March 6, 2023

**Grantor:** RICK'S HOMES, LLC.

**Grantor's Mailing Address:** 4833 Saratoga Blvd, PMB #423, Corpus Christi, Nueces County, Texas 78411

**Grantee:** JACOB CASTILLO and spouse, CASSANDRA CANELA

**Grantee's Mailing Address:** 2511 Golf Course Road, Apt. 424, Kingsville, Kleberg County, Texas 78363

**Consideration:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed.

**Property (including any improvements):**

LOT THIRTY NINE (39), FINAL PLAT OF THE ESTATES AT WILDWOOD TRAIL, PHASE 2, an Addition to the City of Kingsville, Kleberg County, Texas, as shown by the map or plat thereof recorded in Envelope 185, Plat Cabinet II, Map Records of Kleberg County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than

Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the



Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural. When the Grantor or the Grantee is other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neutral.

**Grantor:**

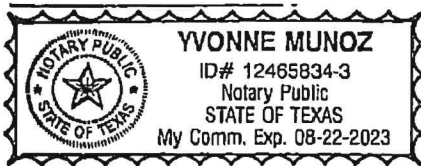
**RICK'S HOMES, LLC**

By: \_\_\_\_\_

**Hamed Mostaghasi, Member**

STATE OF TEXAS           §  
COUNTY OF NUECES    §

This instrument was acknowledged before me on March 7, 2023, by **Hamed Mostaghasi, Member of RICK'S HOMES, LLC.**



\_\_\_\_\_  
Notary Public in and for the State of Texas

**AFTER RECORDING RETURN TO:**  
**JACOB CASTILLO and CASSANDRA CANELA**  
2511 Golf Course Road, Apt. 424  
Kingsville, Texas 78363

**PREPARED IN THE LAW OFFICE OF:**  
**Brent Chesney, Attorney**  
Holly Oaks Professional Plaza  
5402 Holly Road, Bldg. B, Suite 2202  
Corpus Christi, Texas 78411

FILE# 333898

FILED FOR RECORD

2023 MAY -2 AM 10: 59

SALVADOR "SONNY" BARRERA III  
COUNTY CLERK, KLEBERG COUNTY  
*Clarissa Moreno*  
DEPUTY

CLARISSA M. MORENO

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

MAY 04 2023

DELIVERY DATE



*S. Barrera III*

SALVADOR "SONNY" BARRERA, III  
COUNTY CLERK, KLEBERG COUNTY

*ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.*

RETURN TO:

Kevin Boldt  
First Title CO.  
5402 Holly Road, Ste 2202  
Corpus Christi, TX 78411

RECORDER'S MEMORANDUM:

ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

334222

**WARRANTY DEED WITH VENDOR'S LIEN**

CANELA  
Loan #: 8000272502  
MIN: 100053680002725029  
PIN: 185400040000192

**NOTICE OF CONFIDENTIALITY: 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.**

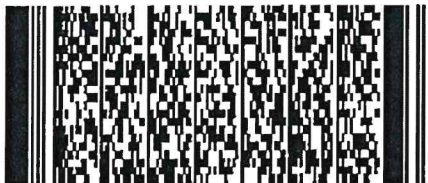
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLEBERG

THAT RICK'S HOMES LLC (hereinafter called "Grantors" whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations cash in hand paid by CASSANDRA CANELA A SINGLE WOMAN AND JACOBO CASTILLO, A SINGLE MAN whose address is 1404 LEWIS ST, KINGSVILLE, TX 78363-2014 US (hereinafter called "Grantees" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of **THREE HUNDRED THIRTY-SIX THOUSAND AND 00/100 Dollars (\$336,000.00)**, payable to the order of **PRIMELENDING, A PLAINSCAPITAL COMPANY** (hereinafter referred to as "Beneficiary") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to **ALLAN B. POLUNSKY**, Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

**LOT FORTY (40), FINAL PLAT OF THE ESTATES AT WILDWOOD TRAIL PHASE 2, AN**





ADDITION TO THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT OF RECORD IN ENVELOPE 185, PLAT CABINET II, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

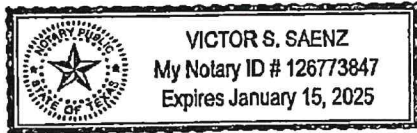
Dated this the 1ST day of JUNE, 2023.

4-1-23

- SELLER RICK'S HOMES LLC - DATE -

THE STATE OF TEXAS:  
COUNTY OF Kleberg

This instrument was acknowledged before me on June 1, 2023, by RICK'S HOMES LLC.



