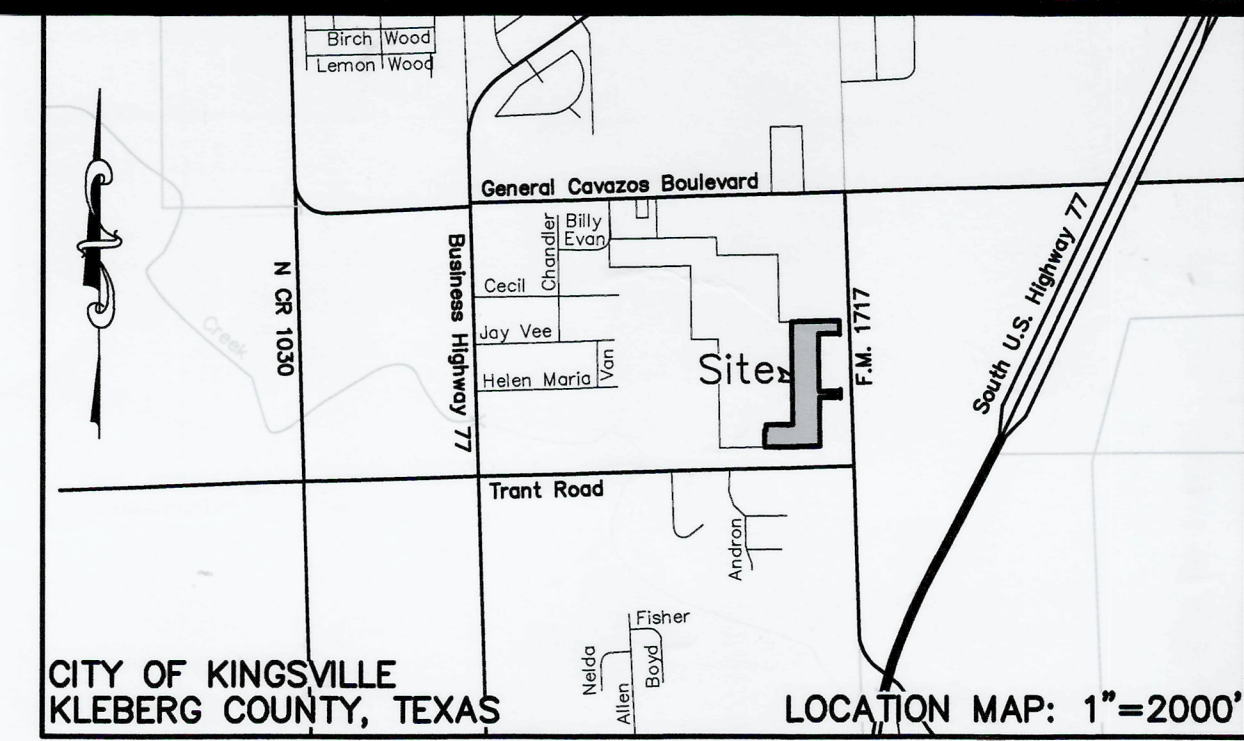


**Surveyor's Notes:**

- Total platted area contains 10.77 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.

