CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

☐ **Preliminary** ☐ **Final** ☑ **Re-plat** ☐ **Amended Plat**

SUBDIVISION NAME: Somerset at Sinton Unit 2

APPLICANT: Wiley McIlwain PHONE: 361-815-3528

ADDRESS: 530 Cecil Avenue, Kingsville, Texas 78373

(If other than owner, attach a written authorization from owner.)

LICENSED SURVEYOR OR ENGINEER: Saul V. Castillo for Urban|DCCM

ADDRESS: 2725 Swantner Drive, C.C., TX 78404 PHONE: (361) 854-3101

LOCATION OF PROPOSED SUBDIVISION: North of Wagon Wheel Boulevard West of TX Hwy 89 and US Hwy 181

The undersigned hereby requests approval by the Planning and Zoning Commission of the above identified subdivision plat.

PRINTED NAME: Xavier Galvan for Urban|DCCM DATE: January 6, 2025

SIGNATURE OF APPLICANT OR AGENT: _____

FILING FEES:

Amended Plat	$200.00 plus actual engineering and legal costs.
Preliminary Plat	
1 or 2 Family Residential	$200.00 plus $5.00 per lot plus actual engineering and legal costs.
Multifamily/Nonresidential	$200.00 plus actual engineering and legal costs.
Final Plat	
1 or 2 Family Residential	$150.00 plus $5.00 per lot, plus actual engineering and legal costs.
Multifamily/Nonresidential	$150.00 plus $25.00 per acre, plus actual engineering and legal costs.
1 or 2 Family Re-plat	$150.00 plus $5.00 per lot, plus actual engineering and legal costs.
Multifamily/Nonresidential Re-Plat	$150.00 plus $25.00 per acre, plus actual engineering and legal costs.

Make check payable to the City of Sinton. Mail or bring application and filing fee to City Hall.

Urban | DCCM

July 17, 2025

Cathy Duhart, TRMC, CMC
City Secretary
City of Sinton
301 East Market Street
Sinton, Texas 78387

Re: Final Re-plat
Owner: Somerset Land Company, LLC
Legal: Somerset at Sinton Unit 2 (Re-plat)
Project No. 0000012922

Transmitted herewith for the above-referenced project are the following items:

1. Revised pdf. of re-plat
2. Exhibit Showing changes from original approved plat
3. Link to revised construction plans (file is to big to attach)

Regards,

Urban Engineering

Xavier Galvan
Sr. Platting Technician
xgalvan@dccm.com

General Notes:

1. Total platted area contains 107.19 Acres of Land (Includes Street Dedication).
2. 5/8 inch iron rod with orange plastic cap stamped "URBAN DCCM" set at all corners unless otherwise noted.
3. Lot 1, Block 1 and Lot 14, Block 18, are zoned commercial, all other Lots are zoned R2.
4. Lot 9, Block 2, will be a detention pond/ non-buildable lot for the use of this subdivision.
5. Line and Curve tables can be found on Page 5.
6. Direct access to Goodnight Trail is Prohibited from Lots 2 and 24, Block 1; Lots 1 and 32, Block 2; Lots 1, 11, 12 and 21, Block 3; Lots 5 and 6, Block 25; Lots 1 and 18, Block 7; Lots 1 and 16, Block 8; Lots 1 and 18, Block 9; Lots 1 and 16, Block 10; Lot 1, Block 11 and Lots 31 through 37, Block 18.
7. Direct access to Somerset Boulevard North is Prohibited from Lots 1 through 8, Block 11; Lot 47, Block 12; Lots 1-3 and Lots 37 through 43, Block 18; and Lots 1 through 6, Block 24.
8. Direct access to Wagon Wheel Boulevard is Prohibited from Lots 3 through 13, Block 18.
9. Direct access to Durango Street is Prohibited from Lot 1, Block 5; Lots 1 and 12, Block 6; Lot 12, Block 13 and Lot 25 Block 12.

Proposed Improvements:

Paving - Street pavement sections will generally consist of concrete pavement wearing course, limestone TY A, GR 1-2 base course and compacted subgrade with option for lime stabilization or us of geogrid.

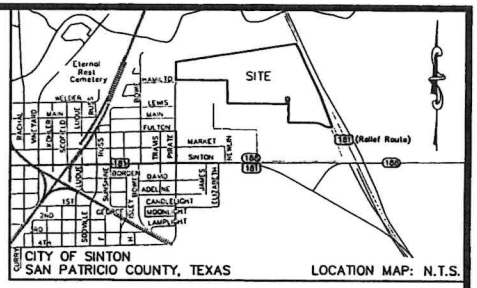
Water - Water system will be City of Sinton supply and consist of C-900 PVC.

