



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
August 26, 2024 – 5:30 PM

City Council Chambers, 803 W. Holland Avenue, Alpine, Texas 79830

1. CALL TO ORDER.

2. PUBLIC COMMENTS.

Each person in attendance who desires to speak to the Board on an item on the agenda shall speak during this section. A Public Comment Card must be filled out and turned in to the City Secretary at least 5 minutes prior to the start time of the meeting. The Public Comment Card may be filled out at www.cityofalpine.com/councilcomments. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. Please note that the Board may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Board from deliberating or taking action on an item not listed on the agenda. City Staff may ask commenters clarifying questions, respond with facts, and explain policy.

3. PUBLIC HEARINGS.

At this time, the Chair will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.

- A. Public Hearing to obtain citizen views and comments regarding Replat 2024-09-01, a replat application to allow the applicant, Sara Bow, to remove internal lot lines and reflect updated ownership of a city alley that was purchased by the applicant. The subject property is located at the corner of North 4th Street and East Avenue E and is legally described as Lots 6, 7, and 8, along with a 15.67 foot wide strip of vacated alley lying adjacent to and East of said lots, all out of Block 3, Original Townsite of Alpine, as shown in subdivision plat on file in Volume 2, Page 97, Deed Records of Brewster County, Texas. The Property ID of the subject property is 11805. The current zoning classification of the property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 Business District.

4. APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING

- A. Approval of July 22, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)

5. DISCUSSION ITEMS

6. ACTION ITEMS.

Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).

- A. Approve a recommendation regarding Replat 2024-09-01, a replat application to allow the applicant, Sara Bow, to remove internal lot lines and reflect updated ownership of a city alley that was purchased by the applicant. The subject property is located at the corner of North 4th

Street and East Avenue E and is legally described as Lots 6, 7, and 8, along with a 15.67 foot wide strip of vacated alley lying adjacent to and East of said lots, all out of Block 3, Original Townsite of Alpine, as shown in subdivision plat on file in Volume 2, Page 97, Deed Records of Brewster County, Texas. The Property ID of the subject property is 11805. The current zoning classification of the property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 Business District.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com/agenda pursuant to Section 551.043, Texas Government Code. The said notice was posted by 5:00 P.M. on August 22, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL

this 22nd day of August, 2024



Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

August 26, 2024

Agenda Item No. 4A

Department: Board

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of July 22, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 7-22-24 Planning & Zoning Minutes

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY2023-2024: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

City of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, July 22, 2024 – 4:30 PM
Minutes

1. **WORKSHOP MEETING - 4:30 P.M.**

Matt Walter, Chair of the Planning & Zoning Commission, called the workshop meeting to order at 4:33 p.m. The meeting took place in City Council Chambers located at 803 W. Holland Avenue, Alpine, Texas, 79830.

Board Members Present:

Commissioner Linda Molinar
Commissioner Guy Fielder
Commissioner Lisa Nix
Commissioner Joanna Laxton
Chair Matt Walter

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary
Building Official, Robert Rückes
Jessica Isley, Permit Technician
Councilor Eva Olivas

Not Present:

Commissioner Thomas Griffith
Mayor Catherine Eaves

Others Present: None.

- A. Workshop to review the current zoning map and the updated draft zoning map compiled by the Rio Grande Council of Governments.
- B. Discuss the C-2A Zone and make a recommendation to the City Council regarding a plan to codify or repeal that zone.

2. **REGULAR MEETING - IMMEDIATELY FOLLOWING THE WORKSHOP MEETING.**

3. **CALL TO ORDER.**

Matt Walter, Chair of the Planning & Zoning Commission, called the regular meeting to order at 5:30 p.m. The meeting took place in City Council Chambers located at 803 W. Holland Avenue, Alpine, Texas, 79830.

4. **PUBLIC COMMENTS** – NONE.

5. **PUBLIC HEARINGS** – NONE.

6. **APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING**

- A. Approval of June 24, 2024, Regular Meeting Minutes. (G. Calderon, City Secretary)

On a motion by Joanna Laxton and seconded by Lisa Nix to approve the minutes, the board unanimously voted to adopt the motion.

7. **DISCUSSION ITEMS**

- A. Discuss the City ordinance policy and steps to proposing an ordinance. (M. Antrim, City Manager)

8. **ACTION ITEMS** – NONE.

9. **BOARD MEMBER COMMENTS**

10. **ADJOURN.**

On a motion by Commissioner Linda Molinar and seconded by Commissioner Guy Fielder to adjourn, the meeting was adjourned.

