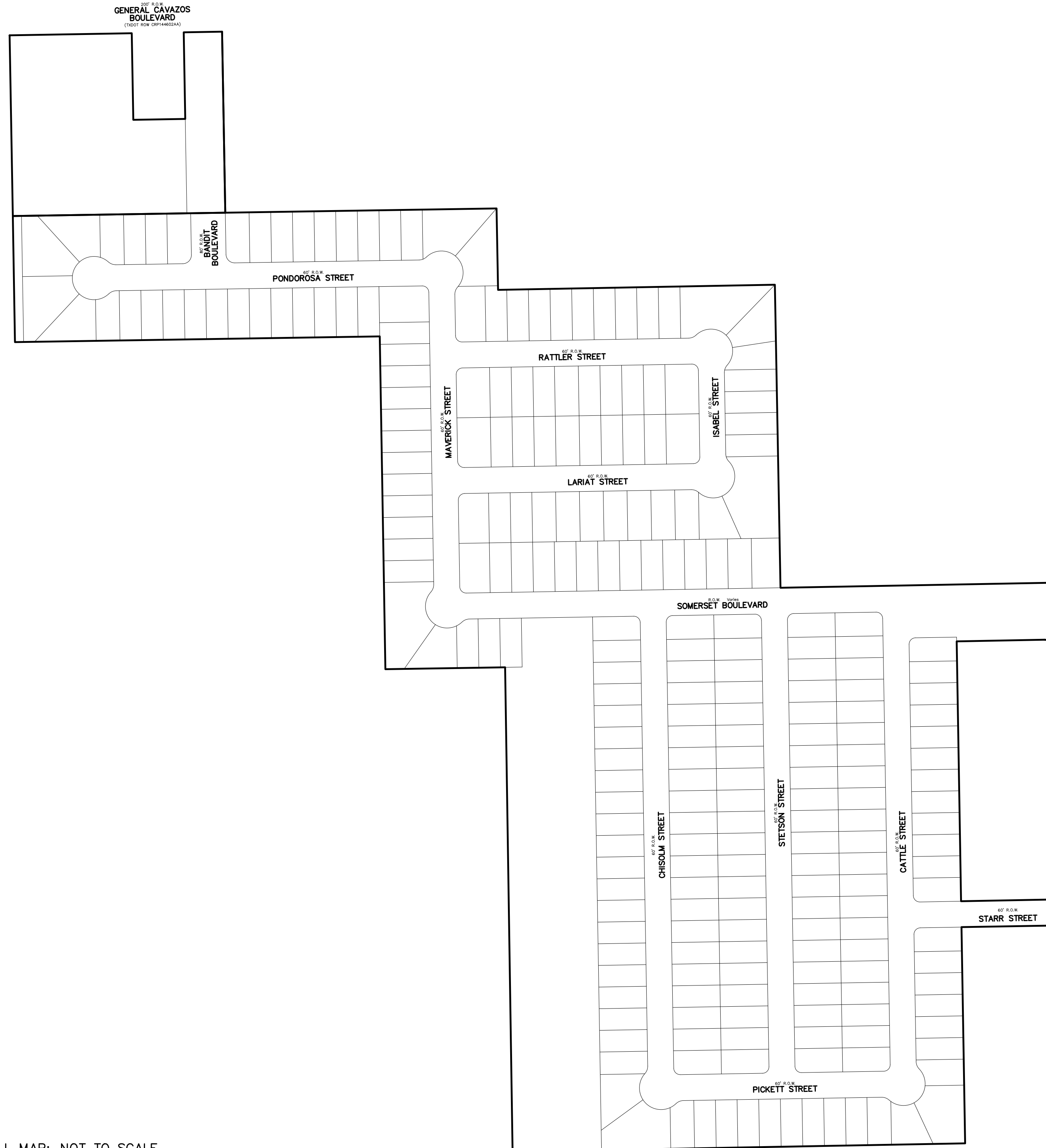