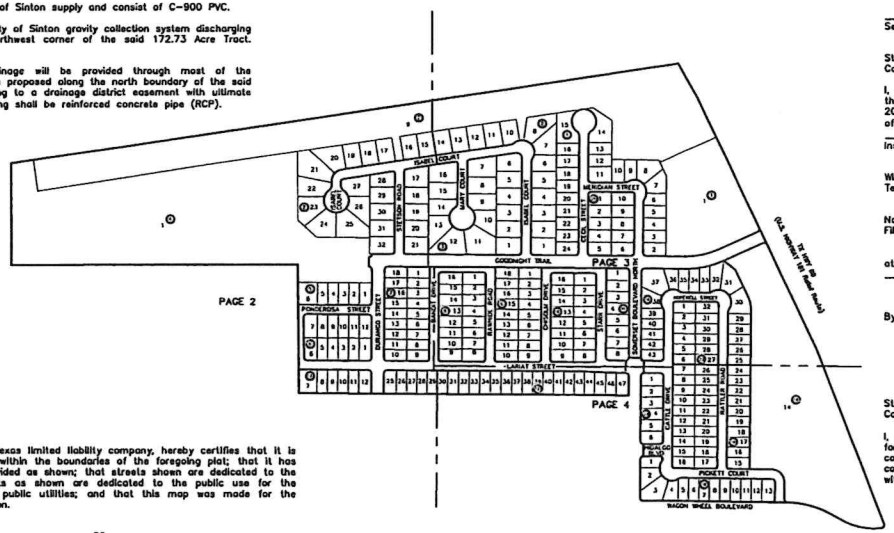
Wastewater - Wastewater will be City of Sinton gravity collection system discharging to the new lift station at the northwest corner of the said 172.73 Acre Tract. Piping shall be SDR 26 PVC.

Storm water - Underground drainage will be provided through most of the development. A detention facility is proposed along the north boundary of the said 172.73 Acre Tract before discharging to a drainage district easement with ultimate discharge into Chiltipin Creek. Piping shall be reinforced concrete pipe (RCP).

Surveyor's Notes:

1. Bearings shown hereon are Grid Bearings and referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983 (2011) Epoch 2010.00. Distances shown are ground distances.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "X" Zone "A", Zone "AE" (EL 46), and X (Shaded) of the Flood Insurance Rate Map (FIRM), Community Panel Number 48409C 0275 E, County of San Patricio, Texas, which bears an effective date of November 4, 2016 and is partially in a Special Flood Hazard Area. The existing FIRM Panel 48409C 0275 E is based on the North American Vertical Datum of 1988 (NAVD88).





MAP: N.T.S.

State of Texas
County of Nueces

Somerset Land Company, LLC, a Texas limited liability company, hereby certifies that it is the owner of the lands embraced within the 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: Somerset Land Company, LLC, a Texas limited liability company

By: _____
Wiley McIlwain, Manager

State of Texas
County of San Nueces

This instrument was acknowledged before me by Wiley McIlwain, as Manager of Somerset Land Company, LLC, a Texas limited liability company, on behalf of said entity in said capacity.

This the _____ day of _____, 20_____

_____
Notary Public in and for the State of Texas

Re-Plat of
Somerset at Sinton
Unit 2

Being a Re-Plat of Somerset at Sinton Unit 2, as recorded in Instrument 732011, Envelopes 2066-2070, Tube 36-6, of the Official Public Records of San Patricio County, Texas.

State of Texas
County of San Patricio

This final re-plat of Somerset at Sinton, Unit 2 was approved on behalf of the City Planning and Zoning Commission of the City of Sinton, provided, however, this approval shall be invalid, null and void, unless this plat be filed with the County Clerk within six months.

This the _____ day of _____, 20_____

_____ Secretary

_____ Chairman

State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court of San Patricio, do hereby certify that the foregoing re-plat of Somerset at Sinton, Unit 2 dated the ____ day of _____ 20_____, with its certificate of authentication was filed for record in my office the ____ day of _____ 20_____ at _____ O'clock _____M., and duly recorded the ____ day of _____ 20_____ at _____ O'clock _____M., in the map records of said County in Instrument No. _____ Envelope _____ Tube _____ Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Sinton, Texas, the day and year last written.