APPROVED:

ATTEST:

Officer of the Board

Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com/agenda pursuant to Section 551.043, Texas Government Code. The said notice was posted by 5:00 P.M. on July 17, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 17th day of July, 2024



Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

August 26, 2024

Agenda Item No. 6A

Department: Board

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve a recommendation regarding Replat 2024-09-01, a replat application to allow the applicant, Sara Bow, to remove internal lot lines and reflect updated ownership of a city alley that was purchased by the applicant. The subject property is located at the corner of North 4th Street and East Avenue E and is legally described as Lots 6, 7, and 8, along with a 15.67 foot wide strip of vacated alley lying adjacent to and East of said lots, all out of Block 3, Original Townsite of Alpine, as shown in subdivision plat on file in Volume 2, Page 97, Deed Records of Brewster County, Texas. The Property ID of the subject property is 11805. The current zoning classification of the property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 Business District.

EXECUTIVE SUMMARY

Cathedral Properties, LLC C/O Sara Bow purchased an unused alley owned by the city. Part of the purchase terms includes the purchaser replatting the subject property to ensure that the public records are up to date. This replat will reflect the updated ownership and ensure that the public record is correct and up-to-date.

SUPPORTING MATERIALS

1. Replat Application 2024-09-01_Redacted
2. 4th & Ave E- Cathedral Properties Replat

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY2023-2024: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager



APPLICATION FOR PLAT

Building Services Department
309 WEST SUL ROSS AVENUE, ALPINE, TEXAS 79830
(432) 837-3281

CHECK ONE: ☐ Master Plan ☐ Prelim. /Final Plat ☐ Prelim. Plat ☐ Final Plat ☒ Replat ☐ Amended ☐ Minor

- OT ALPINE
1. PROPOSED SUBDIVISION NAME: REPLAT OF LOTS 6, 7, 8 AND PT OF ALLEY, BLK 3 UNIT NO. _____
LOCATION DESCRIPTION/ NEAREST INTERSECTION: N 4TH ST. AND E. AVE E
ACREAGE: 0.438 Ac NO. OF LOTS: EXISTING 3 PROPOSED 1
REASON(S) FOR PLATTING/REPLATTING REMOVE INTERNAL LOT LINES
2. OWNER/APPLICANT*: SARA BOW
(*if applicant is person other than owner, a letter of authorization must be proved from owner. *)
ADDRESS: _____ Ste. _____
TELEPHONE: _____ FAX: _____ MOBILE: _____ EMAIL: _____
3. LICENSED ENGINEER/SURVEYOR: KEVIN MUELLER R.P.L.S. SAWTOOTH SURVEY
ADDRESS: PO BOX 1751 ALPINE, TX 79831 Ste. _____
TELEPHONE: _____ FAX: _____ MOBILE: _____ EMAIL: _____
4. LIST ANY VARIANCES REQUESTED: _____
5. REASON FOR REQUEST (LIST ANY HARDSHIPS): _____
6. CITY LIMITS: IN ☒ OUT ☐ IS ANY PART OF THE PROPERTY IN A FLOOD PLAIN? YES ☒ NO ☐
7. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

Completed application, including signature of owner/applicant and signed waiver.

- ☒ Fee. (see reverse)
- ☒ TIA worksheet, reviewed by City of Alpine's Building Official, and appropriate Level TIA (if required).
- ☒ 3 copies of the plat (accepted size: 18"x 24"), collated and folded so that the subdivision name is visible and 1 Digital copy.
- ☒ 1 copy of preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants. 1 copy of preliminary drainage plan (if required).
- ☒ Tax Certificate from Brewster County showing that no delinquent taxes are due on the property (Texas Local Government Code Sec 12.002).
- ☒ Current deed restrictions for Vacating Plats, and Townhouse and Zero Lot Line Subdivisions.
- ☒ Survey Showing any existing structures on the subject property.
- ☒ List of approved street names by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of Alpine. I understand that the plat will NOT be forwarded to the Planning Commission unless staff comments are satisfactorily addressed by the plat corrections due date. I do not object to consideration of the plat on _____ (date of Planning Commission meeting). This waiver expires after _____ (date of Planning Commission meeting). (The waiver statement above is not applicable to Minor Plats).

Signature of Owner/Applicant

(If applicant is person other than owner, a letter of authorization must be provided from owner.) Signature indicates authorization for plat application and acceptance of waiver statement.

