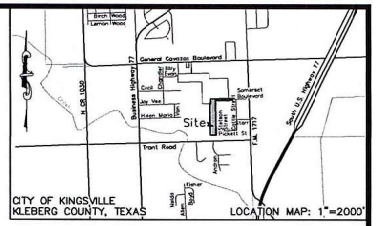
13.

Surveyor's Notes:

1. Total platted area contains 6.88 Acres of Land. (Includes Street Dedication)
2. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
3. Existing Flood Map, by graphic plotting only, this property is currently in Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48273C0305E, County of Kleberg, Texas, which bears an effective date of March 17, 2014 and is not in a Special Flood Hazard Area. The existing FIRM Panel 48273C0305E is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set on all propery corners unless otherwise shown.

# Plat of
# Somerset at Kingsville
## Unit 2A

being a final plat of a 6.88 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.

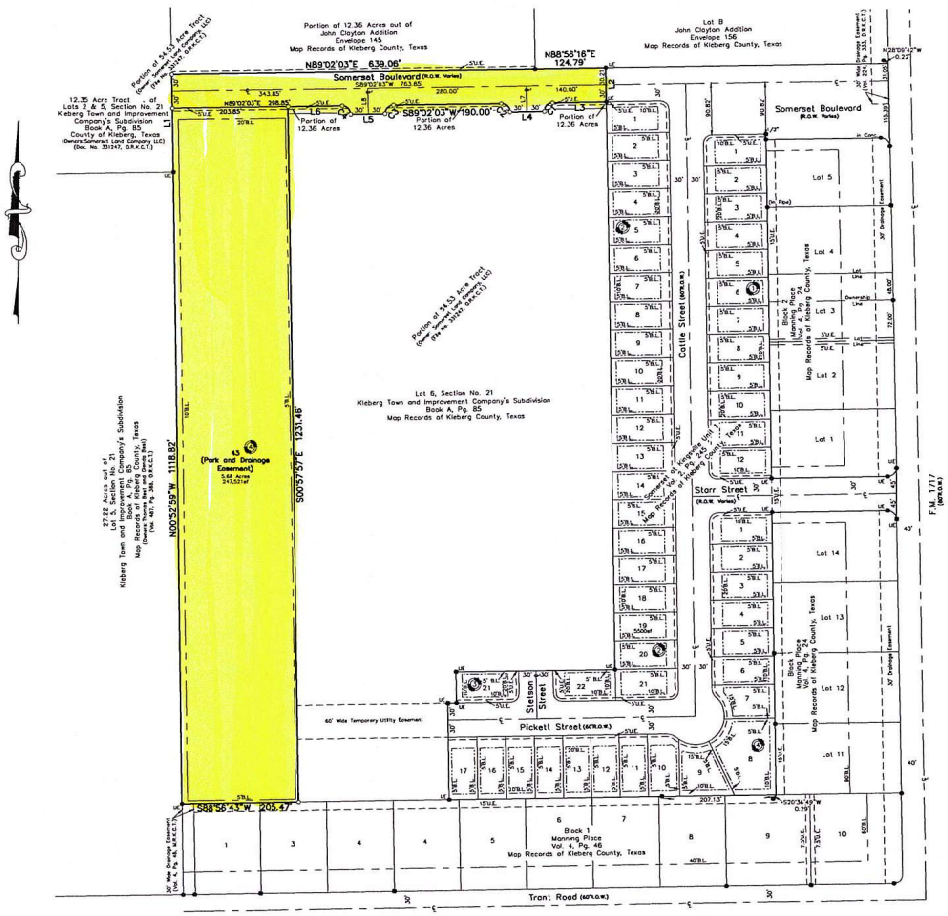



Legend:

| | |
|---|---|
| ● | 5/8 Inch Iron Rod Found |
| 1/2" | 1/2 Inch Iron Rod Found |
| ut● | 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°00'00" | 15.00' | 23.56' | S44°57'03"W | 21.21' |
| C2 | 90°00'00" | 15.00' | 23.56' | N45°57'57"W | 21.21' |
| C3 | 90°00'00" | 15.00' | 23.56' | S44°57'03"W | 21.21' |
| C4 | 90°00'00" | 15.00' | 23.56' | N45°57'57"W | 21.21' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N00°57'57"W | 172.16' |
| L2 | S00°57'57"E | 60.21' |
| L3 | S89°02'03"W | 95.00' |
| L4 | S89°02'03"W | 60.00' |
| L5 | S89°02'03"W | 60.00' |
| L6 | S89°02'03"W | 95.00' |
| L7 | S00°57'57"E | 45.00' |
| L8 | S00°57'57"E | 45.00' |




150 100 50 0 100 200
GRAPHIC SCALE
1"=100'

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_____

Somerset Land Company, LLC

By: _____
Wiley McIlwain, Managing Partner

State of Texas
County of Kerr

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

This the _____ day of _____ 20_____

_____
Notary Public in and for the State of Texas

State of Texas
County of Kleberg

This the final plat of Somerset at Kingsville, Unit 2A, approved by the Director of Planning of the City of Kingsville, Texas.

This the _____ day of _____ 20_____

_____
Director of Planning

State of Texas
County of Kleberg

This final plat of Somerset at Kingsville, Unit 2A, 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 _____ day of _____ 20_____

_____
Steve Zarrora, Planning and
Zoning Commission Chairman

State of Texas
County of Kleberg

This final plat of Somerset at Kingsville, Unit 2A, approved by the Mayor and City Commission of the City of Kingsville, Texas.

This the _____ day of _____ 20_____

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

State of Texas
County of Kleberg

I, Salvador Barrera, II, Clerk of the County of Kleberg County, Texas, do hereby certify that the foregoing plat of _____ 20_____ with its certificate of authentication, was filed for record in my office the _____ day of _____ 20_____ at _____ O'clock _____M., in the map records of the County, in Volume _____ Page _____

_____
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_____

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

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

URBAN ENGINEERING | DCCM

TBPELS FIRM NUMBERS: ENGINEERING F-455 | SURVEYING 10033-400
7725 SANTNER DR CORPUS CHRISTI, TX 78414
PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: March 15, 2024
SCALE: 1"=100'
JOB NO.: 43534.C3.00
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey@urbaneng.com