No._____
Filed for Record

at _____ O'clock _____M.
_____ 20_____

By: _____
Deputy

_____
Gracie Alaniz-Gonzales, County Clerk
San Patricio County, Texas

By: _____
Deputy

State of Texas
County of Nueces

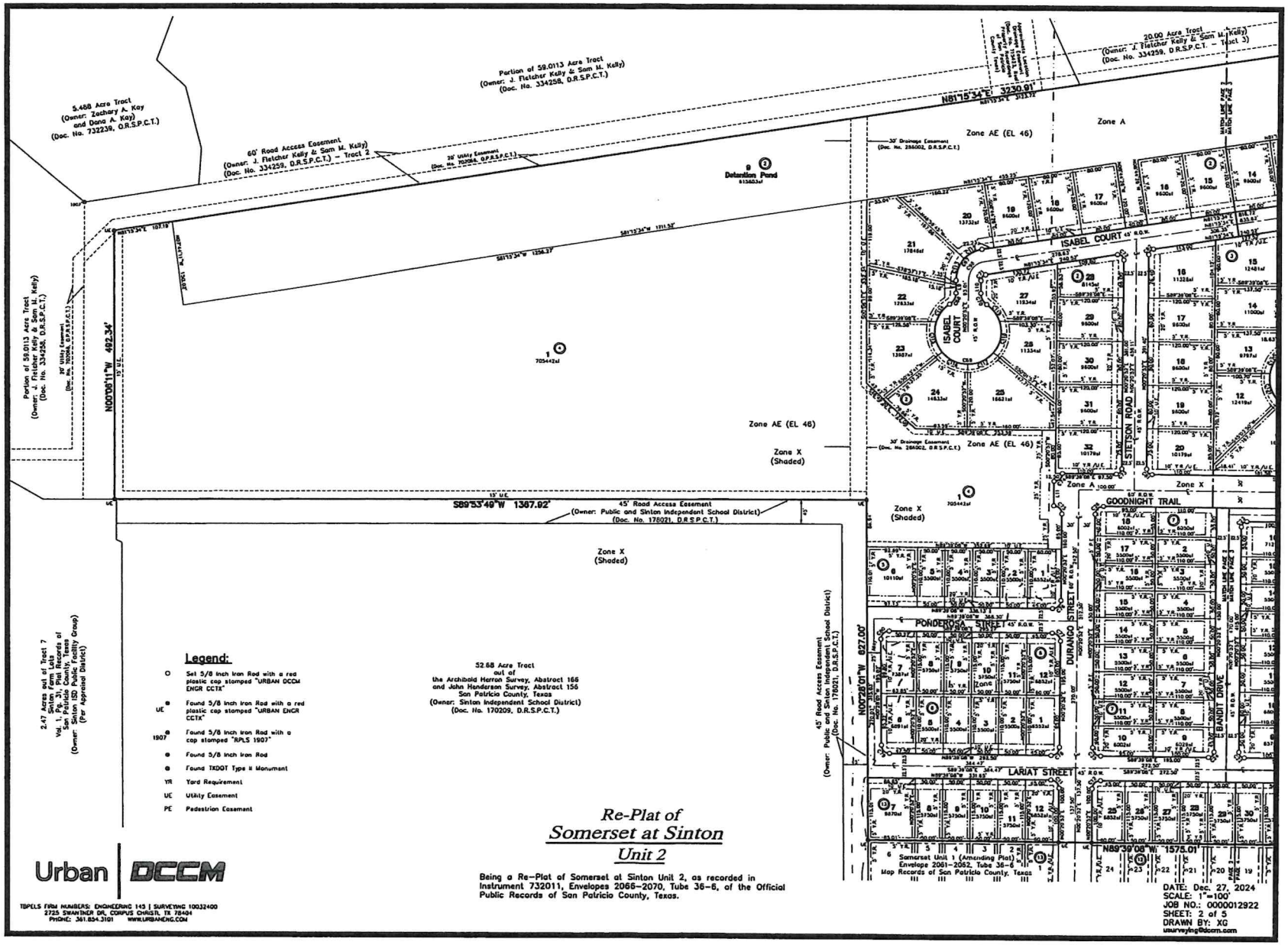
I, Saul V. Castillo, a Registered Professional Land Surveyor for Urban|DCCM, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners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

This the _____ day of _____, 20_____

_____
Saul V. Castillo
R.P.L.S. License No. 6192

Urban | DCCM
TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: Dec. 27, 2024
SCALE: 1"=100'
JOB NO.: 0000012922
SHEET: 1 of 5
DRAWN BY: XG
usurveying@dccm.com



