



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
December 3, 2024 – 5:30 PM

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

1. WORKSHOP MEETING - 4:00 PM

Zoning Ordinance Discussion (M. Antrim, City Manager)

2. CALL TO ORDER - REGULAR MEETING - 5:30 P.M.

- A. Pledge of Allegiance to the United States Flag.
- B. Pledge of Allegiance to the Texas Flag.
- C. Determination of a Quorum and Proof of Notice of the Meeting.

3. PUBLIC COMMENTS.

Each person in attendance who desires to speak to the City Council 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 City Council. 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 City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Council 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.

4. PUBLIC HEARINGS.

At this time, the Mayor 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 City Council. 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 2024-12-01, an application for replat allowng the applicant, Li Feng Ni, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 513 N. 16th Street and is legally described as a replat of Lots 6 and 7, Block 8, Hamilton Addition to Alpine as shown in Subdivision Plat on File in Envelopes 86 and 87, Plat Records of Brewster County, Texas. The record property owners are Ni Li Feng and Xiudan Li. The Parcel ID of the subject property is 10625. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will be R-2 Two Family District.

5. PUBLIC PRESENTATIONS.

- A. Presentations & Recognitions
- B. Proclamations

- C. Community Interest Items
 - i) Mayor Announcements
 - ii) City Manager Announcements
 - iii) Council Member Announcements

6. **CHANGES TO POSTED AGENDA.**

***NOTICE:** The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.
- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.
- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.
- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of the November 19, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)

9. **ITEMS REMOVED FROM THE CONSENT AGENDA.**

10. **REPORTS & PRESENTATIONS.**

Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss Short Term Rental Ordinance and updates to parking, permit fees, and definitions. (D. Nance, City Council)
- B. Discussion on the current status of the Holland Renovation Project and consideration for tax concessions. (M. Antrim, City Manager)
- C. Discuss the draft City of Alpine Water Conservation and Drought Contingency Plan updated by Jacob and Martin. (M. Antrim, City Manager)

- D. Discuss GoRail's request for a letter of support pertaining to possible available funding to the Texas Department of Transportation for railroad projects and the strategy the City of Alpine should take to work with legislation to support this effort. (M. Eaves, Mayor)

12. **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 the first reading of Ordinance 2024-11-01, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco avenue, and Avenue "C," and Morilos Avenue, all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; Authorizing the City Manager to execute a deed without warranty to the applicants Michael and Lynn McCarson; Directing that funds from the sale of the city's interest be deposited in the general fund for the purpose of street improvements; Providing for terms and conditions of such thereof; Providing for a Severability Clause; Providing for an effective date. (M. Antrim, City Manager)
- B. Approve Resolution 2024-12-01, a resolution adopting the Official Zoning Map of the City of Alpine, Texas. (M. Antrim, City Manager)
- C. Approve a recommendation to City Council regarding Replat 2024-12-01, an application for replat allowing the applicant, Li Feng Ni, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 513 N. 16th Street and is legally described as a replat of Lots 6 and 7, Block 8, Hamilton Addition to Alpine as shown in Subdivision Plat on File in Envelopes 86 and 87, Plat Records of Brewster County, Texas. The record property owners are Ni Li Feng and Xiudan Li. The Parcel ID of the subject property is 10625. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will be R-2 Two Family District. (M. Antrim, City Manager)

13. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each. The City Council may hold a discussion during this section regarding any item listed on the agenda. No action may take place regarding report items, unless specified on the agenda.

City Mayor Report

City Manager Report

14. **CITY COUNCIL MEMBER COMMENTS.**

15. **EXECUTIVE SESSION.**

NOTICE: *The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

- A. Consultation with Attorney § 551.071, Texas Government Code:

- i. Discuss the possible sale and/or acquisition of property for long-term overall city goals and

planning, including city owned structures. (M. Antrim, City Manager)

B. Personnel Matters § 551.074, Texas Government Code

ii. City Council Only to Attend - Discuss City Council roles and comments regarding city staff during City Council meetings non executive sessions (R. Stephens, City Council)

16. **ACTION AFTER EXECUTIVE SESSION.**

A. Action, if any, concerning any of the items listed in executive session. (M. Antrim, City Manager)

17. **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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on November 26, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL

this 26 day of November, 2024



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



CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 8A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the November 19, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 11-19-24 City Council Minutes

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

City of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, November 19, 2024 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

Mayor Catherine Eaves called the meeting to order at 5:31 P.M. The meeting was held at CityCouncil Chambers located at 803 West Holland Avenue and via Zoom Videoconference in the City of Alpine, Texas. Mayor Eaves led the pledge of allegiance to the flags.

- A. Pledge of Allegiance to the United States Flag.
- B. Pledge of Allegiance to the Texas Flag.
- C. Determination of a Quorum and Proof of Notice of the Meeting.

City Council Members Present:

Councilor Reagan Stone
Councilor Darin Nance
Councilor Lucy Escovedo
Councilor Rick Stephens
Mayor Catherine Eaves

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Cynthia Trevino, City Attorney
Darrell Losoya, Chief of Police
Robert Rücker, Building Official
Abel Hinojos, Airport Supervisor

Not Present:

Councilor Eva Martinez

Others Present: 6 other attendees.

Mayor Eaves announced that a quorum of the City Council was present at the City Council Chambers and City Secretary, Geoffrey Calderon, reported that the meeting agenda was posted by 2:00 P.M. on November 15, 2024.

2. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the City Council 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 City Council. 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 City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Council 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.

Public Comments: None.

3. **PUBLIC HEARINGS.**

At this time, the Mayor 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 City Council. 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.

Open (5:32 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding the first and final reading of Ordinance 2024-11-02, an ordinance canvassing the returns and declaring the results of the November 5, 2024 Special Election held for the purpose of amending the Alpine City Charter; Providing for the following: Findings of Fact; Repealer; Severability; Effective Date; and Proper Notice & Meeting.

Public Comments: None.

- B. Public Hearing regarding the first and final reading of Ordinance 2024-11-03, an ordinance amending the City of Alpine FY 2024-2025 Budget; Providing repealing and severability clauses; a Texas Open Meetings Act Clause; and Providing an Effective Date.

Public Comments: None.

Close (5:33 P.M.)

4. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations
- C. Community Interest Items
 - i) Mayor Announcements
 - ii) City Manager Announcements
 - iii) Council Member Announcements

5. **CHANGES TO POSTED AGENDA.**

NOTICE: *The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.

No Items were continued or withdrawn.

- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.

Councilor Rick Stephens requested to remove consent agenda item A from the consent agenda for separate discussion.

- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.

Councilor Rick Stephens requested to add the following items to the consent agenda:

9(A): October 2024 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)

11(C): Approve the first and final reading of Ordinance 2024-11-03, an ordinance amending the City of Alpine Fiscal Year 2024-2025 Budget; Providing repealing and severability clauses; a Texas Open Meetings Act Cluse; and Providing an Effective Date. (M. Antrim, City Manager)

11(D): Approve the Fiscal Year 2025 & Fiscal Year 2026 Far West Texas Water Planning Group (FWTWPG) Administrative Cost Agreement with the Rio Grande Council or Governments (RGCOG). (M. Antrim, City Manager)

RESOLUTION 2024-11-15: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to add items 9A, 11C, and 11D to the consent agenda, the City Council voted to adopt the motion with all members voting in favor excluding Councilor Darin Nance who voted against adoption of the motion.

- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

No items were added to the Time-Sensitive Items section of the agenda, but Councilor Rick Stephens requested to change the order of business.

RESOLUTION 2024-11-16: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to update the order of business so that the Executive Session Item No. B. be considered ahead of Executive Session Item No. A, the City Council unanimously adopted the motion.

6. **TIME SENSITIVE ITEMS.**

7. **CONSENT AGENDA.**

- A. Approval of October 23, 2024 Town Hall Meeting Minutes. (G. Calderon, City Secretary)

Consent Agenda Item No. A was removed from the consent agenda for separate discussion and consideration. It was discussed and approved separately in the Items Removed from the Consent Agenda (Section 8) portion of the meeting.

- B. Approval of the November 5, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)
- C. Approve payment of October 2024 monthly billing summary for Bojorquez Law Firm services. (M. Antrim, City Manager)

Reports & Presentations Item A

- A. October 2024 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)

Action Item C

- C. Approve the first and final reading of Ordinance 2024-11-03, an ordinance amending the City of Alpine Fiscal Year 2024-2025 Budget; Providing repealing and severability clauses; a Texas Open Meetings Act Clause; and Providing an Effective Date. (M. Antrim, City Manager)

Action Item D

- D. Approve the Fiscal Year 2025 & Fiscal Year 2026 Far West Texas Water Planning Group (FWTWPG) Administrative Cost Agreement with the Rio Grande Council of Governments (RGCOG). (M. Antrim, City Manager)

RESOLUTION 2024-11-17: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the consent agenda, the City Council unanimously adopted the motion.

8. **ITEMS REMOVED FROM THE CONSENT AGENDA.**

RESOLUTION 2024-11-18: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to approve the October 23, 2024, minutes with an amendment showing that Councilor Stephens arrived late, the City Council unanimously adopted the motion.

9. **REPORTS & PRESENTATIONS.**

Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.

- B. Alpine Volunteer Fire Department Update from Chief James Etchison. (M. Antrim, City Manager)

Chief James Etchison was unable to attend the meeting for personal reasons, and the presentation did not take place.

- C. Update from Family Crisis Center of the Big Bend. (M. Antrim, City Manager)

Naomi Hernandez presented to the City Council regarding the Family Crisis Center of the Big Bend.

- D. Update from the Alpine Public Library. (M. Antrim, City Manager)

Don Wetterauer presented to the City Council regarding the Alpine Public Library.

- E. Update from Emergent Air. (M. Antrim, City Manager)

Walter Kyukendall presented to the City Council regarding Emergent Air ambulance service.