Date

Print Name & Title

APPLICATION FEES

TYPE OF PLAT/ACREAGE	TYPE I (Not previously platted, in R-3, C or M zoning, or Non-residential plat)	TYPE II (replat requiring public hearing in platted residential subdivision in any zone)	TYPE III (amending plat; corrections without vacating plat)	MASTER PLAN
Less than 1 acre	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	\$100.00 base fee + \$1.00 per lot or \$2.00 per acre, whichever is greater
1 to 4.99 acres	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$230.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
5 to 10 acres	\$225.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$345.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
More than 10	\$300.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$460.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	

All filing fees for plats are payable at time of initial submittal.
 **All signature spots showing the recording on the document: Planning & Zoning, City Secretary, Mayor, County Clerk to sign off. **All documents must indicate "replat", "amended" in the title if being revised.

Open space fees are due at time of final plat submittal. If public improvements are required, open space fees are due prior to construction plan approval.

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning Commission until staff comments have been satisfied
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- All new plats and master plans must be reviewed by the Parks Planner for park dedication requirements.

FOR OFFICE USE ONLY:

Date Application Fee Received: 07/11/2024 Received By: [Signature]
 Receipt No. 24-007636 Cash/Check No. 629 Amount Recd. \$ 200.00

✓ 3 copies ✓ street names appr. list ✓ TxDOT approval letter

✓ letter of authorization ✓ proof of ownership ✓ HOA document

Plat review meeting date: _____ Planning Commission meeting date: _____

COUNTY CLERK RECORDING REQUIRED:



PAID
629

Property Details

Account

Property ID: 11805 **Geographic ID:** 97360003000600000000

Type: Real **Zoning:**

Property Use: Condo:

Location

Situs Address: CITY DRUG ALPINE, TX

Map ID:

Legal Description: OT, BLOCK 3, LOT 6,7,8 CITY DRUG STORE

Abstract/Subdivision: 1109 - OT

Neighborhood: COMM CENTR

Owner

Owner ID: 36172

Name: CATHEDRAL PROPERTIES LLC

Agent:

Mailing Address: PO BOX 1351
ALPINE, TX 79831

% Ownership: 100.00%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$202,396 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$141,005 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$343,401 (=)
Agricultural Value Loss: ②	\$0 (-)
Appraised Value:	\$343,401 (=)
Homestead Cap Loss: ②	\$0 (-)
Assessed Value:	\$343,401
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: CATHEDRAL PROPERTIES LLC %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
11	City of Alpine	0.457554	\$343,401	\$343,401	\$1,571.25

2	Brewster County	0.366547	\$343,401	\$343,401	\$1,258.73
21	Alpine ISD	0.982500	\$343,401	\$343,401	\$3,373.91
4	Big Bend Regional Hospital District	0.066091	\$343,401	\$343,401	\$226.96
CAD	Central Appraisal District	0.000000	\$343,401	\$343,401	\$0.00

Total Tax Rate: 1.872692

Estimated Taxes With Exemptions: \$6,430.85

Estimated Taxes Without Exemptions: \$6,430.85

PLAT SHOWING BUILDING LOCATION
ON LOTS 6, 7 & 8, BLOCK 3, ORIGINAL
TOWN OF ALPINE, BREWSTER COUNTY,
TEXAS. Surveyed by me on the ground,
according to law, 19-20 April 1960.

J.T. Carney, Jr.

J.T. CARNEY, JR.
REGISTERED PUBLIC
SURVEYOR No. 423

East Avenue (Width 55.56')

N.72°E.
130.56'

75.4'

BLOCK

3

ORIGINAL

TOWN OF ALPINE,

TEXAS

N.18°W.

Alley (Width-16.67')

4th. (Width 55.56')

Street

120'

40'2"

6

120'

BUILDING SITE

40'2"

15'

130.56'

S.72°W.
Alley (Width-16.67')

— LEGEND —

CORNERS: X = CUT IN CONCRETE

O = STEEL RODS

LOTS ARE 43.52' X 130.56'

Scale-1"=30'

Issued By:

Brewster County Tax Office
107 W Ave E #1 432-837-2214
Alpine, TX 79830

Property Information

Property ID: 11805 Geo ID: 973600030006000000
Legal Acres: 0.3913
Legal Desc: OT, BLOCK 3, LOT 6,7,8
Situs: CITY DRUG ALPINE, TX
DBA:
Exemptions:

Owner ID: 36172 100.00%
CATHEDRAL PROPERTIES LLC
PO BOX 1351
ALPINE, TX 79831

For Entities

Alpine ISD
Big Bend Regional Hospital District
Brewster County
City of Alpine

Value Information

Improvement HS:	202,396
Improvement NHS:	0
Land HS:	141,005
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	343,401