Urban | DCCM

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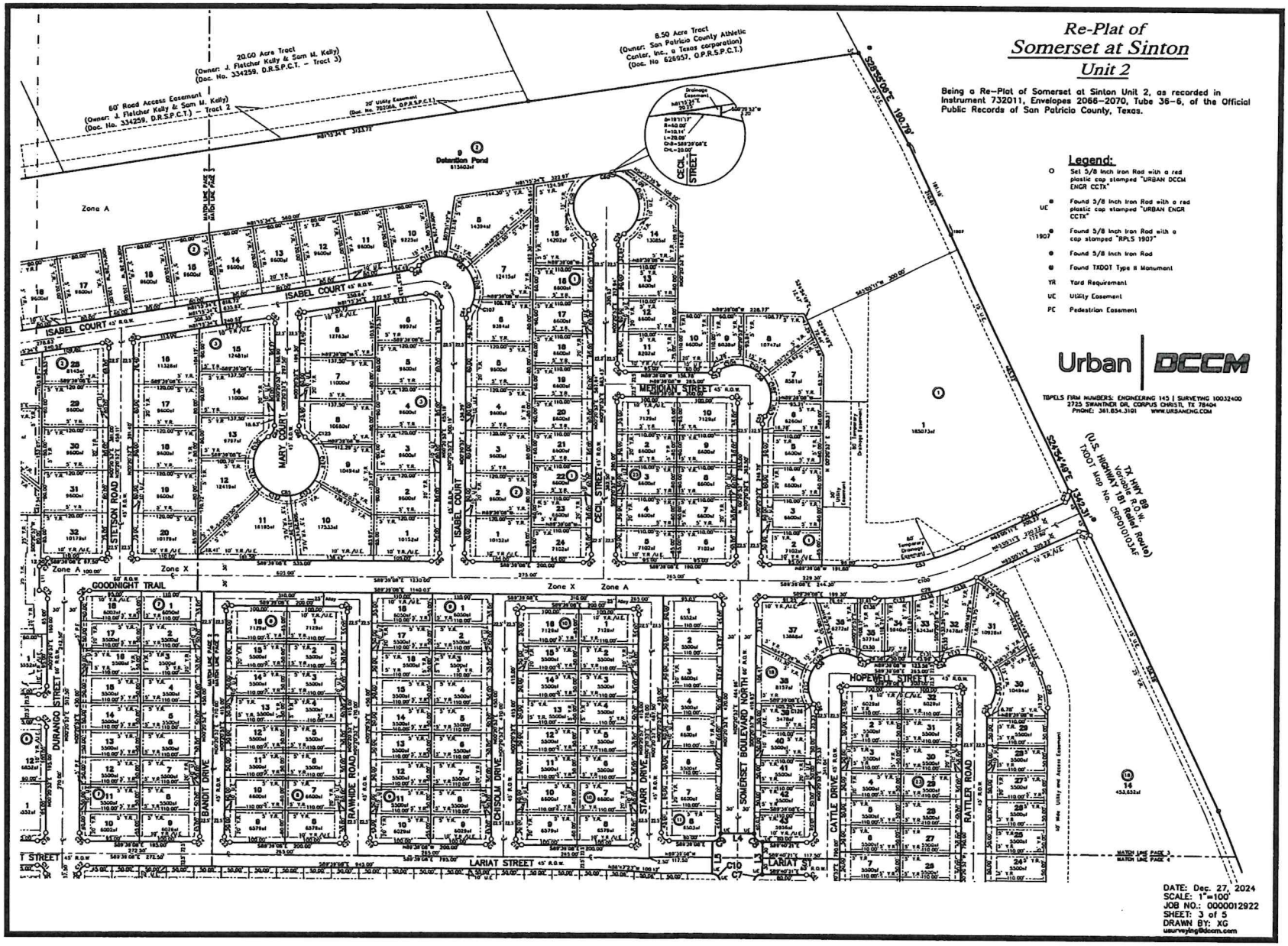
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Unit 2
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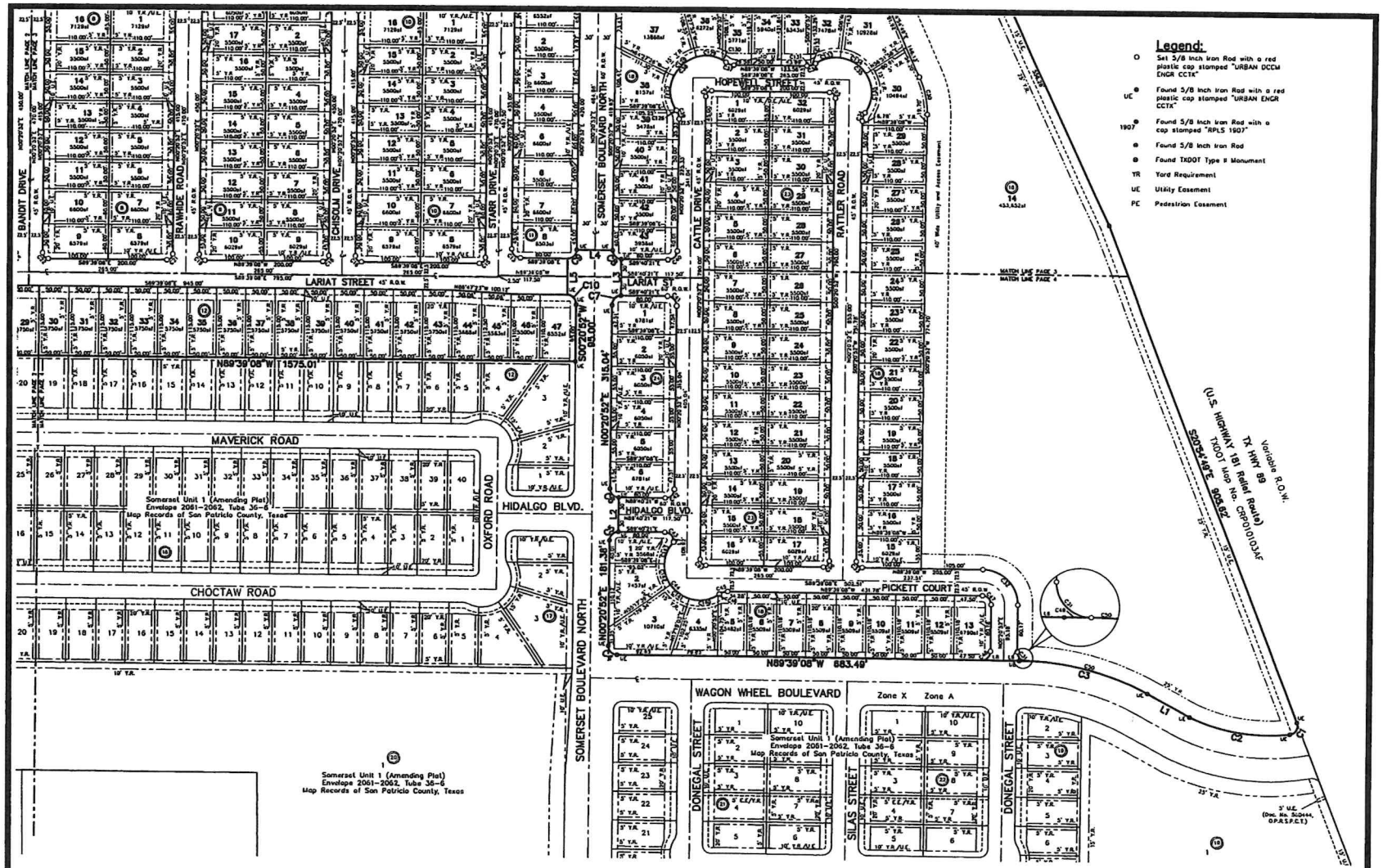
Legend:
Set 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN DCCM ENGR CCTX"
Found 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX"
Found 5/8 Inch Iron Rod with a cap stamped "RPLS 1907"
Found 5/8 Inch Iron Rod
Found TXDOT Type II Monument
YR Yard Requirement
UE Utility Easement
PE Pedestrian Easement
Urban | DCCM
TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 100324-00
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 www.URBANENG.COM
20.00 Acre Tract (Owner: J. Fletcher Kelly & Sam M. Kelly) (Doc. No. 334259, D.R.S.P.C.T. - Tract 3)
8.50 Acre Tract (Owner: San Patricio County Athletic Center, Inc., a Texas corporation) (Doc. No. 626957, O.P.R.S.P.C.T.)
60' Road Access Easement (Owner: J. Fletcher Kelly & Sam M. Kelly) (Doc. No. 334259, D.R.S.P.C.T.) - Tract 2
20' Utility Easement (Doc. No. 732066, O.P.R.S.P.C.T.)
Detention Pond
813403sf
CECIL STREET
ISABEL COURT
MARY COURT
MICHIGAN STREET
STETSON ROAD
GOODNIGHT TRAIL
DURANGO STREET
BANDIT DRIVE
RAWHIDE ROAD
CHISOLM DRIVE
STARR DRIVE
SOMERSET BOULEVARD NORTH
CATTLE DRIVE
RATTLER ROAD
HOPEWELL STREET
LARIAT STREET
TX HWY 89 (U.S. HIGHWAY 181 Relief Route) TXDOT Map No. CRP0101103AF
Zone A
Zone X
Zone X
Zone A
DATE: Dec. 27, 2024
SCALE: 1"=100'
JOB NO.: 0000012922
SHEET: 3 of 5
DRAWN BY: XG
usurveying@dccm.com