10. **INFORMATION OR DISCUSSION ITEMS.**

- A. Ordinance Review. (M. Antrim, City Manager)
- B. Finance Revenue and Expense Report - September 2024. (M. Antrim, City Manager)
- C. Finance Revenue and Expense Report - October 2024. (M. Antrim, City Manager)

*Mayor Eaves called a 10-minute break. (6:35 P.M.)
The meeting resumed. (6:45 P.M.)*

11. **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 the first reading of Ordinance 2024-11-01, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco avenue, and Avenue "C," all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; Authorizing the City Manager to execute a deed without warranty to the applicants Michael and Lynn McCarson; Directing that funds from the sale of the city's interest be deposited in the general fund for the purpose of street improvements; Providing for terms and conditions of such thereof; Providing for a Severability Clause; Providing for an effective date. (M. Antrim, City Manager)

RESOLUTION 2024-11-19: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2024-11-01, discussion ensued.

RESOLUTION 2024-11-20: On a motion by Councilor Rick Stephens and seconded by

Councilor Reagan Stone to postpone the agenda item to the next appropriate City Council meeting, the City Council unanimously adopted the motion.

- B. Approve the first and final reading of Ordinance 2024-11-02, an ordinance canvassing the returns and declaring the results of the November 5, 2024 Special Election held for the purpose of amending the Alpine City Charter; Providing for the following: Findings of Fact; Repealer; Severability; Effective Date; and Proper Notice & Meeting. (G. Calderon, City Secretary)

RESOLUTION 2024-11-21: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve, the City Council unanimously adopted the motion.

- E. Approve Deckard Technologies Rentalscape software for the management of short-term rentals, compliance notices, and online tax payment portal. (M. Antrim, City Manager)

RESOLUTION 2024-11-22: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to approve, the City Council unanimously adopted the motion.

- F. Approve the recommendation of the City Manager to hire Victoria Sanchez as the Director of Finance, as per City Charter - Section 4.02(A) for the City of Alpine. (M. Antrim, City Manager)

RESOLUTION 2024-11-23: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve, the City Council unanimously adopted the motion.

- G. Approve Hybrid Compensation Plan for city employees as outlined in Evergreen presentation on November 5, 2024 effective November 24, 2024. (M. Antrim, City Manager)

RESOLUTION 2024-11-24: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve, the City Council unanimously adopted the motion.

12. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each. The City Council may hold a discussion during this section regarding any item listed on the agenda. No action may take place regarding report items, unless specified on the agenda.

City Mayor Report

City Manager Report

13. **CITY COUNCIL MEMBER COMMENTS.**

RESOLUTION 2024-11-25: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to move into executive session, the City Council unanimously adopted the motion. (7:46 P.M.)

14. **EXECUTIVE SESSION.**

NOTICE: The City Council reserves the right to reconvene, recess, realign, change the order of

business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).

B. Consultation with Attorney § 551.071, Texas Government Code

1. Discuss the possible sale and/or acquisition of property for long-term overall city goals and planning, including city owned structures. (M. Antrim, City Manager)

A. Personnel Matters § 551.074, Texas Government Code

1. City Council Only to Attend - Discuss City Council roles, duties, and comments regarding city staff during City Council meetings-non-executive sessions. (R. Stephens, City Council)

RESOLUTION 2024-11-26: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to move into regular session, the City Council unanimously adopted the motion. **(8:27 P.M.)**

15. ACTION AFTER EXECUTIVE SESSION.

A. Action, if any, concerning any of the items listed in executive session. (M. Antrim, City Manager)

RESOLUTION 2024-11-27: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to allow City council to give authority to the City Manager the ability to continue gathering data in preparation for a potential offer and negotiations of the Bill Ivey property, the City Council unanimously adopted the motion.

RESOLUTION 2024-11-28: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to delay any discussion regarding the Executive Session item 14A until a future meeting, the City Council unanimously adopted the motion.

16. ADJOURN.

The meeting adjourned at (8:48 P.M.).

APPROVED:

ATTEST:

Catherine Eaves, Mayor

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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on November 15, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 15th day of November, 2024.



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



CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 11A

Department: City Council

Sponsor: Darin Nance, Councilor

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss Short Term Rental Ordinance and updates to parking, permit fees, and definitions. (D. Nance, City Council)

EXECUTIVE SUMMARY

The proposed updates to the short-term rental (STR) ordinance aim to refine the permitting process and associated requirements to better align with community needs and regulatory compliance. Key changes include adjustments in definitions, application requirements, and operational guidelines (parking) for STR owners. Additionally, the ordinance emphasizes enforcing safety, zoning, and tax compliance for all STR properties.

One critical area of focus is the adjustment of permitting fees. Currently, the initial permit fee is set at \$350, with a renewal fee of \$100 annually. The recommendation is to standardize both the initial and renewal permitting fees. This modification seeks to streamline the process while ensuring fairness and sustainability for STR operators.

Further discussion is needed regarding the permitting fee structure to address potential impacts on administration, enforcement, and the affordability of compliance for STR owners. These proposed updates will help modernize the ordinance while safeguarding the interests of both the community and STR operators.

SUPPORTING MATERIALS

1. ARTICLE V. SHORT TERM RENTALS - Proposed Updates
2. Email - City Process for Short Term Rental Permit

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Approved - 11/22/2024

Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 11/22/2024
Final Approval - 11/25/2024

ARTICLE V. SHORT TERM RENTALS

Sec. 90-121. Generals.

This article as herein established has been written for the purpose to control, manage and limit short term rentals commonly referred to as vacation rentals within allowable districts described in the zoning ordinance. The intent of this chapter is to safeguard the life, health, safety, welfare and property of the occupants of residential dwelling units, the neighbors of said occupants, the general public and to minimize adverse impacts to the housing supply caused by the conversion of residential units to tourist or transient use.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-122. Definitions. For the purposes of this ordinance, the following words, terms, and phrases are defined as follows:

Administrator means the ~~person designated by the City Manager to enforce and administer this ordinance~~ director of the department designated by the city manager to enforce and administer this chapter, including the director's designees.

Advertise means the act of drawing the public's attention to a short-term rental in order to promote the availability of the residence for use as a short-term rental. Said advertising may be found in any medium, including but not limited to, **signage, social media**, newspaper, magazine, brochure, website, or mobile application.

Bedroom means the living area(s) of the dwelling unit that is designed and furnished for sleeping and which has proper egress as required by the International Residential Code.

Booking service means any reservation and/or payment service provided by a person or entity that facilitates a short-term rental transaction between an owner and a prospective occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the short-term rental transaction.

Hosting platform means a person or entity that participates in the short-term rental business by providing, and collecting or receiving a fee for, booking services through which an owner may offer premises for an occupant on a short-term basis. Hosting platforms usually, though not necessarily, provide booking service through an online platform that allows an owner to advertise the premises through a website provided by the hosting platform and the hosting platform conducts a transaction by which potential occupants arrange their use and their payment, whether the would-be-occupant pays rent directly to the owner or to the hosting platform.

Occupant means any individual person living, sleeping, or possessing a building, or portion thereof. A person is not required to be paying rent, providing in-kind services, or **be** named in any lease, contract or other legal document to be considered an occupant.

Owner means any person, agent, operator, firm, trust, corporation, partnership, or any other legal entity who has a legal or equitable interest in the property; or who is recorded in the official records of the county as holding title to the property; or who otherwise has control of the property, including the guardian of the estate of any such person, **and or** the executor of the estate of such person if ordered to take possession of real property by a court.

Premises means property, a lot, plot or parcel of land, including any structures or portions of structures thereon.

Rental means renting, bartering, trading, letting, or otherwise allowing the use of a residence or residential structure or room or rooms within a residence or residential structure. This shall not restrict, limit or interfere with any homeowner from participating in a leaseback upon the sale of a residence or residential structure.

Commented [1]: Marfa's ordinance has owner and occupant capitalized since they listed as definitions; 'Owner' & 'Occupant'. Not sure if our codifier works the same way but the definitions would need to be updated with capitalization in parts if so.

Short-term rental (STR) means a residential premise, or portion thereof, used for lodging accommodations to occupants for a period of less than 30 consecutive days. The definition of short-term rental does not include a bed and breakfast as defined in the Code, **or a hotel with more than 10 rooms, cabins, bungalows, or other rentable units.**

***Unit* means a separate accommodation, room, bungalow, casita, trailer, or cabin located on or within a single premises.**

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-123. Unpermitted short-term rentals prohibited.

- (a) It shall be unlawful for any owner or person to rent, lease, advertise, or otherwise permit or allow any residential premises to be operated or used as an unpermitted short-term rental.
- (b) All hosting platforms shall provide the following information in a notice to any owner listing a short-term rental located within the city through the hosting platform's service. The notice shall be provided prior to the owner listing the premises and shall include the following information: the "short-term rental" article of this Code prohibits the short-term rental of residential premises within the city without an active short-term rental permit.
- (c) Notwithstanding any other provision of this article, nothing shall relieve any owner, person, occupant, or housing platform of the obligations imposed by the applicable provisions of state law and this Code, including but not limited to, those obligations imposed by the Tax Code. Further, nothing in this article shall be construed to limit any remedies available under the applicable provisions of state law and this Code.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-124. Short-term rental permit required.

An owner who desires to use its premises as a short-term rental must have a valid, active short-term rental permit from the city prior to using, allowing the use of, or advertising the use of said premises as a short-term rental. Each rentable unit must be permitted. Upon application to the city, a short-term rental permit shall be approved by the administrator, or designee, if the application satisfies all the conditions of this chapter, the "taxation chapter," and the zoning ordinance. The administrator may place reasonable conditions on short-term rental permits to ensure compliance with the provisions of this article.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-125. Permit limitations.