**Plat of  
Somerset at Kingsville  
Unit 1**

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

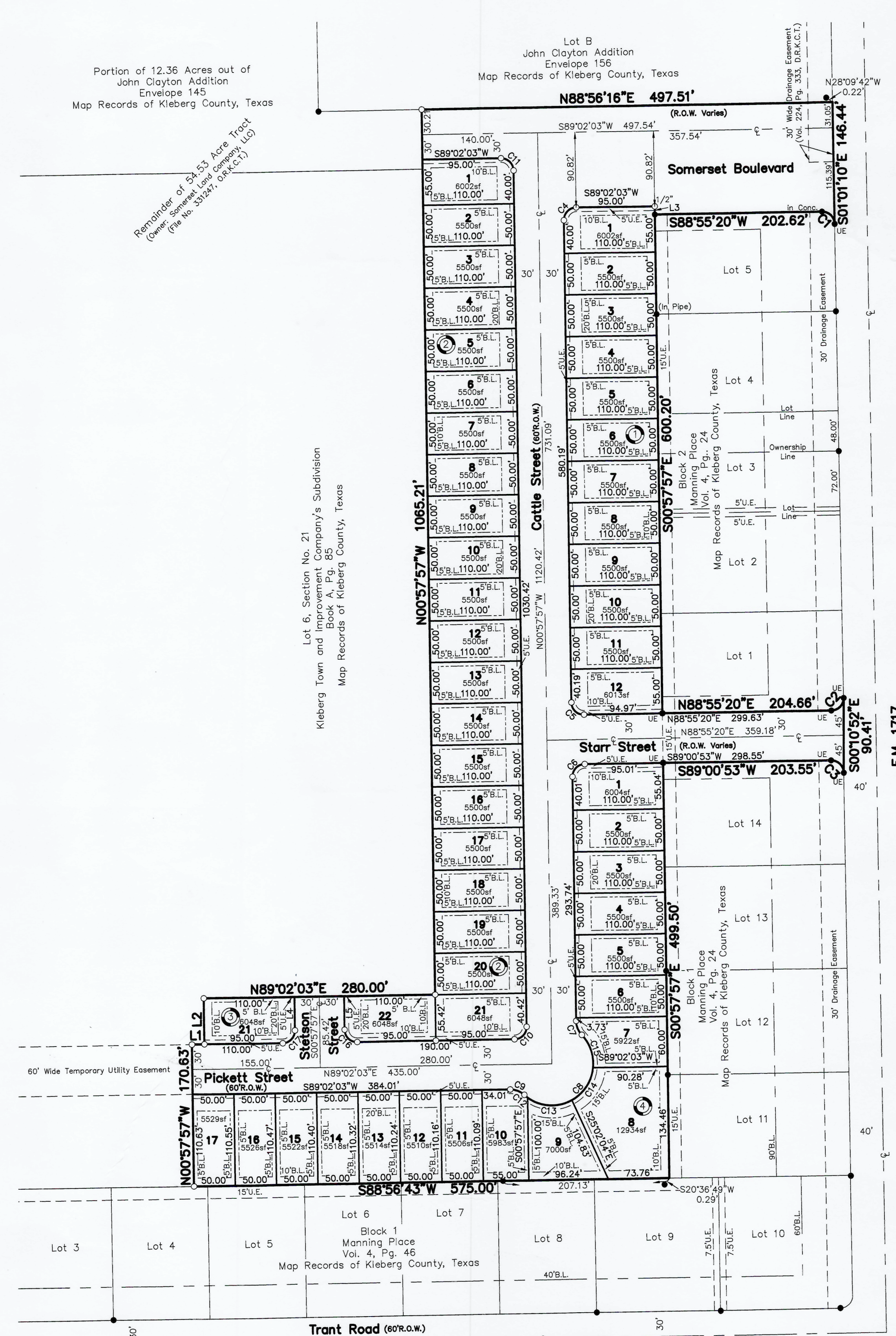


**Legend:**

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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°45'23"	15.00	23.76	N45°41'58" W	21.35
C2	90°58'15"	15.00	23.72	N44°13'27" E	21.32
C3	90°45'23"	15.00	23.76	N45°36'26" W	21.35
C4	90°00'00"	15.00	23.56	S44°02'03" W	21.21
C5	90°08'43"	15.00	23.59	S46°01'18" E	21.23
C6	89°58'49"	15.00	23.56	S44°01'28" W	21.21
C7	42°50'00"	25.00	18.69	S22°22'57" E	18.26
C8	175°40'01"	50.00	153.30	S44°02'03" W	99.93
C9	42°50'00"	25.00	18.69	N69°32'56" W	18.26
C10	90°00'00"	15.00	23.56	N44°02'03" E	21.21
C11	90°00'00"	15.00	23.56	N45°57'57" W	21.21
C12	57°49'49"	50.00	5.20	S51°08'51" E	5.20
C13	64°43'36"	50.00	9.63	S89°32'32" E	9.63
C14	55°55'03"	50.00	48.80	N33°03'09" E	46.88
C15	48°53'34"	50.00	42.67	N19°21'10" W	41.36
C16	90°00'00"	15.00	23.56	S45°57'57" E	21.21
C17	90°00'00"	15.00	23.56	N44°02'03" E	21.21

LINE	BEARING	DISTANCE
L1	N89°02'03"E	15.00
L2	N00°57'57"W	55.42
L3	S00°57'57"E	8.87
L4	S00°57'57"E	40.42



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 29<sup>th</sup> day of September, 2023

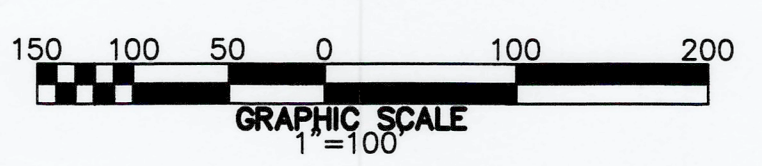
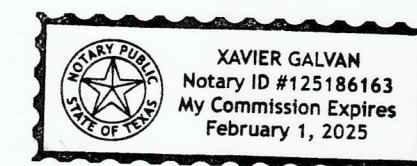
Somerset Land Company, LLC  
By: Wiley Mallwain  
Wiley Mallwain, Managing Partner

State of Texas  
County of Kerr

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

This the 29<sup>th</sup> day of September, 2023

Notary Public in and for the State of Texas



State of Texas  
County of Kleberg

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

This the 9<sup>th</sup> day of OCTOBER, 2023

Krista Chapman  
Director of Planning

State of Texas  
County of Kleberg

This final plat of Somerset at Kingsville, Unit 1, approved \_\_\_\_\_ (date) by the Planning and Zoning Commission of City of Kingsville, Texas, provided, however, that this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk within six months hereafter.

This the 10<sup>th</sup> day of Oct, 2023

Steve Zamora, Planning and Zoning Commission Chairman

State of Texas  
County of Kleberg

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

This the 11 day of October, 2023

Sam R. Fugate, Mayor  
Mary Valenzuela, City Secretary

State of Texas  
County of Kleberg

I, Salvador Barrera, III, Clerk of the County of Kleberg County, Texas, do hereby certify that the foregoing plat of March 16, 2023, with its certificate of authentication, was filed for record in my office the 12 day of October, 2023, at 9:13 o'clock A.M., in the map records of the County, in Volume 2, Page 245

Salvador Barrera III  
County Clerk

Kleberg County, Texas

By: Claussa Maurino  
Deputy

State of Texas  
County of Neuces

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 29<sup>th</sup> day of September, 2023

Brian D. Lorentson  
Brian D. Lorentson, R.P.L.S.  
Texas License No. 68339