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Somerset at Sinton
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Urban | DCCM

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3725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: Dec. 27, 2024
SCALE: 1"=100'
JOB NO.: 0000012922
SHEET: 4 of 5
DRAWN BY: XG
surveying@dccm.com

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	104°16'41"	15.00'	18.30'	27.30'	S31°13'33"W	23.69'
C2	31°49'52"	313.04'	89.78'	173.91'	S80°43'12"E	171.68'
C3	29°22'27"	440.74'	115.52'	225.96'	S75°47'45"E	223.49'
C4	89°41'20"	15.00'	15.18'	23.75'	S44°18'17"E	21.34'
C5	89°38'48"	15.00'	14.99'	23.56'	N45°20'18"E	21.21'
C6	90°01'14"	15.00'	15.01'	23.57'	N44°39'44"W	21.22'
C7	89°58'46"	15.00'	14.99'	23.56'	N45°20'16"E	21.21'
C8	90°01'14"	15.00'	15.01'	23.57'	S44°39'44"E	21.22'
C9	89°39'50"	15.00'	15.00'	23.56'	S45°21'02"W	21.21'
C10	90°00'00"	15.00'	15.00'	23.56'	N44°39'08"W	21.21'
C11	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C12	90°00'00"	15.00'	15.00'	23.56'	N45°20'52"E	21.21'
C13	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C14	90°00'00"	10.00'	10.00'	15.71'	N44°39'08"W	14.14'
C15	90°00'00"	10.00'	10.00'	15.71'	S45°20'52"W	14.14'
C16	90°00'00"	10.00'	10.00'	15.71'	S44°39'08"E	14.14'
C17	90°00'00"	10.00'	10.00'	15.71'	N45°20'52"E	14.14'
C18	90°00'00"	10.00'	10.00'	15.71'	N45°20'52"E	14.14'
C19	90°00'00"	10.00'	10.00'	15.71'	N44°39'08"W	14.14'
C20	90°00'00"	10.00'	10.00'	15.71'	S44°39'08"E	14.14'
C21	90°00'00"	10.00'	10.00'	15.71'	S45°20'52"W	14.14'
C22	90°00'00"	10.00'	10.00'	15.71'	S44°39'08"E	14.14'
C23	90°00'00"	10.00'	10.00'	15.71'	N45°20'52"E	14.14'
C24	90°00'00"	10.00'	10.00'	15.71'	S45°20'52"W	14.14'
C25	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C26	90°00'00"	15.00'	15.00'	23.56'	N45°20'52"E	21.21'
C27	90°00'00"	15.00'	15.00'	23.56'	N44°39'08"W	21.21'
C28	90°00'00"	15.00'	15.00'	23.56'	N45°20'52"E	21.21'
C29	2519'41"	430.00'	96.36'	189.59'	N77°43'02"E	188.05'
C30	2519'41"	1500.00'	33.61'	66.13'	N12°16'58"W	65.60'
C31	90°01'22"	15.00'	14.83'	23.58'	N44°19'49"W	21.09'
C32	90°00'00"	60.00'	60.00'	94.25'	S44°39'08"E	84.85'
C33	90°00'00"	10.00'	10.00'	15.71'	N44°39'08"W	14.14'
C34	14°33'37"	25.00'	7.78'	15.08'	N17°37'41"E	14.85'
C35	159°07'14"	50.00'	325.64'	186.83'	S44°39'08"E	118.01'
C36	14°33'37"	25.00'	7.78'	15.08'	S73°04'04"W	14.85'
C37	14°33'37"	25.00'	7.78'	15.08'	S72°22'19"E	14.85'
C38	159°07'14"	50.00'	325.64'	186.83'	N45°20'52"E	118.01'
C39	14°33'37"	25.00'	7.78'	15.08'	N16°52'56"W	14.85'
C40	89°38'48"	15.00'	14.99'	23.56'	S45°20'16"W	21.21'
C41	90°01'14"	15.00'	15.01'	23.57'	S44°39'44"E	21.22'
C42	89°38'48"	15.00'	14.99'	23.56'	N45°20'16"E	21.21'
C43	90°01'14"	15.00'	15.01'	23.57'	N44°39'44"W	21.22'
C44	165°58'12"	50.00'	487.80'	173.80'	N41°13'39"W	118.10'
C45	14°33'37"	25.00'	7.78'	15.08'	N73°04'04"E	14.85'
C46	1°45'47"	60.00'	0.92'	1.85'	N56°40'09"E	1.85'
C47	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C48	90°00'00"	15.00'	15.00'	23.56'	N45°20'52"E	21.21'