- (a) Short-term rental permits are **not** transferable ~~only by inheritance to a natural person as directed in a will or trust. The permit is not transferable upon the sale of the property.~~
- ~~(b) If the subject dwelling is on property that has a homeowners association (HOA) at the time of permitting, the owner of the dwelling shall provide the city with an affidavit of proof that the HOA allows for vacation rental of their dwelling, if not allowed, then the application will be denied.~~
- (e b)** A short-term rental permit shall expire on the last day of the month one year after the date of issuance. No short-term rental permit may be renewed without a completed renewal application submitted by the owner and payment of the renewal fee. If the renewal application satisfies all the conditions of this chapter and zoning ordinance, an application for the renewal of a short-term rental permit shall be approved by the Administrator, or designee.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-126. Requirements of application.

- (a) Except as provided in this section, every complete application for a short-term rental permit shall include the following information with such detail and in form approved by the administrator:
- (1) The name, address, contact information and authenticated signature ~~for~~ of the owner of the premises;
 - (2) The name, address and contact information of the operator, agent if any, and designated local responsible party.
 - (3) The city registration number for hotel occupancy tax;
 - ~~(4) A plot plan of the premises identifying the location of parking spaces to be used in conjunction with the short-term rental;~~
 - ~~(4) 5) A dimensioned floor plan of the proposed short-term rental identifying bedrooms, other living spaces and emergency evacuation routes;~~
 - (6) ~~Proof~~ Release of liability insurance;
 - ~~(7) The name and contact information of the property owner's association, if any, of which the premises are covered by dedicatory instruments;~~
 - (8) A copy of the proposed host rules for the short-term rental.
 - (9) The applicant shall submit a fully completed self-inspection report on the form provided by the Administrator
- (b) An application for short-term renewal permit may be filed beginning 30 days prior to expiration of a current permit. Every complete application for a short-term rental renewal permit shall include updates, if any, to the information contained in the original permit application or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete.
- (c) An application for a short-term rental renewal permit submitted after the expiration of the most immediate permit for the premises shall be treated as an application for a new permit as described in subsection (a) of this section.
- (d) If a complete application for a short-term renewal permit is submitted less than 30 days prior to expiration of the current permit, the administrator in his sole discretion may grant a one-time extension of the current permit not to exceed ten days.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-127. Designation of local responsible party required.

An owner must designate the name and contact information of a local responsible party who can be contacted regarding immediate concerns and complaints from the public. Said individual must be available to be reached in person or by phone at all times while occupants are on the premises of a short-term rental. If called, a local responsible party must be able to and shall be present at the premises within one hour of the call from the administrator, or his designee. A local responsible party must be authorized to make decisions regarding the premises and its occupants and shall not act to release the owner of any liability under this chapter.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-128. Release of liability required.

It shall be unlawful for the owner of premises operating as a short-term rental to operate without either proof of insurance or a release of liability indemnifying and holding the city harmless from any and all claims that should arise out of the operation of the short-term rental.

Created: 2024-06-25 13:16:48 [EST]

(Supp. No. 26, Update 1)

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-129. Building permits required.

All work done to the property must meet all city permitting requirements as spelled out in this Code.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-130. Permit fees.

Fee Schedule ? Permit fees are established by City Council and passed by resolution annually?????

An initial permit fee of \$350.00 (nonrefundable) will include the preliminary fire inspection fees. Upon completion of all required forms, approval of each dwelling unit by the administrator or his designee, and payment of the initial permit fee, the administrator may recommend a special use permit (short term rental permit) to be considered by the city council. Once approved by the city council, a special use permit (short term rental permit) shall be issued.

The annual permit renewal fee shall be \$100.00.

An annual fire inspection is required, the fee of which shall be established by city ordinance.

City short-term rental taxes must be paid in accordance with the City's Hotel Occupancy Tax Ordinance (Article IV. Hotel Occupancy Tax) quarterly for the permit to remain valid, as verified by the city short-term rental tax form.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-131. Hotel occupancy tax; request for occupancy history.

It shall be unlawful for any owner of premises used for a short-term rental to fail to pay hotel occupancy taxes under state law and this chapter. Upon the request of the administrator or the finance department of the city, the owner of a premises used as a short-term rental shall remit, within 30 days, an accounting of all occupants who rented the premises and the hotel occupancy taxes paid therefor. It shall be unlawful for a person to fail to provide said information requested in a timely manner.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-132. Short-term rental permit non transferable.

A short-term rental permit is non-transferable and shall not be assigned nor transferred to another person or entity. Only by inheritance is a short-term rental transferable.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-133. Parking restrictions.

Parking is established by the International Building Codes (IBC) and will differ based on the zoning districts.

Guidelines are as follows: One parking space per sleeping unit plus one parking space per 500 square feet of common area. The parking spaces required shall be on the same lot or where use of such is provided on another lot not more than 500 feet radially from the subject lot.

(Ord. No. 2021-01-01, 2-2-21)

Created: 2024-06-25 13:16:48 [EST]

(Supp. No. 26, Update 1)

Sec. 90-134. Neighbor notice.

The city shall provide [by] mailing, email or otherwise distribute by hand a flier to neighbors within 200-foot radius of the vacation rental property address. The notice shall contain the owner and representative contact information, a parking plan, and city website address where the information is also posted. The neighbors and the city shall be informed whenever there is a change in contact information.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-135. Zones.

Vacation rentals are permitted in zones R-1, R-2, R-3, R-4, M-1, C-2a, C-2, C-1, C-1a, C-O by conditional use permit. All permits must meet general zoning regulations as defined in appendix C, zoning, of this Code.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-136. Penalties.

Any person, firm or corporation violating any of the provisions of this article shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed \$2,000.00 and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

(Ord. No. 2021-01-01, 2-2-21)

Sec. 90-137. Enforcement.

- (a) The owner of a short-term rental use that was not registered with the city for hotel occupancy tax prior to April 1, 2021 and who is unable to obtain a permit for said use or fails or refuses to obtain a permit for the use following the effective date of the ordinance from which this article derived, shall discontinue the short-term rental use no later than April 30, 2021.
- (b) If the permit of a short-term rental use is not renewed, the owner shall discontinue the use no later than the date on which the existing permit or any extension thereof expires.
- (c) This article shall be and is hereby declared to be cumulative of all other ordinances of the city; and this article shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this article, in which event such conflicting provisions, if any, in such other ordinances are hereby repealed.
- (d) If any section, subsection, sentence, clause or phrase of this article is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this article.
- (e) All of the regulations provided in this article are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the city council or any city official or employee charged with the enforcement of this article, acting for the city in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of said duties.

(Ord. No. 2021-01-01, 2-2-21)



Darin Nance <ward3.nance@ci.alpine.tx.us>

**Re: Document shared with you:
"ARTICLE_V.____SHORT_TERM_RENTALS"**

Geo Calderon <g.calderon@cityofalpine.com>
 To: Megan Antrim <megan.antrim@ci.alpine.tx.us>
 Cc: Darin Nance <ward3.nance@ci.alpine.tx.us>

Mon, Nov 18, 2024 at 4:51 PM

Megan,

Since the STR ordinance doesn't specify that we need to publish notice in the paper, and it is a separate special use permit process specifically delineated in its own ordinance - we don't do paper publications for them. Erik Zimmer implemented that decision and we haven't ever deviated from that process.

That being said, we do spend postage to send letters within 200 feet and takes the following staff time to process:

- Building Services reviews and processes application.
- Building Services inspects property.
- Building Services re-inspects property if it fails.
- Building Services sends to City Secretary.
- City Secretary reviews and sends issues back to Building Services.
- Receptionist gathers addresses within 200 feet.
- City Secretary writes neighbor letters, schedules consideration for Council, and updates the STR registry.

Additionally, it takes time to audit and to do research to compare to active permits. It easily takes a few hours just identifying unpermitted rentals. Aside from that, we have to send letters for non-compliant operators. After a specific time has passed we send screenshot of the non-compliant operators to Code Enforcement to begin citation process. Then it they spend time with it to pursue compliance, and take it to court if they cannot achieve compliance.

There is also the renewal costs, which is mostly administrative and following up with the properties advising them that they need to renew. After that they submit any changes to Building Services, another inspection is completed, and they are renewed for a year.

Please let me know if there is any other information I can get you.

Thanks!

Geo



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

Tel: 432-837-3301 Fax: 432-837-2044

www.cityofalpine.com/citysecretary

100 N. 13th St, Alpine, TX 79830

CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 11B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discussion on the current status of the Holland Renovation Project and consideration for tax concessions. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Collin Bibb and Brian Carrico are seeking to update the City Council on the progress of the Holland Hotel project and reignite discussions, including the possibility of a Hotel Economic Development Agreement.

Project Update Highlights:

- Full approvals for Historic Tax Credits were obtained from both the Texas Historic Commission and the U.S. National Park Service in July 2024.
- A contract with the General Contractor was signed, with plans to begin construction in August.
- Unfortunately, the original senior lender, Transpecos, withdrew from the project at the same time.
- Two new lending options have since been identified, with terms currently being finalized.
- Additional funding has been secured from investors.
- A new loan agreement is expected within weeks, with construction targeted to commence in early 2025.

Despite delays due to the Historic Tax Credit process and lender changes, the team has used this time to refine the project designs and anticipates recovering some of the timeline during construction. Collin and Brian welcome the opportunity to provide a more detailed update and continue collaboration with the City Council to move this important project forward.

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 11/25/2024
Approved - 11/25/2024
Final Approval - 11/25/2024

CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 11C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss the draft City of Alpine Water Conservation and Drought Contingency Plan updated by Jacob and Martin. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Jacob and Martin have reviewed and updated the City's Water Conservation and Drought Contingency Plan. These plans outline strategies to ensure sustainable water use and address potential emergencies caused by water shortages.