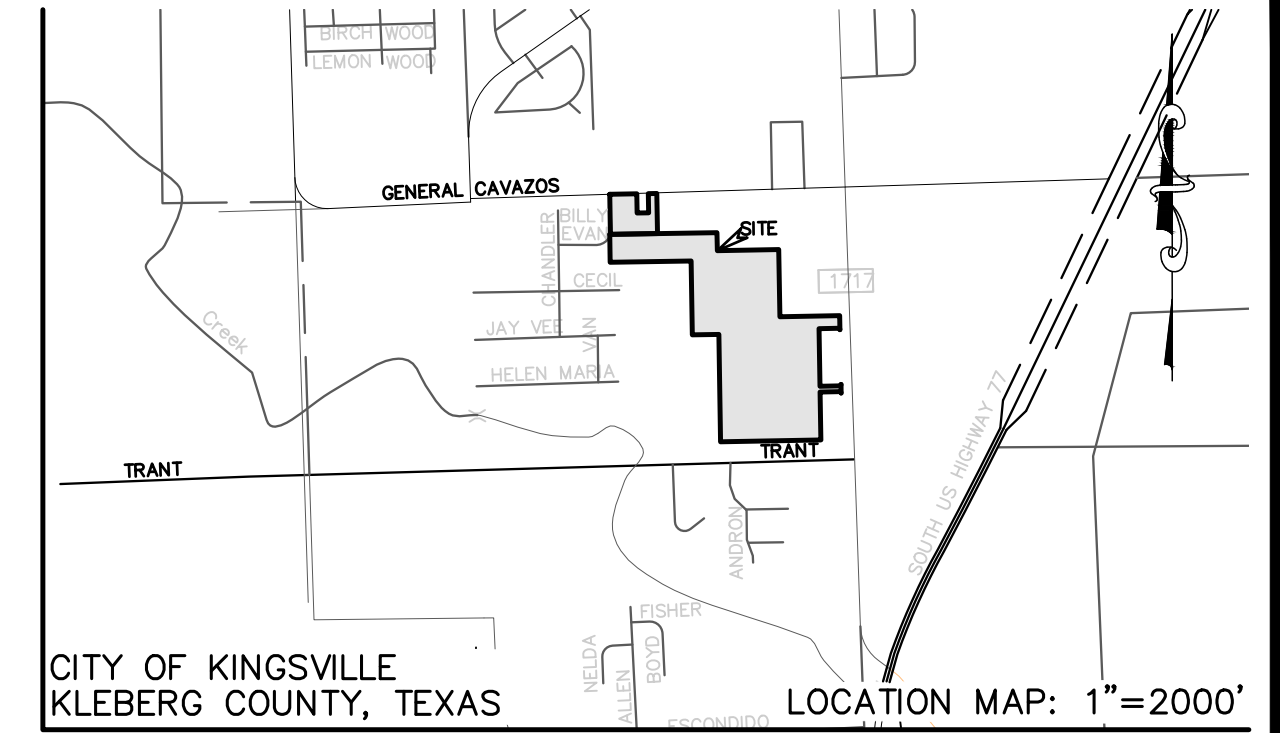