C49	1°28'29"	440.74'	5.87'	11.34'	N89°44'44"W	11.34'
C50	275°33'58"	440.74'	109.48'	214.61'	N39°03'31"W	212.50'
C51	90°00'00"	15.00'	15.00'	23.56'	N69°24'52"W	21.21'
C52	90°00'00"	15.00'	15.00'	23.56'	S20°05'11"W	21.21'
C53	2519'41"	1500.00'	82.81'	163.13'	S77°43'02"W	161.81'
C54	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C55	14°33'37"	25.00'	7.78'	15.08'	N17°37'41"E	14.85'
C56	159°07'14"	50.00'	325.64'	186.83'	S44°39'08"E	118.01'
C57	14°33'37"	25.00'	7.78'	15.08'	N73°04'04"E	14.85'
C58	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C59	26°00'31"	25.00'	13.30'	24.44'	N28°21'21"E	23.48'
C60	292°03'33"	60.00'	40.43'	305.84'	S89°39'08"E	67.08'
C61	26°00'59"	25.00'	13.30'	24.44'	N27°39'38"W	23.48'
C62	90°00'00"	15.00'	15.00'	23.56'	S45°20'52"W	21.21'
C63	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C64	14°33'37"	25.00'	7.78'	15.08'	N17°37'41"E	14.85'
C65	168°12'32"	50.00'	581.05'	176.15'	N49°11'47"W	119.37'
C66	14°33'37"	25.00'	7.78'	15.08'	S63°58'45"W	14.85'
C67	80°54'42"	55.00'	46.90'	77.67'	N40°48'13"E	71.37'
C68	26°01'32"	25.00'	13.30'	24.45'	S28°21'38"W	23.48'
C69	292°03'04"	60.00'	40.41'	305.84'	S89°39'08"E	67.08'
C70	26°01'32"	25.00'	13.30'	24.45'	N27°39'54"W	23.48'
C71	80°54'42"	10.00'	8.53'	14.12'	N40°48'13"E	12.98'
C72	99°05'18"	10.00'	11.73'	17.29'	N49°11'47"W	15.22'
C73	90°00'00"	10.00'	10.00'	15.71'	S45°20'52"W	14.14'
C74	90°00'00"	15.00'	15.00'	23.56'	N45°20'52"E	21.21'
C75	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C76	90°00'00"	15.00'	15.00'	23.56'	S45°20'52"W	21.21'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C77	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C78	90°00'00"	15.00'	15.00'	23.56'	S45°20'52"W	21.21'
C79	89°11'07"	15.00'	14.79'	23.35'	N45°03'34"W	21.06'
C80	90°48'53"	15.00'	15.21'	23.78'	N44°56'26"E	21.38'
C81	90°00'00"	10.00'	10.00'	15.71'	N44°39'08"W	14.14'
C82	80°54'42"	10.00'	9.53'	14.12'	N40°48'13"E	12.98'
C83	99°05'18"	10.00'	11.73'	17.29'	S49°11'47"E	15.22'
C84	26°01'32"	25.00'	13.30'	24.45'	S28°21'38"W	23.48'
C85	292°03'04"	60.00'	40.43'	305.84'	S89°39'08"E	67.08'
C86	26°01'32"	25.00'	13.30'	24.45'	S27°39'54"E	23.48'
C87	80°54'42"	10.00'	8.53'	14.12'	S40°48'13"W	12.98'
C88	99°05'18"	25.00'	28.32'	43.24'	S49°11'47"E	38.05'
C89	90°00'00"	15.00'	15.00'	23.56'	N45°20'52"E	21.21'
C90	90°00'00"	10.00'	10.00'	15.71'	N45°20'52"E	14.14'
C91	90°00'00"	10.00'	10.00'	15.71'	N44°39'08"W	14.14'
C92	90°00'00"	15.00'	15.00'	23.56'	S45°20'52"W	21.21'
C93	90°00'00"	15.00'	15.00'	23.56'	S44°39'08"E	21.21'
C94	90°00'00"	10.00'	10.00'	15.71'	N45°20'52"E	14.14'
C95	90°00'00"	10.00'	10.00'	15.71'	S44°39'08"E	14.14'
C96	90°00'00"	10.00'	10.00'	15.71'	N45°20'52"E	14.14'
C97	90°00'00"	10.00'	10.00'	15.71'	N44°39'08"W	14.14'
C98	80°54'42"	352.50'	277.71'	45.90'	N40°48'13"E	42.18'
C99	99°05'18"	47.50'	55.70'	82.15'	N49°11'47"W	72.29'
C100	25°15'41"	400.00'	89.84'	178.36'	N77°43'02"E	176.93'
C101	18°48'48"	60.00'	15.93'	31.19'	N20°01'05"E	30.84'