Updates include:

- Incorporating broader water conservation goals, aligning with Texas Commission on Environmental Quality (TCEQ) requirements, and includes proactive measures for reducing per capita water use and system losses over a 10-year horizon.
- The Plan sets water usage goals that are measurable conservation targets, aiming for an 11.4% reduction in per capita use by 2034, and a reduction in water loss through infrastructure upgrades such as meter replacement.
- The Plan provides tiered triggers and responses for varying severity levels of water demand and shortage, with immediate enforcement mechanisms.
- A focus on Public Education and Outreach, including provisions for ongoing education, distribution of conservation materials, and periodic updates to the public
- Enforcement and Penalties are focused on long-term enforcement tied to compliance with conservation practices.

Importance of Maintaining Updated Plans:

- Regulatory Compliance:

The plan is essential to meet TCEQ mandates requiring cities to establish and periodically update drought contingency and water conservation strategies.

- Funding Opportunities:

A current and comprehensive water management plan increases eligibility for state and federal funding, particularly for infrastructure improvements and conservation programs.

- Public and Stakeholder Confidence:

Demonstrating a commitment to proactive and responsive water management reassures the community and stakeholders about the city's preparedness for water-related challenges. Maintaining and aligning these plans ensures the City of Alpine remains compliant, resilient, and sustainable in its water management efforts. Continued collaboration with regional planning groups and regular updates to these plans will support long-term water security for the community.

SUPPORTING MATERIALS

1. Alpine DRAFT Water Conservation and Drought Contingency Plan

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 11/25/2024
Approved - 11/25/2024
Final Approval - 11/25/2024

Water Conservation and Drought Contingency Plan

for the

City of Alpine

DRAFT

January 2025

Prepared by



(325) 695-1070

www.jacobmartin.com

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APPENDICES

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Appendix B Alpine CCN Map

Appendix C Municipal Use Public Water Supply Utility Profile

Appendix D Resolution Adopting Water Conservation and Drought Contingency Plan

Appendix E Letter to Regional Water Planning Group

1.0 WATER CONSERVATION PLAN

1.1 General

This Conservation Plan has been developed to meet the requirements of 30 TAC §288.5 for the City of Alpine (the City) which is a retail public water supplier of treated water to residents and commercial and industrial businesses located in the City of Alpine, Brewster County, Texas.

1.2 Utility Profile

The City of Alpine operates a public water system that provides potable water service for a population of approximately 6,000. The TWDB Water Use Survey lists the municipal water use of the City of Alpine for 2023 at 167.42 MG per year or 0.46 MG per day. The City of Alpine's Water and Sewer Certificate of Convenience and Necessity (CCN) number is 11043 and 20417, respectively. Alpine's Public Water Supply Identification Number (PWS ID) is TX0220001. A map of the City is included in Appendix A. Appendix B includes a map of the City's CCN. The municipal use public water supply utility profile for Alpine is included in Appendix C.

The City obtains groundwater from 12 wells. The source water is treated with free chlorine for disinfection. All of the wells are owned by the City. The City has a total of ten water storage tanks for a total storage volume of 3.6 million gallons.

The City of Alpine currently has no wholesale customers.

1.3 Water Conservation Goals

The average water use for the City of Alpine over the past five years is 237 gallons per capita per day (gpcd). The City's goal for water use is a 11.4 percent reduction by 2034. This goal is to reduce per capita use by 27 gallon per day per user to 210 gpcd. The 5-year water reduction goal is to reduce to 225 gpcd, and the 10-year water reduction goal is to reduce to 210 gpcd. The average single family residential water use for the past five years has been 101 gpcd. The 5-year residential goal is to reduce water use by 3 gpcd to 98 gpcd, and the 10-year residential goal is to reduce water by 6 gpcd to 95 gpcd. These goals are in line with the overall water conservation goals outlined by both the State of Texas and the TWDB Region E Water Conservation and Drought Management recommendations.

In addition, the City of Alpine over the past five years has experienced on average approximately 19% water loss through the water system, which equates to a water loss of approximately 45 gpcd. The City's 5-year goal is to reduce water loss to below 35 gpcd. The 10-year goal is to reduce water loss to below 30 gpcd. The 5 and 10-year goals will be met through replacement of old meters and distribution lines and through more accurate recording of unaccounted for water.

1.4 Schedule for Implementing Plan to Achieve Targets and Goals

The City of Alpine will adhere to the following schedule, to achieve the targets and goals for water conservation:

- Annual calibration of the master meters
- Residential water meters will continue to be monitored for accuracy annually and replaced on a fifteen-year cycle or as needed
- Water audits shall be conducted annually
 - Real water losses shall be identified and corrected
 - Real water losses shall be minimized by replacement of deteriorating water mains and appurtenances, as is conducted by City of Alpine staff on an on-going basis
- The City of Alpine will make available for viewing at City Hall water conservation materials developed by the staff, materials obtained from the Texas Water Development Board, Texas Commission on Environmental Quality, or other sources.
- A Leak Detection Program shall be implemented by the City of Alpine, which reduces real water losses.

For wholesale customers, every water supply contract entered into or renewed after official adoption of the water conservation plan, including contract extensions:

- Each wholesale customer must develop and implement a water conservation plan or water conservation measures using the applicable elements of 30 TAC §288.5.
- If wholesale customers intend on reselling the water, then the contract between the City of Alpine and its wholesale customers must provide that the contract for resale of the water have water conservation requirements in line with 30 TAC §288.5.
- A reservoir systems operation plan, if applicable; including plans to optimize water supplies as one of its significant goals.

The City of Alpine currently does not have any wholesale customers.

1.5 Tracking Targets and Goals

The City of Alpine staff shall track targets and goals by utilizing the following procedures:

- Logs shall be maintained for meter calibration, meter testing, and meter replacement programs
- Annual water audits shall be documented and kept in the Utility Department files
- Staff will keep a record of the number of mail-outs distributed semi-annually
- Rates and the fee schedule are to be reviewed and set annually by resolution
- Logs shall be maintained for the utility's Leak Detection Program

1.6 Metering Devices

All metering devices used by the City to meter water are accurate to within plus or minus 5%. All master meter are calibrated regularly and replaced as needed. Alpine inspects all residential, commercial, and industrial meters on a regular basis and when Alpine observes abnormally high or low usage for a customer. These meters are replaced as needed.

1.7 Universal Metering

All service connections in the Alpine water distribution system are metered. The City promotes an aggressive leak detection and repair program along with a computerized billing system, which together result in an accurate accounting of delivery of water.

1.8 Unaccounted-For Water Use

The City utilizes a record management program which includes water pumped, water sold, water loss and daily average water usage. In addition, the City separates water users and sales into categories of single-family residential, multi-family residential, commercial and industrial. The City visually inspects distribution lines for leaks on a daily basis and repairs reported and visually detected leaks in a timely manner. With detailed record management and leak detection programs, the City is able to minimize unaccounted-for water use.

1.9 Continuing Public Education & Information

Alpine has available at their main office posted information, pre-printed brochures, etc. pertaining to water conservation, which water customers can view and pickup at their convenience. The City also holds meetings open to the public where questions and comments can be discussed pertaining to water conservation.

1.10 Non-Promotional Water Rate Structure

Alpine has adopted a non-promotional water rate structure as outlined below. With a water rate structure which includes a per thousand-gallon charge, the City shifts the cost of supplying water to those customers who use water the most. The rates contained in this plan are subject to change from time to time as deemed appropriate and necessary by City Council.

Water Rate Structure:

- Minimum Charge – Residential Rates (Base Rates)
 - 3/4–inch = \$8.00
 - 1–inch = \$11.00
 - 1 1/2–inch = \$16.00
 - 2–inch = \$20.00

- Minimum Charge – Commercial Rates (Base Rates)
 - 3/4–inch = \$9.00
 - 1–inch = \$12.00
 - 1 1/2–inch = \$17.00
 - 2–inch = \$21.00
 - 3–inch = \$34.00
 - 4–inch = \$43.00
 - 6–inch = \$58.00
 - 8–inch = \$69.00
- Residential and Commercial Water Rates (per thousand gallons)
 - Minimum (first 2,000 gallons) = \$8.57
 - For every 1,000 gallons over 2,000 gallons = \$3.30
 - For every 1,000 gallons over 5,000 gallons = \$3.35
 - For every 1,000 gallons over 12,000 gallons = \$3.40
 - For every 1,000 gallons over 25,000 gallons = \$3.50
 - For every 1,000 gallons over 100,000 gallons = \$3.60
- Bulk Water Rates
 - First 1,000 gallons = \$50.00
 - For Every 1,000 gallons thereafter = \$45.00

1.11 Enforcement Procedure & Plan Adoption

This water conservation plan has been adopted by the City of Alpine on January 21, 2025, and a copy of the resolution adopting the Plan is included in Appendix D. The adopted Plan will be enforced by the City by providing water service only to customers complying with the Plan and discontinuing service to customers who do not pay their water bills or refuse to comply with the Plan.

1.12 Coordination with Region E Planning Group

The service area of the City of Alpine is located within the Region E water planning area and the City has provided a copy of this water conservation plan to Region E Planning Group.

1.13 Plan Review and Update

The City of Alpine will review and update this water conservation plan, as needed, based on new or updated information, such as adoption or revision of the regional water plan. The water conservation plan will be updated again before January 1, 2030 and every five (5) years thereafter.

2.0 DROUGHT CONTINGENCY PLAN

2.1 Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and/or to protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Alpine adopts the following Drought Contingency Plan (the Plan).

2.2 Public Involvement

Opportunity for the public and wholesale water customers to provide input into the preparation of the Plan was provided by the City of Alpine by means of scheduling and providing public notice of a public meeting to accept input on the Plan.

2.3 Wholesale Water Customer Education

The City of Alpine will periodically provide wholesale water customers with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of mailing a copy of the Plan to the wholesale customers. The City of Alpine currently does not have any wholesale customers.