Victor S Saenz  
Notary Public, State of Texas:

Notary's Name Printed:  
Victor S. SAENZ

My Commission Expires: 1-15-2025

Return To:  
1404 LEWIS ST  
KINGSVILLE, TX 78363-2014

FILE# 334222

FILED FOR RECORD

2023 JUN -2 AM 8:42

SALVADOR "SONNY" BARRERA III  
COUNTY CLERK, KLEBERG COUNTY  
BY *Sonja D. Reyna*  
DEPUTY

SONJA D. REYNA

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

JUN 06 2023

DELIVERY DATE



*Sonny Barrera III*

SALVADOR "SONNY" BARRERA, III  
COUNTY CLERK, KLEBERG COUNTY

*ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.*

RETURN TO:

S & S ABSTRACT & TITLE COMPANY

801 EAST KLEBERG

KINGSVILLE, TEXAS 78363

RECORDER'S MEMORANDUM:

ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.



**Brister Surveying**  
 4105 South Pacific Island Drive - Suite 31  
 Houston, Texas 77056-1111  
 Office 281.556.1111  
 Fax 281.556.1100  
 Email brister@brister.com  
 Professional Surveyor License No. 100272000



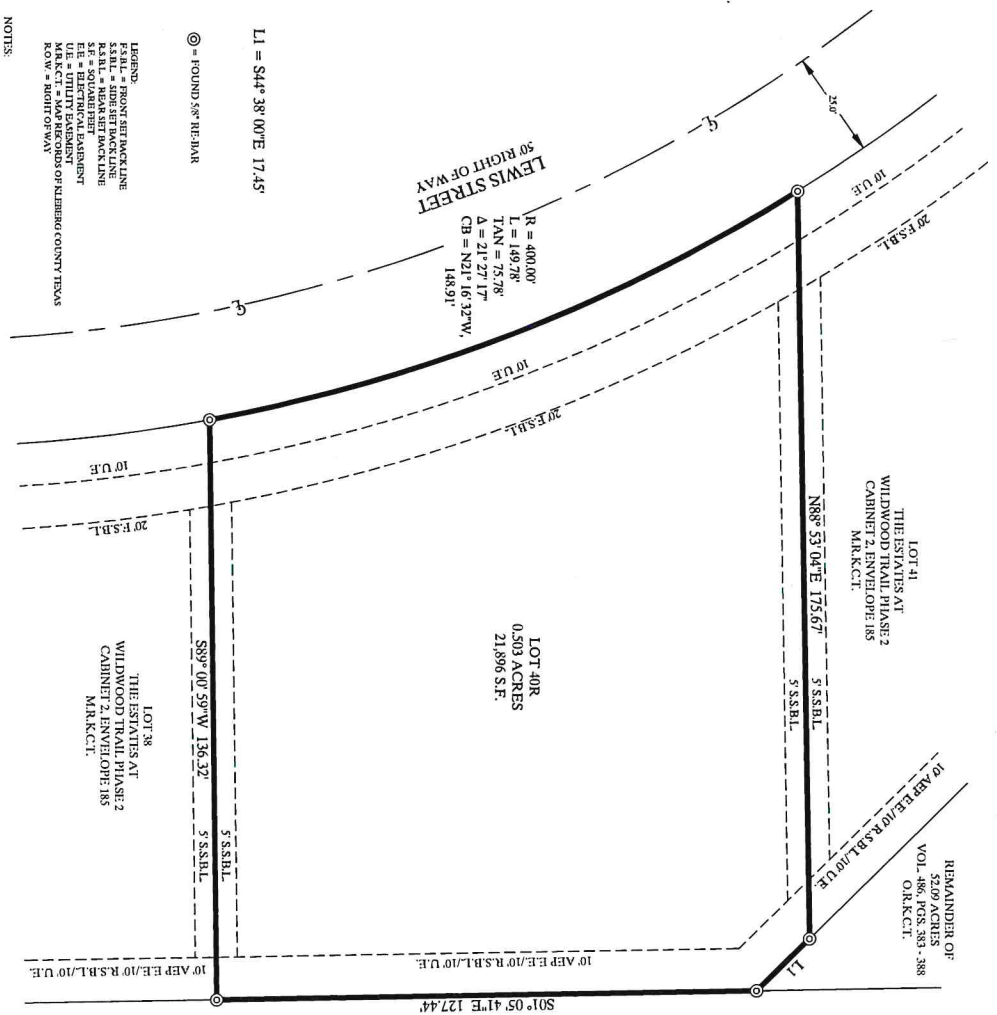
**THE ESTATES AT  
 WILDWOOD TRAIL PHASE 2  
 LOT 40R**

BEING A REPLAT OF LOTS 39 AND 40, THE ESTATES AT WILDWOOD TRAIL PHASE 2, AS SHOWN ON THE PLAT RECORDED IN ENVELOPE 185, PLAT CABINET 11, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

LOT 41  
 THE ESTATES AT  
 WILDWOOD TRAIL PHASE 2  
 CABINET 2, ENVELOPE 185  
 M.R.K.C.T.