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 07/11/2024

Total Due if paid by: 07/31/2024

0.00

Tax Certificate Issued for:	Taxes Paid in 2023
Brewster County	1,258.72
Big Bend Regional Hospital District	226.96
City of Alpine	1,571.25
Alpine ISD	3,373.91

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 07/11/2024
Requested By: CATHEDRAL MOUNTAIN CONSTR
Fee Amount: 10.00
Reference #:

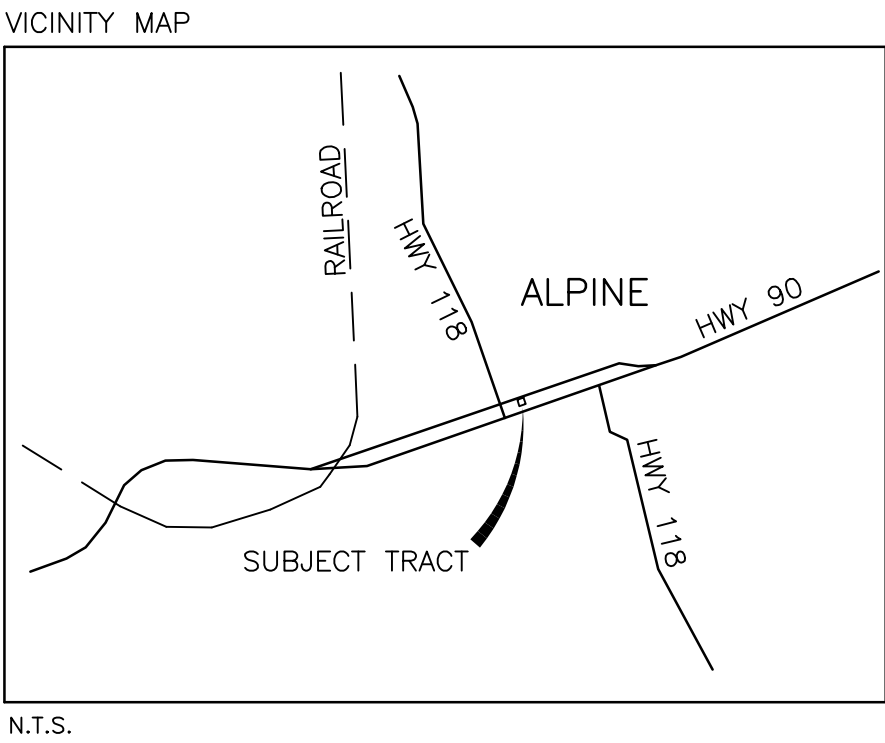
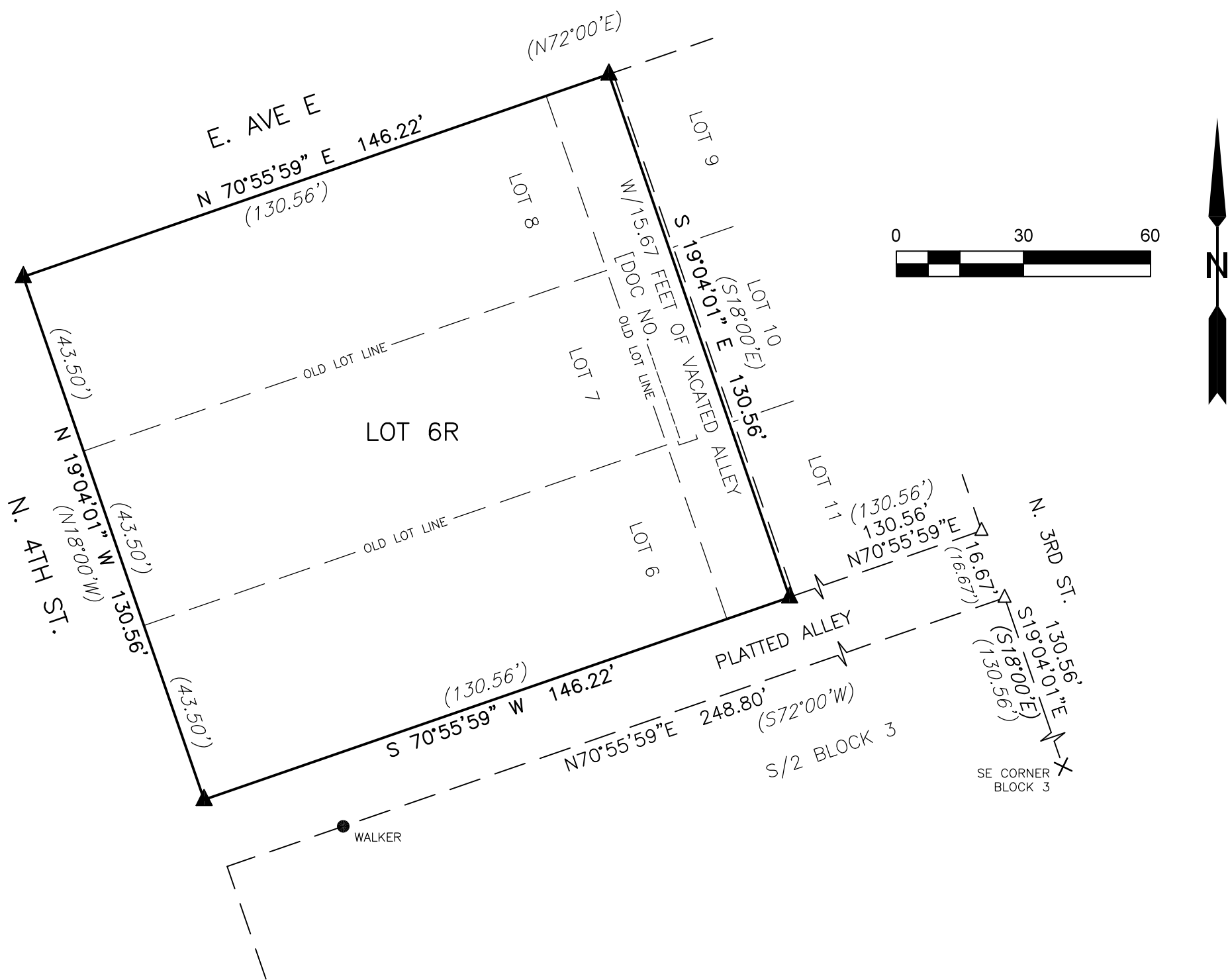
Page: 1