Surveyor's Notes:

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

Plat of *Somerset at Kingsville*

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



STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Mayor
By: _____ City Secretary

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ Chairman

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ City Engineer

STATE OF TEXAS
COUNTY OF KLEBERG

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

By: _____ County Clerk

Kleberg County, Texas

By: _____ Deputy

State of Texas
County of Nueces

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

This the ____ day of _____, 20____

By: _____ Brian D. Lorentson, R.P.L.S.
Texas License No. 6839

State of Texas
County of Kerr

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

This the ____ day of _____, 20____

By: Wiley McIlwain, Manager

OVERALL MAP: NOT TO SCALE

By: _____ Manger

State of Texas
County of Kerr

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

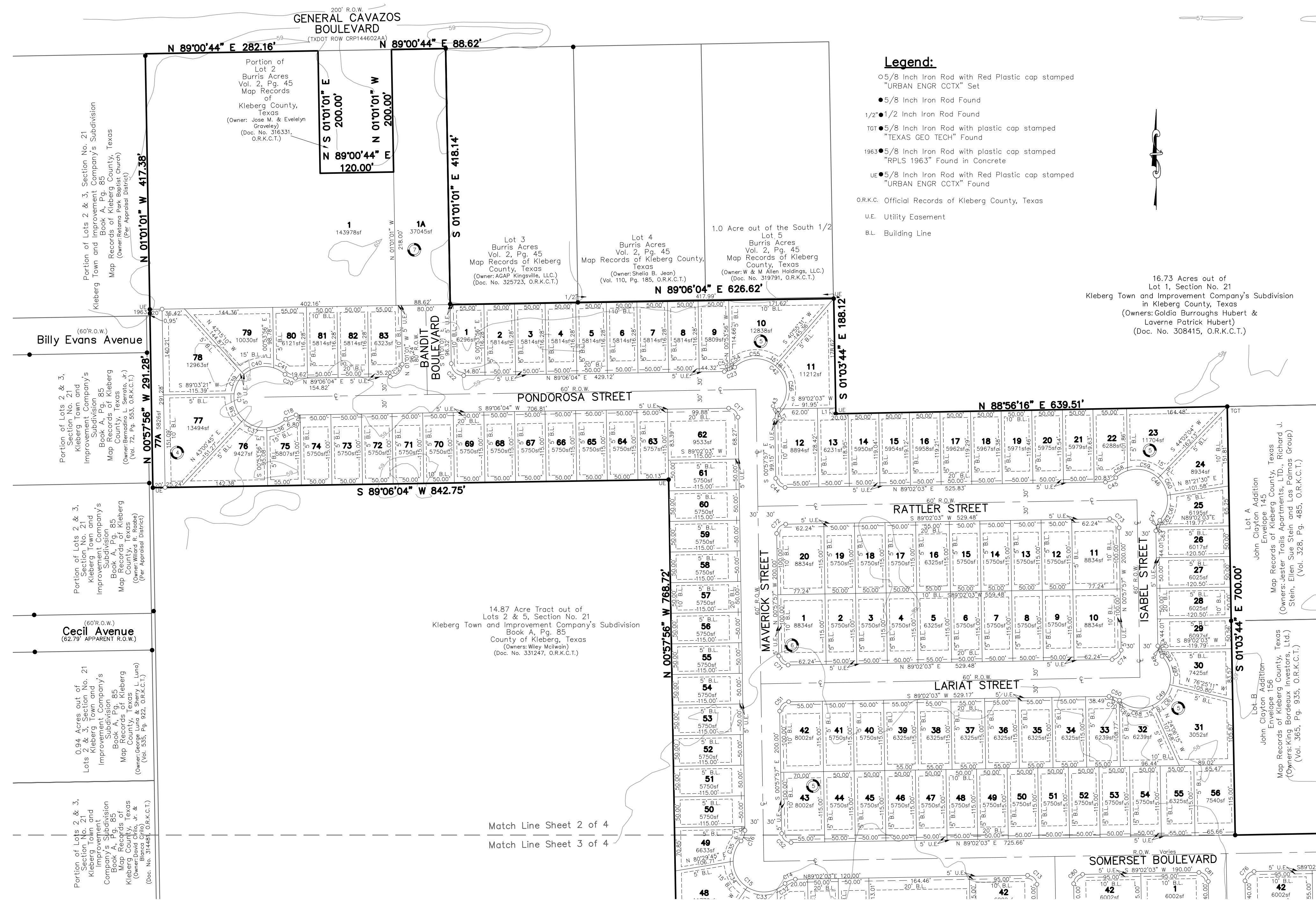
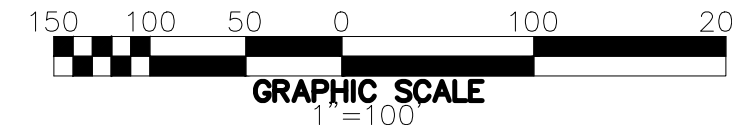
This the ____ day of _____, 20____

Notary Public in and for the State of Texas

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



DATE: Mar. 10, 2023
SCALE: N.T.S.
JOB NO.: 43534.C3.00
SHEET: 1 of 4
DRAWN BY: BDL
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urbansurvey@urbaneng.com

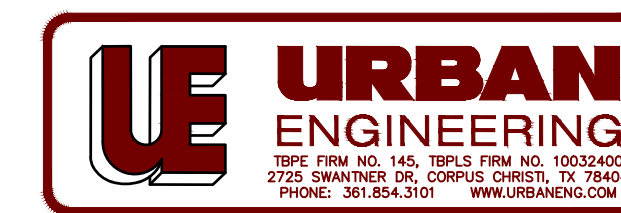


Legend:

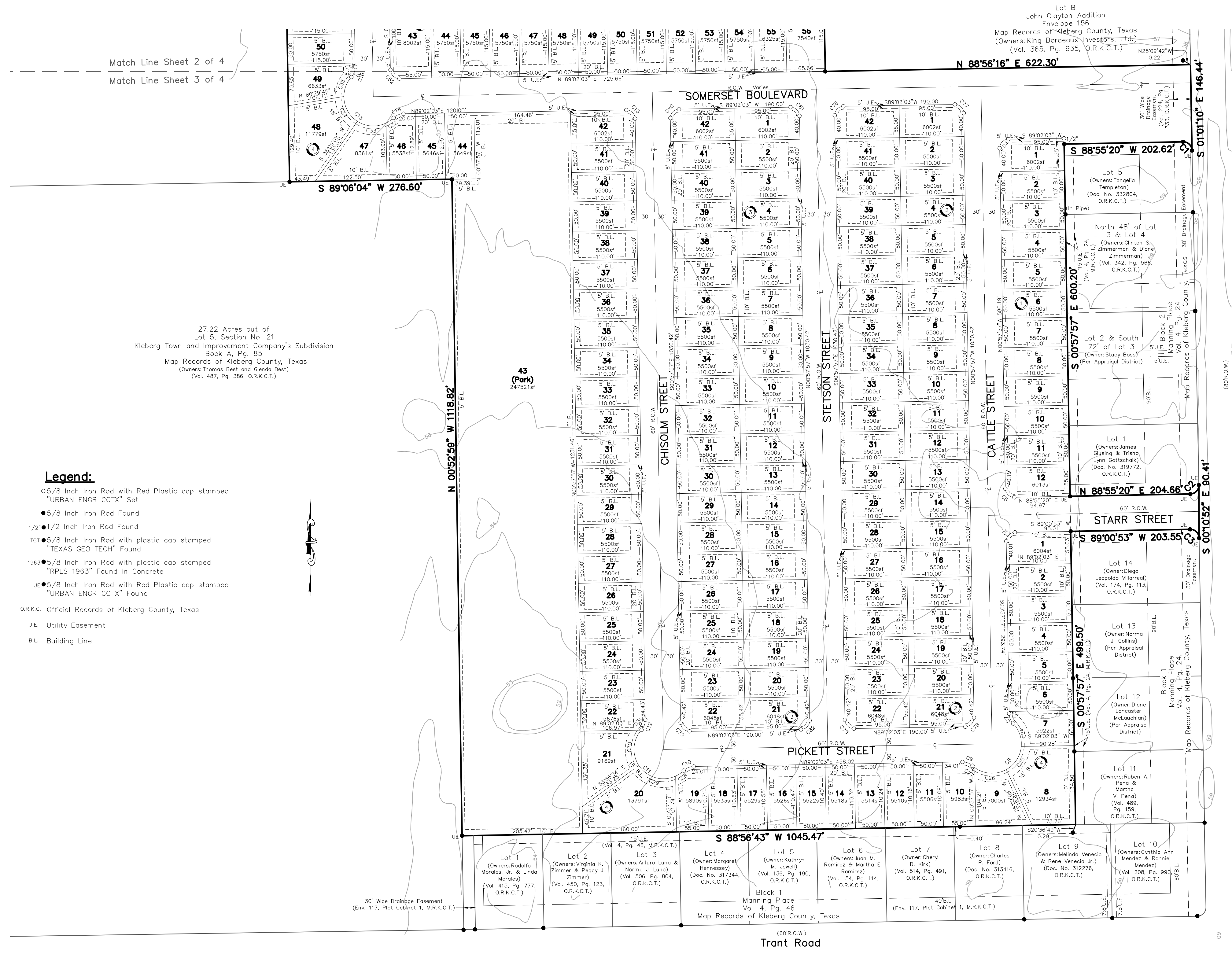
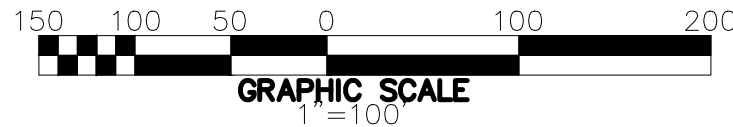
- 5/8 Inch Iron Rod with Red Plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- 1/2" 1/2 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found
- 5/8 Inch Iron Rod with plastic cap stamped "RRLS 1963" Found in Concrete
- 5/8 Inch Iron Rod with Red Plastic cap stamped "URBAN ENGR CCTX" Found
- OR.K.C. Official Records of Kleberg County, Texas
- U.E. Utility Easement
- BL Building Line

*Plat of
Somerset at Kingsville*

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



DATE: Mar. 10, 2023
 SCALE: 1"=100'
 JOB NO.: 43534.C3.00
 SHEET: 2 of 4
 DRAWN BY: BDL
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 urbansurvey@urbaneng.com



Match Line Sheet 2 of 4
Match Line Sheet 3 of 4

27.22 Acres out of
Lot 5, Section No. 21
Kieberg Town and Improvement Company's Subdivision
Book A, Pg. 85
Map Records of Kieberg County, Texas
(Owners: Thomas Best and Glenda Best)
(Vol. 487, Pg. 366, O.R.K.C.T.)

Legend:

- 5/8 Inch Iron Rod with Red Plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- 1/2" 1/2 Inch Iron Rod
- 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found
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- O.R.K.C. Official Records of Kieberg County, Texas
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**Plat of
Somerset at Kingsville**

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**URBAN
ENGINEERING**

TYPE FIRM NO. 145, TSP/L FIRM NO. 10052402,
3728 DRAINWATER DR., CARROLL CREEK, TX 75004
PHONE: 361.854.3101 WWW.URBANGEN.COM

DATE: Mar. 10, 2023
SCALE: 1"=100'
JOB NO.: 43534.C3.00
SHEET: 3 of 4
DRAWN BY: BDL
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