REMAINDER OF  
 52.09 ACRES  
 VOL. 486, PGS. 383 - 388  
 O.R.K.C.T.

15.26 ACRES  
 OUT OF SOUTH HALF  
 OF PARCEL 1, SECTION 17,  
 KLEBERG TOWN &  
 INDEPENDENCE CO. SUBDIVISION  
 ENVELOPE 185, PLAT CABINET 11,  
 M.R.K.C.T.



LEGEND:  
 F.S.B.L. = FRONT SETBACK LINE  
 S.S.B.L. = SIDE SETBACK LINE  
 A.P.E. = ADJACENT PROPERTY ENVELOPE  
 R.S.B.L. = REAR SETBACK LINE  
 U.E. = UTILITY EASEMENT  
 M.R.K.C.T. = MAP RECORDS OF KLEBERG COUNTY TEXAS  
 ROW = RIGHT-OF-WAY

STATE OF TEXAS  
 COUNTY OF KLEBERG  
 THIS FINAL PLAT OF THE HEREIN DESCRIBED  
 PROPERTY WAS APPROVED BY THE MAYOR AND THE  
 CITY COMMISSION OF KINGSVILLE, TEXAS  
 THIS TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

STATE OF TEXAS  
 COUNTY OF KLEBERG  
 THIS FINAL PLAT OF THE HEREIN DESCRIBED  
 PROPERTY WAS APPROVED BY THE PLANNING AND  
 ZONING COMMISSION FOR THE CITY OF KINGSVILLE,  
 TEXAS  
 THIS TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

STATE OF TEXAS  
 COUNTY OF KLEBERG  
 THIS FINAL PLAT OF THE HEREIN DESCRIBED  
 PROPERTY WAS APPROVED BY THE DIRECTOR OF  
 PLANNING FOR THE CITY OF KINGSVILLE, TEXAS  
 THIS TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

STATE OF TEXAS  
 COUNTY OF KLEBERG  
 THIS FINAL PLAT OF THE HEREIN DESCRIBED  
 PROPERTY WAS APPROVED BY THE REGISTERED  
 PROFESSIONAL LAND SURVEYOR  
 THIS TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

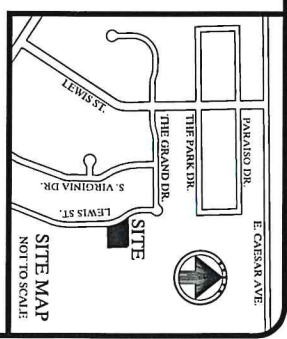
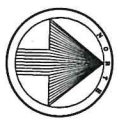
- NOTES:
1. BY GRANTEE PLOTTING ONLY, THIS PROPERTY IS IN CONFORMANCE WITH THE FLOOD INSURANCE RATE MAP, AN EFFECTIVE DATE OF MARCH 17, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
  2. HEARINGS ARE HELD ON A GLOBAL POSITIONING SYSTEM (GPS) DATUM.
  3. SET 5\"/>

MAYOR \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_

CHAIRMAN \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_

DIRECTOR OF PLANNING \_\_\_\_\_

RONALD E. BRISTER  
 REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS  
 COUNTY OF KLEBERG  
 WE, JACOB CASTILLO AND CASSANDRA CANEIA, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY AND THAT THE SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP, THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.  
 THIS TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