2.4 Coordination with Regional Water Planning Groups

The water service area of the City of Alpine is located within the Far West Texas Region E and the City of Alpine has made a copy of the Plan available to the Far West Texas Region E water planning group.

2.5 Authorization

The City Manager or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan. As a wholesale public water supplier, the City of Alpine shall review and update, as appropriate, the Drought Contingency Plan, at least every five years, based on new or updated information, such as adoption or revision of the regional water plan.

2.6 Application

The provisions of this Plan shall apply to all customers utilizing water provided by the City of Alpine. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

2.7 Criteria for Initiation and Termination of Drought Response Stages

The City Manager or his/her designee shall monitor water supply and/or demand conditions on a weekly basis, shall monitor water storage tank levels on a continual basis, and shall determine when conditions warrant initiation or termination of each stage of the Plan. Customer notification of the initiation or termination of drought response stages will be made by mail or telephone. The news media will also be informed.

The triggering criteria described below are based on the amount of water available in the finished water storage tank and the current capacities of wells per pressure plane. Based on a recent analysis of the water sources for the City, the capacities of the wells are 75 gallons per minute (GPM) for the Sul Ross Pressure Plane, 790 GPM for the Upper Hill Pressure Plane, and 1,300 GPM for the Lower Hill Pressure Plane. Water supply for the Sul Ross Pressure Plane is supplemented by the Lower Hill Pressure Plane. Currently, the Upper Hill Pressure Plane operates independently and will do so until the existing booster pump station is operational and able to be put online.

The primary storage tanks to supply the water distribution systems for the three pressure planes are the Upper Hill Tank, the Lower Hill Tank, and the Sul Ross Tank. Maintaining suitable water levels in these three tanks is an indication of sufficient water supply for the demand. Additionally, water levels in the tanks are often an indicator of substantial leaks in a water system. Therefore, water levels of the tanks will also be an indicator of a water shortage.

2.8 Drought Response Stages

Stage 1 Triggers – MILD Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a mild water shortage condition exists when any of the following conditions are present: when water demand reaches 90 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City’s water system is equal to or less than 75 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 85 percent of capacity during high demand periods.

Requirements for termination – Stage 1 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 1 in the same manner as the

notification of initiation of Stage 1 of the Plan.

Stage 2 Triggers – MODERATE Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a moderate water shortage condition exists when any of the following conditions are present: when water demand reaches 95 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City’s water system is equal to or less than 50 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 75 percent of capacity during high demand periods.

Requirements for termination – Stage 2 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. Upon termination of Stage 2, Stage 1 becomes operative. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 2 in the same manner as the notification of initiation of Stage 1 of the Plan.

Stage 3 Triggers – SEVERE Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a severe water shortage condition exists when any of the following conditions are present: when water demand reaches 100 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City’s water system is equal to or less than 25 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 70 percent of capacity during high demand periods.

Requirements for termination – Stage 3 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. Upon termination of Stage 3, Stage 2 becomes operative. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 3 in the same manner as the notification of initiation of Stage 2 of the Plan.

Stage 4 Triggers – CRITICAL Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that an emergency water shortage condition exists when any of the following conditions are present: when a major water line breaks, or pump or system failures occur, which cause unprecedented loss of capabilities to provide water services; or natural or man-made contamination of the water supply source(s).

Requirements for termination – Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 7 consecutive days. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 4.

2.9 Drought Responses

The City Manager or his/her designee, shall monitor water supply and/or demand conditions and, in accordance with the triggering criteria set forth in Section 2.8, shall determine that mild, moderate, or severe water shortage conditions exist or that an emergency condition exists and shall implement the following actions:

Stage 1 Response – MILD Water Shortage Conditions

Target: Achieve a voluntary ten percent reduction in daily water demand.

Best Management Practices for Supply Management:

1. Reduce or discontinue flushing of water mains.
2. Inform all wholesale customers to initiate voluntary water restrictions and invoke Stage 1 of the Drought Contingency Plan.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will contact wholesale water customers to discuss water supply and/or demand conditions and will request that wholesale water customers initiate voluntary measures to reduce water use by:
 - Limit irrigation of landscaped and gardens to Sundays and Thursdays for even numbered addresses and Saturdays and Wednesdays for odd numbered addresses
 - Request customers check for leaks, dripping faucets, and running toilets
- (b) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 2 Response – MODERATE Water Shortage Conditions

Target: Achieve a ten percent reduction in total weekly water use.

All requirements of Stage 1 shall remain in effect during Stage 2. Under threat of penalty for violation, the following water use restrictions shall also apply to all persons:

Best Management Practices for Supply Management:

- ◆ Water Use Restrictions for Reducing Demand: Limit irrigation of landscaped and gardens to

Sundays and Thursdays for even numbered addresses and Saturdays and Wednesdays for odd numbered addresses

- ◆ Request customers check for leaks, dripping faucets, and running toilets
- ◆ Washing of any motor vehicle is prohibited unless conducted on a commercial car wash and only permitted between noon and five o'clock p.m.
- ◆ The use of water for washing sidewalks, driveways or other paved or concrete areas is prohibited.
- ◆ The use of water to fill, or add to any swimming pool, wading pool, or Jacuzzi type pool is prohibited.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will initiate weekly contact with wholesale water customers to discuss water supply and/or demand conditions and the possibility of pro rata curtailment of water diversions and/or deliveries.
- (b) The City Manager or his/her designee(s) will request wholesale water customers to initiate mandatory measures to reduce non-essential water use.
- (c) The City Manager or his/her designee(s) will initiate preparations for the implementation of pro rata curtailment of water diversions and/or deliveries by preparing a monthly water usage allocation baseline for each wholesale customer according to the procedures specified in Section 2.10 of the Plan.
- (d) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 3 Response – SEVERE Water Shortage Conditions

Target: Achieve a twenty percent reduction in daily water demand.

Best Management Practices for Supply Management:

All requirements of Stage 2 shall remain in effect during Stage 3. In addition, the following applies:

- ◆ Outdoor watering by handheld hoses or watering cans can only occur between six a.m. and eight a.m. and eight p.m. and ten p.m. Other methods of irrigation are prohibited.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will contact wholesale water customers to discuss water supply and/or demand conditions and will request that wholesale water customers initiate

additional mandatory measures to reduce non-essential water use.

- (b) The City Manager or his/her designee(s) will initiate pro rata curtailment of water diversions and/or deliveries for each wholesale customer according to the procedures specified in Section 2.10 of the Plan.
- (c) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 4 Response – EMERGENCY Water Shortage Conditions

Target: Discontinue operations of the water system.

Best Management Practices for Supply Management:

All requirements of Stage 3 shall remain in effect during Stage 4. In addition, the following applies:

- ◆ Irrigation of landscaped areas is prohibited at all times.
- ◆ Such restrictions as determined by the Mayor at the recommendation of city staff that are determined to be required to maintain public health and safety, including elimination of service to all or part of the system.

Whenever emergency water shortage conditions exist as defined in Section 2.8 of the Plan, the City Manager shall:

1. Assess the severity of the problem and identify the actions needed and time required to solve the problem.
2. Inform the utility director or other responsible official of each wholesale water customer by telephone or in person and suggest actions, as appropriate, to alleviate problems (e.g., notification of the public to reduce water use until service is restored).
3. If appropriate, notify city, county, and/or state emergency response officials for assistance.
4. Undertake necessary actions, including repairs and/or clean-up as needed.
5. Prepare a post-event assessment report on the incident and critique of emergency response procedures and actions.

2.10 Pro Rata Water Allocation

In the event that the triggering criteria specified in Section 2.8 of the Plan for Stage 3 – Severe Water Shortage Conditions have been met, the City Manager is hereby authorized initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code Section 11.039.

2.11 Enforcement

During any period when pro rata allocation of available water supplies is in effect, wholesale customers shall pay the following surcharges on excess water diversions and/or deliveries:

- (a) Five times the normal water charge per million gallons in excess of the monthly allocation up through 5 percent above the monthly allocation.
- (b) Five times the normal water charge per million gallons in excess of the monthly allocation from 5 percent through 10 percent above the monthly allocation.
- (c) Five times the normal water charge per million gallons in excess of the monthly allocation from 10 percent through 15 percent above the monthly allocation.
- (d) Five times the normal water charge per million gallons more than 15 percent above the monthly allocation.
- (e) The above surcharges shall be cumulative.

2.12 Variances

The City Manager or his/her designee, may, in writing, grant a temporary variance to the pro rata water allocation policies provided by this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the public health, welfare, or safety and if one or more of the following conditions are met:

- (a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- (b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Plan shall file a petition for variance with the City Manager within 5 days after pro rata allocation has been invoked. All petitions for variances shall be reviewed by the Alpine City Council and shall include the following:

- (a) Name and address of the petitioner(s).

- (b) Detailed statement with supporting data and information as to how the pro rata allocation of water under the policies and procedures established in the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this resolution.
- (c) Description of the relief requested.
- (d) Period of time for which the variance is sought.
- (e) Alternative measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- (f) Other pertinent information.

Variances granted by the Alpine City Council shall be subject to the following conditions, unless waived or modified by the Alpine City Council or its designee:

- (a) Variances granted shall include a timetable for compliance.
- (b) Variances granted shall expire when the Plan is no longer in effect, unless the petitioner has failed to meet specified requirements.