C102	43°43'21"	60.00'	24.07'	45.79'	N18°44'00"W	44.68'
C103	61°27'49"	60.00'	22.71'	43.42'	S39°19'35"E	42.48'
C104	44°09'18"	60.00'	24.33'	46.24'	S77°51'53"W	45.10'
C105	155°07'04"	60.00'	221.97'	162.44'	S21°10'54"E	117.18'
C106	136°56'28"	60.00'	152.09'	143.40'	S12°47'20"W	111.63'
C107	20°34'07"	60.00'	10.89'	21.54'	S24°37'29"W	21.42'
C108	25°51'21"	60.00'	13.81'	27.08'	N13°55'13"W	26.85'
C109	40°37'26"	60.00'	22.21'	42.54'	N61°49'36"W	41.66'
C110	191°11'7"	60.00'	10.14'	20.09'	N88°16'03"E	20.00'
C111	31°58'27"	50.00'	17.19'	33.48'	S82°41'11"W	33.05'
C112	36°15'19"	53.00'	19.08'	36.72'	N62°07'55"E	36.04'
C113	42°39'23"	53.00'	21.47'	40.95'	S21°40'34"W	40.01'
C114	39°14'10"	60.00'	21.39'	41.09'	N38°43'19"E	40.29'
C115	36°24'32"	60.00'	32.18'	59.07'	S11°04'02"E	58.71'
C116	50°22'49"	60.00'	28.22'	52.76'	N64°27'43"W	51.07'
C117	50°22'49"	60.00'	28.22'	52.76'	N85°09'28"E	51.07'
C118	58°41'48"	60.00'	33.74'	61.47'	S10°37'09"W	58.81'
C119	35°56'55"	60.00'	20.05'	38.89'	N37°12'17"W	38.03'
C120	43°18'45"	60.00'	23.28'	45.51'	N39°44'02"E	44.12'
C121	54°01'49"	60.00'	30.99'	56.58'	S17°35'12"E	54.51'
C122	51°33'04"	60.00'	28.97'	53.98'	N70°42'47"W	52.18'
C123	51°10'49"	60.00'	29.38'	54.84'	N57°25'21"E	52.77'
C124	68°19'15"	60.00'	40.72'	71.55'	N02°49'40"W	67.38'
C125	18°41'22"	60.00'	9.87'	19.57'	N46°19'59"W	19.48'
C126	6°34'01"	60.00'	0.30'	0.59'	S33°55'44"E	0.58'
C127	59°11'18"	60.00'	34.08'	61.98'	S04°03'05"E	59.26'
C128	47°58'33"	60.00'	26.71'	50.25'	S49°32'20"W	48.80'
C129	44°17'55"	60.00'	24.42'	46.39'	N84°18'50"W	45.24'
C130	7°04'28"	60.00'	3.71'	7.41'	S58°37'43"E	7.40'
C131	13°54'58"	25.00'	3.05'	6.07'	N83°23'23"E	6.06'
C132	20°38'39"	25.00'	4.55'	9.01'	S68°06'35"W	8.96'
C133	40°59'07"	60.00'	22.42'	42.92'	N78°10'48"E	42.01'
C134	50°09'36"	60.00'	28.04'	52.46'	S58°10'50"E	50.80'
C135	68°02'31"	60.00'	40.50'	71.25'	N00°53'14"E	67.14'
C136	292°03'04"	430.00'	289.79'	547.00'	S89°39'08"E	481.08'
C137	6°42'02"	430.00'	25.17'	50.29'	N84°31'59"E	50.26'
C138	6°49'49"	430.00'	25.66'	51.26'	N77°48'00"E	51.23'
C139	26°15'55"	430.00'	54.89'	89.53'	S69°43'08"W	89.48'
C140	49°48'00"	60.00'	27.83'	52.17'	S67°28'03"W	50.49'
C141	31°58'37"	60.00'	20.65'	39.77'	S53°41'39"E	39.05'
C142	30°21'23"	60.00'	18.71'	38.08'	S16°31'24"E	37.45'
C143	43°09'54"	60.00'	21.90'	41.99'	N21°42'30"E	41.14'

LINE	BEARING	DISTANCE
L1	N61°05'49"W	81.89'
L2	N00°21'29"E	80.00'
L3	N00°21'29"E	80.00'
L4	N89°43'26"W	80.00'
L5	S00°20'52"E	80.00'
L6	S89°39'08"E	25.99'
L7	N00°20'52"E	11.72'
L8	S89°39'08"E	37.50'
L9	N00°20'52"E	22.52'
L10	S00°20'52"W	22.52'
L11	N00°20'52"E	45.00'
L12	S30°15'13"W	20.98'

Re-Plat of

Somerset at Sinton

Unit 2

Being a Re-Plat of Somerset at Sinton Unit 2, as recorded in Instrument 732011, Envelopes 2068-2070, Tube 36-6, of the Official Public Records of San Patricio County, Texas.

Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 www.URBANDCCM.COM

DATE: Dec. 27, 2024
SCALE: NONE
JOB NO.: 0000012922
SHEET: 5 of 5
DRAWN BY: XG

surveying@dccm.com