JACOB CASTILLO  
 OWNER  
 CASSANDRA CANEIA  
 OWNER

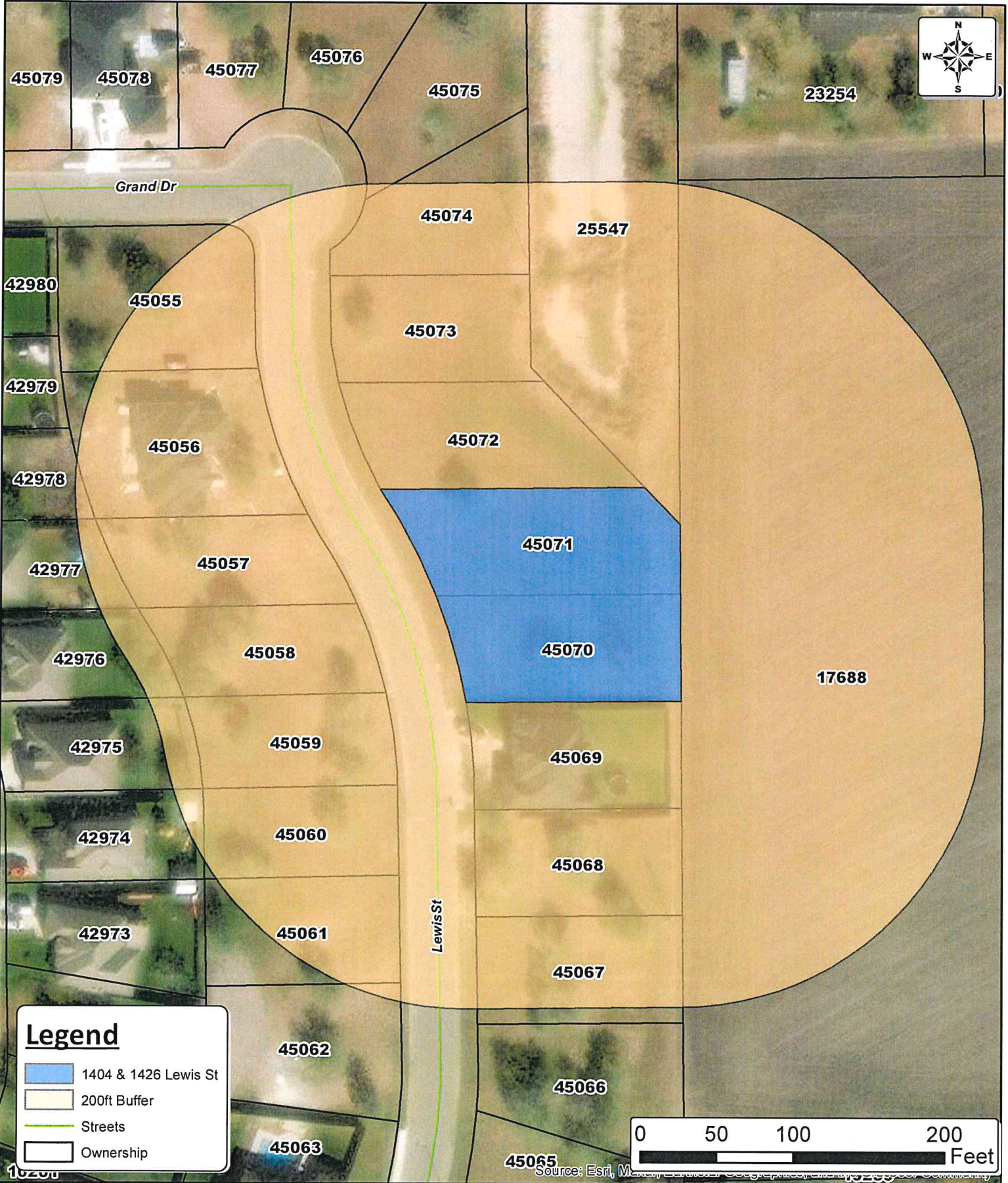
STATE OF TEXAS  
 COUNTY OF KLEBERG  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY JACOB CASTILLO PERSONALLY APPEARED TO ME, THE UNDERSIGNED AUTHORITY, AND REQUESTED THAT I EXECUTE AND AFFIX TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE:  
 THIS TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
 NOTARY PUBLIC \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF KLEBERG  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY CASSANDRA CANEIA PERSONALLY APPEARED TO ME, THE UNDERSIGNED AUTHORITY, AND REQUESTED THAT I EXECUTE AND AFFIX TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE:  
 THIS TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
 NOTARY PUBLIC \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF KLEBERG  
 CLERK OF THE COUNTY COURT IN AND FOR KLEBERG COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF RECORDS FILED FOR RECORD  
 COUNTY CLERK \_\_\_\_\_ BY \_\_\_\_\_  
 KLEBERG COUNTY, TEXAS AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M



# 200ft Buffer at 1404 & 1426 Lewis St



Drawn By: G. AMAYA  
 Last Update: 7/13/2023  
 Note: Ownership is labeled with its Prop ID.