No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

2.13 Wholesale Contracts

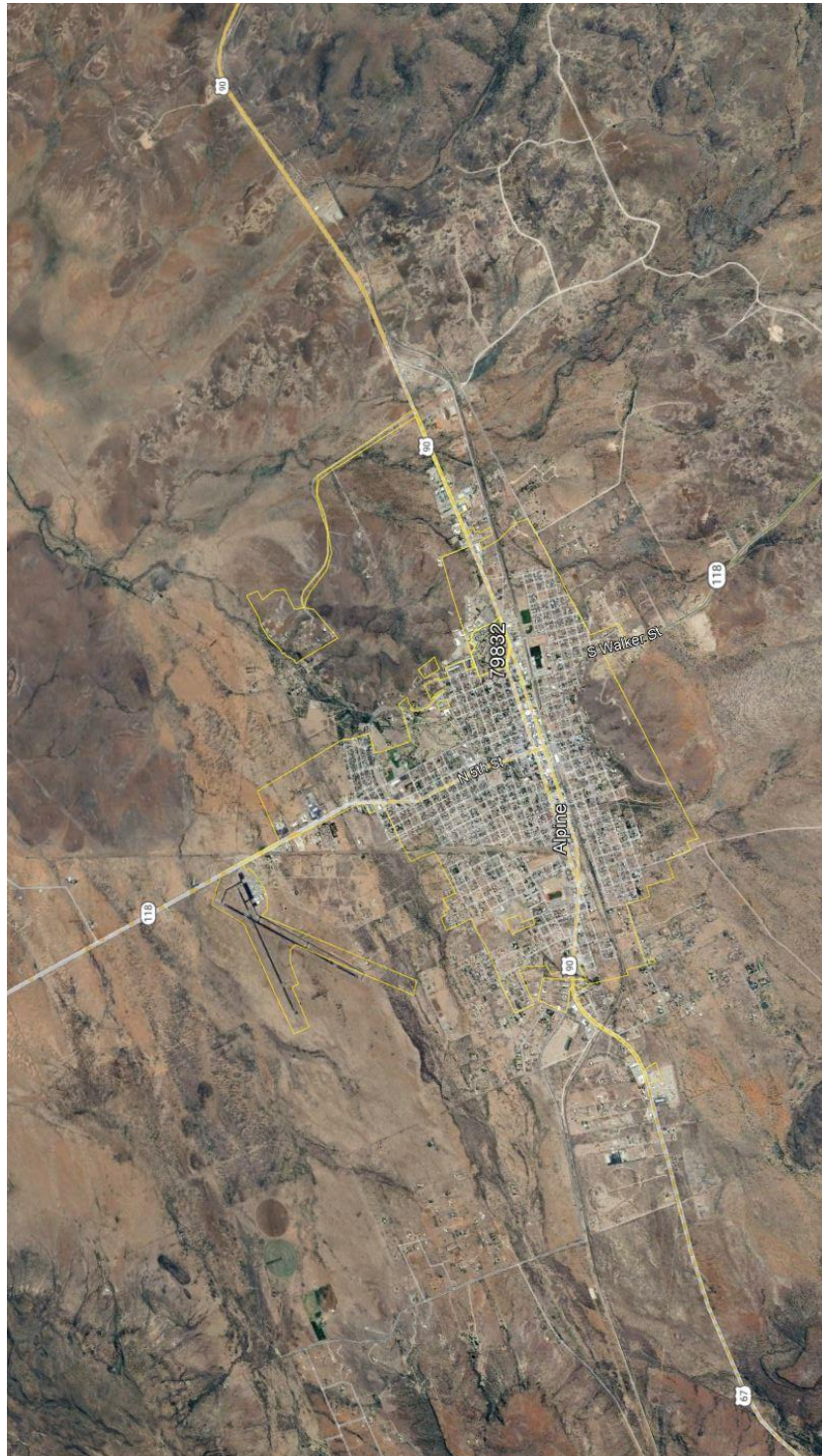
The City currently does not have any wholesale contracts. All future wholesale customer contracts or contract extensions to existing wholesale contracts shall include the following provision:

“In the case of a shortage of water resulting from drought, water to be distributed shall be divided in accordance with Texas Water Code §11.039.”

2.14 Severability

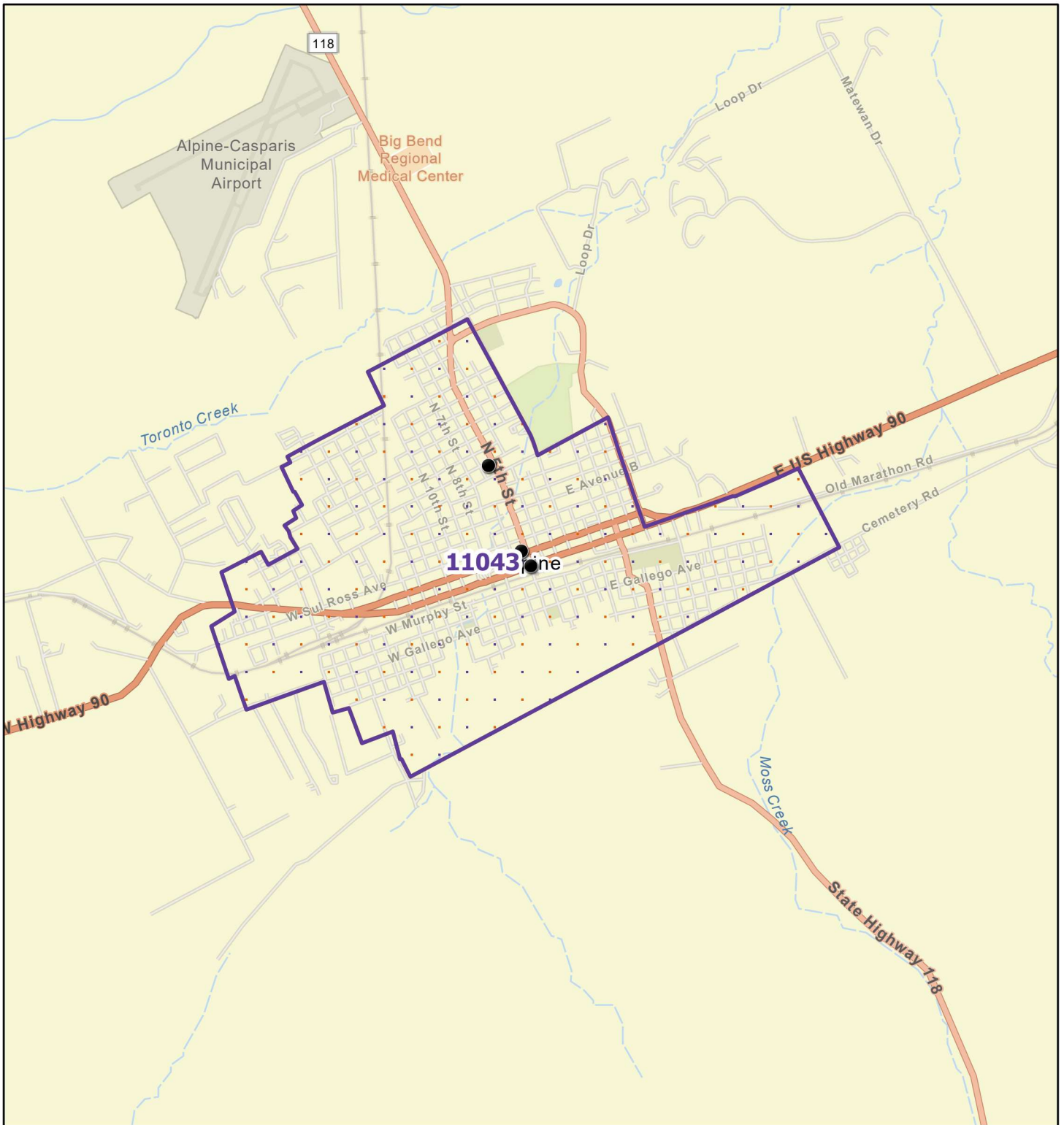
It is hereby declared to be the intention of the Alpine City Council that the sections, paragraphs, sentences, clauses, and phrases of this Plan are severable and, if any phrase, clause, sentence, paragraph, or section of this Plan shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Plan, since the same would not have been enacted by the Alpine City Council without the incorporation into this Plan of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Appendix A
Alpine City Map



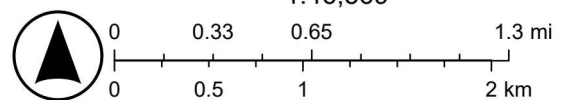
Appendix B
Alpine CCN Map

ArcGIS Web Map



5/10/2024, 11:19:20 AM

-  Water CCN Service Areas
-  Sewer CCN Service Areas



Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Appendix C

Municipal Use Public Water Supply Utility Profile

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Fill out this form as completely as possible.
If a field does not apply to your entity, leave it blank.

CONTACT INFORMATION

Name of Utility: _____

Public Water Supply Identification Number (PWS ID): _____

Certificate of Convenience and Necessity (CCN) Number: _____

Surface Water Right ID Number: _____

Wastewater ID Number: _____

Completed By: _____ Title: _____

Address: _____ City: _____ Zip Code: _____

Email: _____ Telephone Number: _____

Date: _____

Regional Water Planning Group: _____ [Map](#)

Groundwater Conservation District: _____ [Map](#)

Check all that apply:

Received financial assistance of \$500,000 or more from TWDB

Have 3,300 or more retail connections

Have a surface water right with TCEQ

Section I: Utility Data

A. Population and Service Area Data

1. Current service area size in square miles: _____
(Attach or email a copy of the service area map.)
2. Provide historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Service

3. Provide the projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Service
2020			
2030			
2040			
2050			
2060			

4. Describe the source(s)/method(s) for estimating current and projected populations.

B. System Input

Provide system input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Self-supplied Water in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
Historic 5-year Average					

C. Water Supply System (Attach description of water system)

1. Designed daily capacity of system _____ gallons per day.
2. Storage Capacity:
Elevated _____ gallons
Ground _____ gallons
3. List all current water supply sources in gallons.