Signature of Authorized Officer of Collecting Office

Page 13 of 14

REPLAT OF LOTS 6, 7, AND 8, ALONG WITH A 15.67 FOOT WIDE STRIP OF VACATED ALLEY LYING ADJACENT TO AND EAST OF SAID LOTS, ALL OUT OF BLOCK 3, ORIGINAL TOWNSITE OF ALPINE

SUBDIVISION PLAT ON FILE IN VOLUME 2, PAGE 97, DEED RECORDS OF BREWSTER COUNTY, TEXAS



- LEGEND
- IRON ROD FOUND [CAPPED AS NOTED]
 - × "X" CHISELED IN CONCRETE FOUND
 - ▲ PK NAIL IN ASPHALT SET
 - △ CALCULATED POINT
 - () RECORD INFORMATION
- BEARING BASIS: WGS 84

- NOTES:
1. ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT LIES WITHIN ZONE AE [BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED].
 2. THIS TRACT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF ALPINE.
 3. NO ROAD IMPROVEMENTS ARE PROPOSED WITH THIS REPLAT.



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kevin Mueller 7-10-2024

KEVIN MUELLER SAW TOOTH SURVEY
105 N. COCKRELL ST. P.O. BOX 1751
(432) 538-2115 ALPINE, TX 79831
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

STATE OF TEXAS
COUNTY OF BREWSTER

CHAIRMAN, PLANNING AND ZONING COMMISSION

I, SARA BOW, REPRESENTING CATHEDRAL PROPERTIES, LLC, DO HEREBY CERTIFY THAT CATHEDRAL PROPERTIES, LLC, IS THE OWNER OF THE HEREON DESCRIBED TRACT, AS DESCRIBED IN DOCUMENT NOS. 107066 AND _____, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DOES HEREBY REPLAT SAID TRACT TO BE KNOWN AS:

REPLAT OF LOTS 6, 7, AND 8, ALONG WITH A 15.67 FOOT WIDE STRIP OF VACATED ALLEY LYING ADJACENT TO AND EAST OF SAID LOTS, ALL OUT OF BLOCK 3, ORIGINAL TOWNSITE OF ALPINE

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

SARA BOW
MEMBER, CATHEDRAL PROPERTIES, LLC
PO BOX 176
ALPINE, TEXAS 79831

MAYOR, CITY OF ALPINE

STATE OF TEXAS
COUNTY OF BREWSTER

ATTEST: CITY SECRETARY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SARA BOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE ACKNOWLEDGED TO ME THAT SHE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____DAY OF _____, 20____.

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT _____.
RECORDED THIS ____ DAY OF _____, 20____, IN PLAT ENVELOPE NO. _____,
_____, BREWSTER COUNTY PLAT RECORDS.

NOTARY PUBLIC'S SIGNATURE

SARAH VASQUEZ
BREWSTER COUNTY CLERK