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



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



Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45075

Briones Jaime Enrique Jr  
Etux Jaqueline D Llamas  
1375 Lewis St  
Kingsville, Tx 78363  
#45056

Garcia Jose R Jr  
Railene I Salinas  
1402 Virginia Ave  
Kingsville, Tx 78363  
#42977

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45074

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45057

Galindo Ernest R  
Etux Stephanie N  
1364 Virginia Ave  
Kingsville, Tx 78363  
#42978

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45073

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45058

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45072

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45059

Garza Vicente Jr  
Etux Liza Marie  
1448 Lewis St  
Kingsville, Tx 78363  
#45069

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45060

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45068

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45061

Rick's Homes LLC  
4833 Saratoga Blvd PMB #423  
Corpus Christi, Tx 78413  
#45067

Zarsky Development CO LLC  
PO Box 2527  
Victoria, Tx 77901  
#45062

Nelson Heartwin Bertil EST  
% Charles Nelson  
1411 Lakeview Dr  
Portage, MI 49002  
#17688

Garza Jace Section 142 Trust  
Raymond James Trust (CORP-TR)  
PO Box 23559  
St Petersburg, FL 33742  
#42974

Zarsky Development CO LLC  
PO Box 2527  
Victoria, Tx 77901  
#25547

Braham Christopher K  
801 Riston Ct  
Chesapeake, Va 23322-9548  
#42975

Esquivel Roberts  
401 S Lantana Dr  
Kingsville, Tx 78363-4954  
#45055

Havens Jason Ryan  
1424 Virginia Ave  
Kingsville, Tx 78363  
#42976



## Coastal Bend organizations joining forces for Kleberg County students

From clothes, haircuts, school supplies, shoes, backpacks, and everything in between, Coastal Bend families will prepare for one of the most expensive months of the year. It is estimated that over 5,000 students will prepare for Back to School within Kleberg County.

"Back to School shopping and preparing can be stressful for families. We are thankful to be partnering with the Coastal Bend Wellness Foundation and Driscoll Health Plan on an event that will support families and promote education, health, and wellness in the community," said co-host Kleberg County Attorney Kira Talp Sanchez.

This event is offered at no cost and will provide over 1,000 free backpacks, school supplies, community program information, giveaways, free physicals for junior high/high school students, and so much more. The Back-to-School Bash & Wellness Fair will have something for community members of all



Backpacks, school supplies and more for Kleberg County students

ages. Guardians will have the opportunity to connect with programs that aim to sustain health and wellness for their families and themselves, while youth can engage in activities and prepare for their return to the classroom.

We invite Kleberg County and all the surrounding communities to join us on Saturday, July 22, from 10 a.m.

to 1 p.m. at the J.K. Northway Expo Center, located at 501 E. Escobedo Road in Kingsville.

For additional information on becoming a vendor, joining the event, or how to get involved, contact Michaela Flores at 361-814-1091 or Michaela@cbwellness.org

## Bicyclist struck on U.S. Hwy 77 passes away

On Tuesday, July 11, 2023, at 3:51 a.m., Kingsville Police Department units were dispatched to U.S. Highway 77, south of General Cavazos Blvd., for two bicyclists that had been struck by a vehicle. Officers learned that two males were riding bicycles on the northbound access road See "Bicyclist" on Pg. 11

## ?? TRIVIA ?? HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy

Questions:

1. What does a Nephologist study?
2. In what year, will Haley's comet be visible with the naked eye from Earth?
3. What element comes last alphabetically?
4. Who played Tattoo on Fantasy Island?
5. What was the final year of the Tonight Show, starring Johnny Carson?
6. What was the first television show filmed before a live studio audience?
7. What is the world's largest cat?
8. How many legs does a lobster have?
9. What is the deadliest spider on Earth?
10. What color is Yak milk?

(Answers will be in the next issue)

HOW SMART ARE YOU:

- 9-10. Okay Einstein, quit bragging
- 7-8. Pick up your PhD at TAMUK
- 5-6. You are on your way to your B.S. degree
- 3-4. Do not skip any more school
- 2 or less--don't leave home without a chaparral

For all your pharmacy needs, contact Harrel's. Lots of great items and downtown Kingsville's best eats!

**Harrel's**  
Kingsville Pharmacy  
204 E. Kleberg • Kingsville, Tx  
(361) 592-3354

## TRIVIA ANSWERS

July 13, 2023

1. Magnetar
2. 1,048,576
3. 109
4. 20
5. Xerox
6. Vitamin C
7. Pressure
8. Vacuum
9. Trees
10. 220

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 2, 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: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, Kingsville TX 78363.

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, August 14, 2023, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, Kingsville TX 78363.

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, August 2, 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: Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, Kingsville, TX 78363.

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

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

### PUBLIC HEARING NOTICE

The Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, Kingsville, TX. 78363.

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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park I, Block 2, Lot 22 also known as 810 Inez, Kingsville, TX. 78363.

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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos Blvd., Kingsville, TX. 78363.

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.