Water Supply Source	Source Type*	Total Gallons

*Select one of the following source types: *Surface water, Groundwater, or Contract*

4. If surface water is a source type, do you recycle backwash to the head of the plant?
Yes _____ estimated gallons per day
No

D. Projected Demands

1. Estimate the water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demands (gallons)

2. Describe sources of data and how projected water demands were determined. Attach additional sheets if necessary.

E. High Volume Customers

1. List the annual water use, in gallons, for the five highest volume **RETAIL customers**. Select one of the following water use categories to describe the customer; choose Residential, Industrial, Commercial, Institutional, or Agricultural.

Retail Customer	Water Use Category*	Annual Water Use	Treated or Raw

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

2. If applicable, list the annual water use for the five highest volume **WHOLESALE customers**. Select one of the following water use categories to describe the customer; choose Municipal, Industrial, Commercial, Institutional, or Agricultural.

Wholesale Customer	Water Use Category*	Annual Water Use	Treated or Raw

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

F. Utility Data Comment Section

Provide additional comments about utility data below.

Section II: System Data

A. Retail Connections

1. List the active retail connections by major water use category.

Water Use Category*	Active Retail Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Residential – Single Family				
Residential – Multi-family (units)				
Industrial				
Commercial				
Institutional				
Agricultural				
TOTAL				

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

2. List the net number of new retail connections by water use category for the previous five years.

Water Use Category*	Net Number of New Retail Connections				
Residential – Single Family					
Residential – Multi-family (units)					
Industrial					
Commercial					
Institutional					
Agricultural					
TOTAL					

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

B. Accounting Data

For the previous five years, enter the number of gallons of RETAIL water provided in each major water use category.

Water Use Category*	Total Gallons of Retail Water				
Residential - Single Family					
Residential – Multi-family					
Industrial					
Commercial					
Institutional					
Agricultural					
TOTAL					

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

C. Residential Water Use

For the previous five years, enter the residential GPCD for single family and multi-family units.

Water Use Category*	Residential GPCD				
Residential - Single Family					
Residential – Multi-family					

D. Annual and Seasonal Water Use

- For the previous five years, enter the gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Retail Water				
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
TOTAL					

2. For the previous five years, enter the gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Retail Water				
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
TOTAL					

3. Summary of seasonal and annual water use.

Water Use	Seasonal and Annual Water Use					Average in Gallons
Summer Retail (Treated + Raw)						_____
						5yr Average
TOTAL Retail (Treated + Raw)						_____
						5yr Average

E. Water Loss

Provide Water Loss data for the previous five years.

Water Loss GPCD = [Total Water Loss in Gallons ÷ Permanent Population Served] ÷ 365

Water Loss Percentage = [Total Water Loss ÷ Total System Input] x 100

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
5-year average			

F. Peak Water Use

Provide the Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)

G. Summary of Historic Water Use

Water Use Category	Historic 5-year Average	Percent of Connections	Percent of Water Use
Residential SF			
Residential MF			
Industrial			
Commercial			
Institutional			
Agricultural			

H. System Data Comment Section

Provide additional comments about system data below.

Section III: Wastewater System Data

If you do not provide wastewater system services then you have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the [Water Conservation Plan Checklist](#) to complete your Water Conservation Plan.

A. Wastewater System Data (Attach a description of your wastewater system.)

- Design capacity of wastewater treatment plant(s): _____
gallons per day.
- List the active wastewater connections by major water use category.

Water Use Category*	Active Wastewater Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal				
Industrial				
Commercial				
Institutional				
Agricultural				
TOTAL				

- What percent of water is serviced by the wastewater system? ____%
- For the previous five years, enter the number of gallons of wastewater that was treated by the utility.

Month	Total Gallons of Treated Wastewater				
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
TOTAL					

4. Can treated wastewater be substituted for potable water?
 Yes No

B. Reuse Data

1. Provide data on the types of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (parks, golf courses)	
Agricultural	
Discharge to surface water	
Evaporation pond	
Other	
TOTAL	

C. Wastewater System Data Comment

Provide additional comments about wastewater system data below.

You have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the [Water Conservation Plan Checklist](#) to complete your Water Conservation Plan.

Appendix D

Ordinance Adopting Water Conservation and Drought Contingency Plan

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALPINE, TEXAS, ADOPTING A WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN; ESTABLISHING CRITERIA FOR THE INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES; ESTABLISHING RESTRICTIONS ON CERTAIN WATER USES; ESTABLISHING PENALTIES FOR THE VIOLATION OF AND PROVISIONS FOR ENFORCEMENT OF THESE RESTRICTIONS; ESTABLISHING PROCEDURES FOR GRANTING VARIANCES; AND PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Alpine, Texas recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought;

WHEREAS, the City recognizes that natural limitations due to drought conditions and other acts of God cannot guarantee an uninterrupted water supply for all purposes;

WHEREAS, Sections 11.1271 and 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require all public water supply systems in Texas to prepare a drought contingency plan; and

WHEREAS, as authorized under law, and in the best interests of the citizens of Alpine, Texas, the City Council deems it expedient and necessary to establish certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ALPINE, TEXAS:

SECTION 1.

That the City of Alpine, Texas Water Conservation and Drought Contingency Plan attached hereto as Exhibit "A" and made part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City.

SECTION 2.

That all ordinances that are in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3.

Should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION 4.

This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED BY THE CITY OF ALPINE, TEXAS, on the _____ day of _____,
20____.

APPROVED:

MAYOR

ATTESTED TO:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Appendix E
Letter to Regional Water Planning Group

_____, 2025

Mr. Scott Reinert
Chair Region E Water Planning Group
8037 Lockheed, Suite 100
El Paso, TX 79925

Dear Mr. Reinert:

This letter is to notify you that the City of Alpine recently adopted a Water Conservation and Drought Contingency Plan. This notice is in accordance with Texas Water Development Board and Texas Commission on Environmental Quality rules.

The plan is available upon request.

Best regards,

Megan Antrim, CPFIM
Alpine City Manager

CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 11D

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss GoRail's request for a letter of support pertaining to possible available funding to the Texas Department of Transportation for railroad projects and the strategy the City of Alpine should take to work with legislation to support this effort. (M. Eaves, Mayor)

EXECUTIVE SUMMARY

GoRail, in partnership with the Texas Railroad Association, is advocating for a transformative funding opportunity proposed by the Texas Department of Transportation (TxDOT). TxDOT has requested \$175 million to construct bridges or underpasses at busy road-rail intersections on county and city roads. These critical infrastructure projects aim to address safety and congestion challenges in communities with active rail lines. Local governments, often burdened by the high capital costs of such projects, would significantly benefit from this funding.

To implement this program, legislation will be introduced to provide TxDOT with the authority to construct these projects, marking the first state-level initiative of its kind. If approved, this program would create new state funding opportunities for communities across Texas with railroads, offering a model for local infrastructure enhancement statewide.

GoRail, along with the Texas Railroad Association, is seeking local government support for this initiative. A unified backing from stakeholders will demonstrate to legislators the widespread value and importance of investing in rail-related infrastructure improvements. GoRail has prepared a letter of support for this proposal and would be honored to include the City of Alpine's endorsement, emphasizing a collective commitment to advancing these vital projects for Texas communities.

SUPPORTING MATERIALS

1. 2025 GoRail TX Crossing LTR

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 11/22/2024
Approved - 11/22/2024
Final Approval - 11/25/2024



January 13, 2025

TO THE 89TH TEXAS LEGISLATURE:

We, the undersigned officials and organizations, are committed to working with the Legislature to enhance safety and mobility for Texans across the state. A crucial component of Texas' multimodal transportation system is its railroad network, which spans over 10,300 miles of track and connects cities, rural communities, ports, industrial sites, agricultural centers, and many other facets of our economy. Texas railroads also facilitate passenger service with three Amtrak routes connecting Texas to the rest of the country.

However, the size of this system presents significant challenges. The latest data from the Federal Railroad Administration indicates that Texas has the most public grade crossings of any state, with over 11,600 public crossings. In 2023, there were 2,192 highway-rail grade crossing collisions nationwide, with 246 occurring here in Texas. Unfortunately, Texas leads the country in these types of collisions. The sheer scope of the rail network, combined with increasing freight rail demand and rising traffic from motorists and the trucking industry, makes separating Texas' most congested grade crossings a top priority.

To assist in this endeavor, we are calling on the Legislature to support the Texas Department of Transportation's efforts to secure funding for local grade separation projects. These projects would create under and overpasses at road-rail intersections and help our communities improve public safety. Additionally, they will alleviate delays for emergency vehicles responding to requests for police, fire, or EMS assistance. These efforts will also create jobs in local communities across Texas and promote fluidity on both roads and rails, fostering our multimodal transportation system and economic development.

Investments in at-grade separation are essential to protecting Texas communities and ensuring the safe and efficient movement of freight on our rail network. We look forward to working with you to promote public safety and mobility in our transportation network for all Texans.

Sincerely,

CC: Texas Congressional Delegation

CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 12A

Department: Administration

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2024-11-01, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco avenue, and Avenue "C," and Morilos Avenue, all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; Authorizing the City Manager to execute a deed without warranty to the applicants Michael and Lynn McCarson; Directing that funds from the sale of the city's interest be deposited in the general fund for the purpose of street improvements; Providing for terms and conditions of such thereof; Providing for a Severability Clause; Providing for an effective date. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Mike McCarson is proposing to purchase the unimproved city streets that are located within his property so that he may develop on the property. The applicant initially submitted an application for replat. During review of the application, the City Secretary identified that there were unimproved city streets on the subject property. The applicant was directed to purchase the streets by the petition process and is proposing to purchase the unimproved streets. Upon consideration of the first reading on November 19, 2024, the City Council postponed the item to provide the applicant a chance to appear before the Council and address concerns that the Council has regarding sale of the subject properties.

SUPPORTING MATERIALS

1. Ordinance 2024-11-01 M. McCarson Sale of City Property
2. 10-15-24 Petition to Purchase City Property
3. Alpine Lots Survey
4. McCarson Survey of Land Owners
5. Colima Addition Street Appraisal_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: \$30,000
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 11/22/2024
Approved - 11/22/2024
Final Approval - 11/25/2024

ORDINANCE 2024-11-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE TEXAS, AUTHORIZING THE VACATION, ABANDONMENT, AND SALE OF THE UNIMPROVED PORTIONS OF SALTILLO AVENUE, MONTEREY AVENUE, TULUCO AVENUE, AND AVENUE "C," AND MORILOS AVENUE, ALL SITUATED WITHIN BLOCKS ONE (1) THROUGH SIX (6), COLIMA ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED WITHOUT WARRANTY TO THE APPLICANTS MICHAEL AND LYNN MCCARSON; DIRECTING THAT FUNDS FROM THE SALE OF THE CITY'S INTEREST BE DEPOSITED IN THE GENERAL FUND FOR THE PURPOSE OF STREET IMPROVEMENTS; PROVIDING FOR TERMS AND CONDITIONS OF SUCH THEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Alpine, Texas, as a Home-Rule Municipality and operating under the laws of the State of Texas, has the authority under *Chapters 272 and 253 of the Texas Local Government Code*, as amended, to vacate, abandon, and close municipal rights-of-way, streets or alleys, by ordinance, when such action is in the best interest of and serves the public purpose; and

WHEREAS, Chapter 272, *Texas Local Government Code*, authorizes political subdivisions to sell and convey rights-of-way to one or more abutting property owners; and

WHEREAS, the City has received a petition from Michael and Lynn McCarson, to purchase the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Avenue "C," all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; and

WHEREAS, an appraisal of the property was conducted by Paramount Property Analysts, who has confirmed that the appraised fair market value of the property is Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, the City Council of the City of Alpine, Texas, finds and declares that it is in the best interest of all of the citizens of the City of Alpine, Texas, that upon vacation and abandonment of said property, it be sold for the appraised value thereof to Michael and Lynne McCarson.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

SECTION 1. All of that certain land consisting of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Avenue "C," all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas, requested to be purchased by Michael and Lynn McCarson, is not needed for public purposes and it is in the public interest to vacate, abandon, and close the property. The property is hereby abandoned, vacated, and closed.

SECTION 2. The City approves the vacation, abandonment, closure, and sale of the property contingent to a permanent utility easement being retained by the City for all public utilities and

utility maintenance vehicles and equipment. The purchasers of the property must convey appropriate easements to the City to cover any public utility lines which may already exist or may hereafter be laid on the aforementioned property in the future.

SECTION 3. The City Manager is hereby authorized and directed to convey a Deed Without Warranty for the subject property described in Section 1 of this ordinance to the purchaser, Michael and Lynn McCarson, upon completion of payment of the fair market value and all other requirements outlined herein. The consideration for said sale shall be deposited in the General Fund for the purpose of street improvements, as required by Texas Local Government Code, Section 253.001

SECTION 4. The abandonment, vacation, closure, and sale provided herein is made and accepted subject to all present zoning and deed restrictions, if the latter exists, and all easements, whether apparent or non-apparent, aerial, surface, or underground.

SECTION 5. The abutting property owner declaring interest to buy all or portions of the said unimproved streets shall pay all costs associated with procedures necessitated for the purposes of the petition, compensation for the fair market value of the property, the costs to have the property replatted within sixty (60) days, and any cost of recording official instruments with the Brewster County Clerk. The appraised value thereof being Thirty Thousand Dollars (\$30,000.00).

SECTION 6. The City Manager of the City of Alpine is hereby authorized to execute and deliver a Certificate of Compliance to the purchaser upon the completion of all conditions and requirements set forth in this ordinance including a mandatory replat of the property within sixty (60) days.

SECTION 7. The abandonment, vacation, closure, and sale of property shall be effective upon the purchaser satisfying all conditions and requirements set forth in this Ordinance, as evidenced by a Certificate of Completion and Deed without Warranty executed by the City Manager.

SECTION 8. Should any part of this Ordinance be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 9. The foregoing recitals are found to be true and correct legislative and factual findings of the City Council of the City of Alpine, Texas and are hereby incorporated as findings of fact.

SECTION 10. It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.

**PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE ON THIS 3RD DAY
DECEMBER 2024 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**

INTRODUCTION AND FIRST READING
DECEMBER 3, 2024

SECOND AND FINAL READING
JANUARY 7, 2024

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney
Bojorquez Law Firm

OCT 15 2024

EXHIBIT 1

OFFICE OF THE CITY SECRETARY

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Saltillo Avenue

(alley, street location and boundaries)

Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

and legally described as

(Street Address)

Colima Addition Blocks 1-6

which adjoins or abuts

(Legal Description)

the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: [Signature]
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: [Signature]
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael & Lynn McCawson this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Michael McCawson
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of

October, 2024.



Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCawson this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Lynn McCawson
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of

October, 2024.



Mechelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Saltillo Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.

2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.

3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.

4. This agreement is binding upon the parties and their heirs, successors and assigns.

5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024

Michael ~~Smith~~ M. Yarns

Printed name of Purchaser

[Signature]

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the 3rd day of

October, 2024.

[SEAL]



[Signature]
Notary Public, State of Texas

Lyndal McCarson
Printed name of purchaser

Lyndal McCarson
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 31st day of
October, 2021.



Michelle Webber
Notary Public, State of Texas

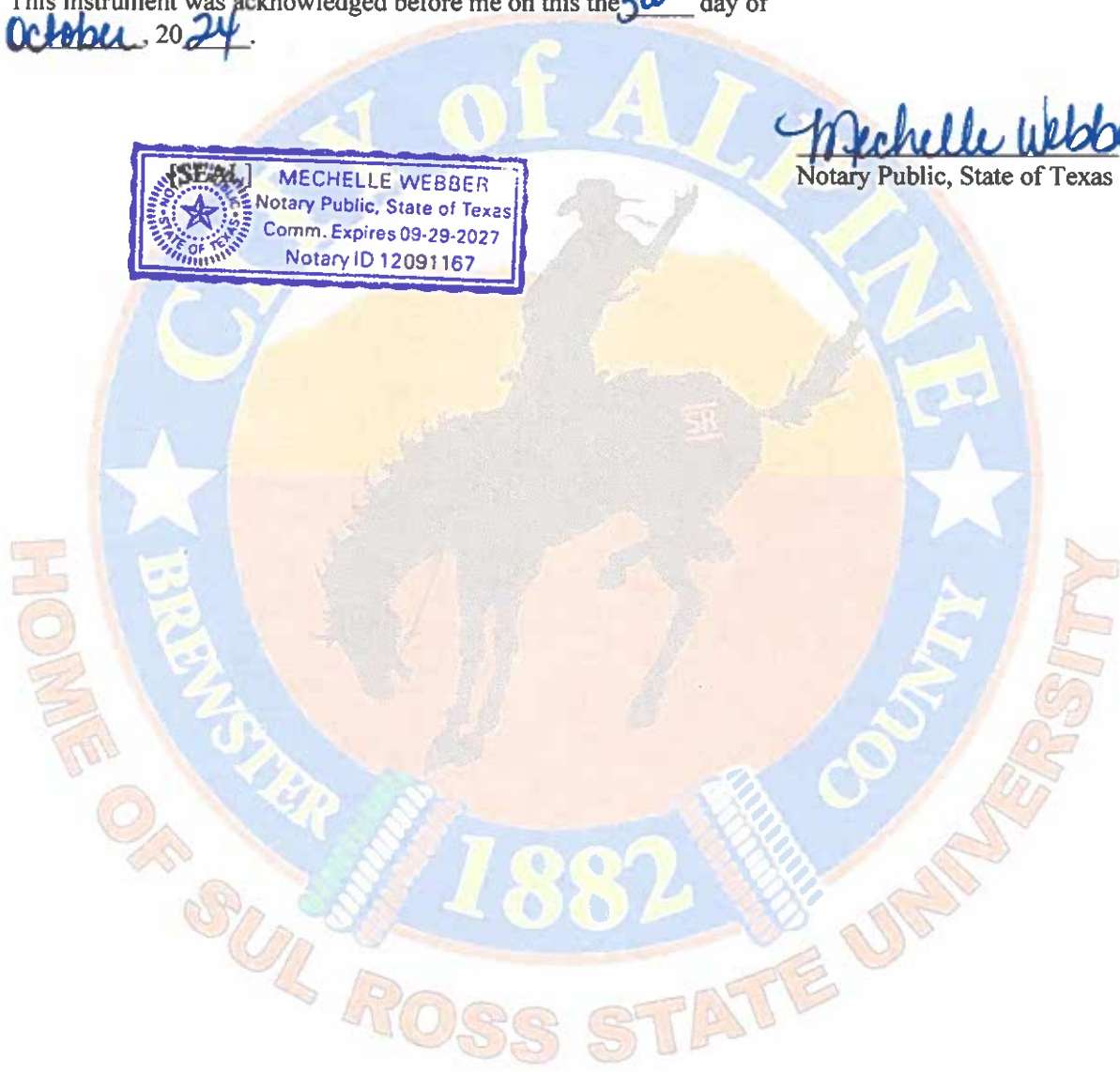


EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Monterey Avenue

(alley, street location and boundaries)

Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

and legally described as

(Street Address)

Colima Addition Blocks 1-6

which adjoins or abuts

(Legal Description)

the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: *Michael McCarson*
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: *Lynn McCarson*
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCarsen this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Michael McCarsen

(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Michelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarsen this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Lynn McCarsen
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Michelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Monterey Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024.

Michael McCawson

Printed name of Purchaser

Michael McCawson

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of October, 2024.

Mechelle Webber
Notary Public, State of Texas



Lynn McCauley
Printed name of purchaser

Lynn McCauley
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of October, 2024.



Michelle Webber
Notary Public, State of Texas

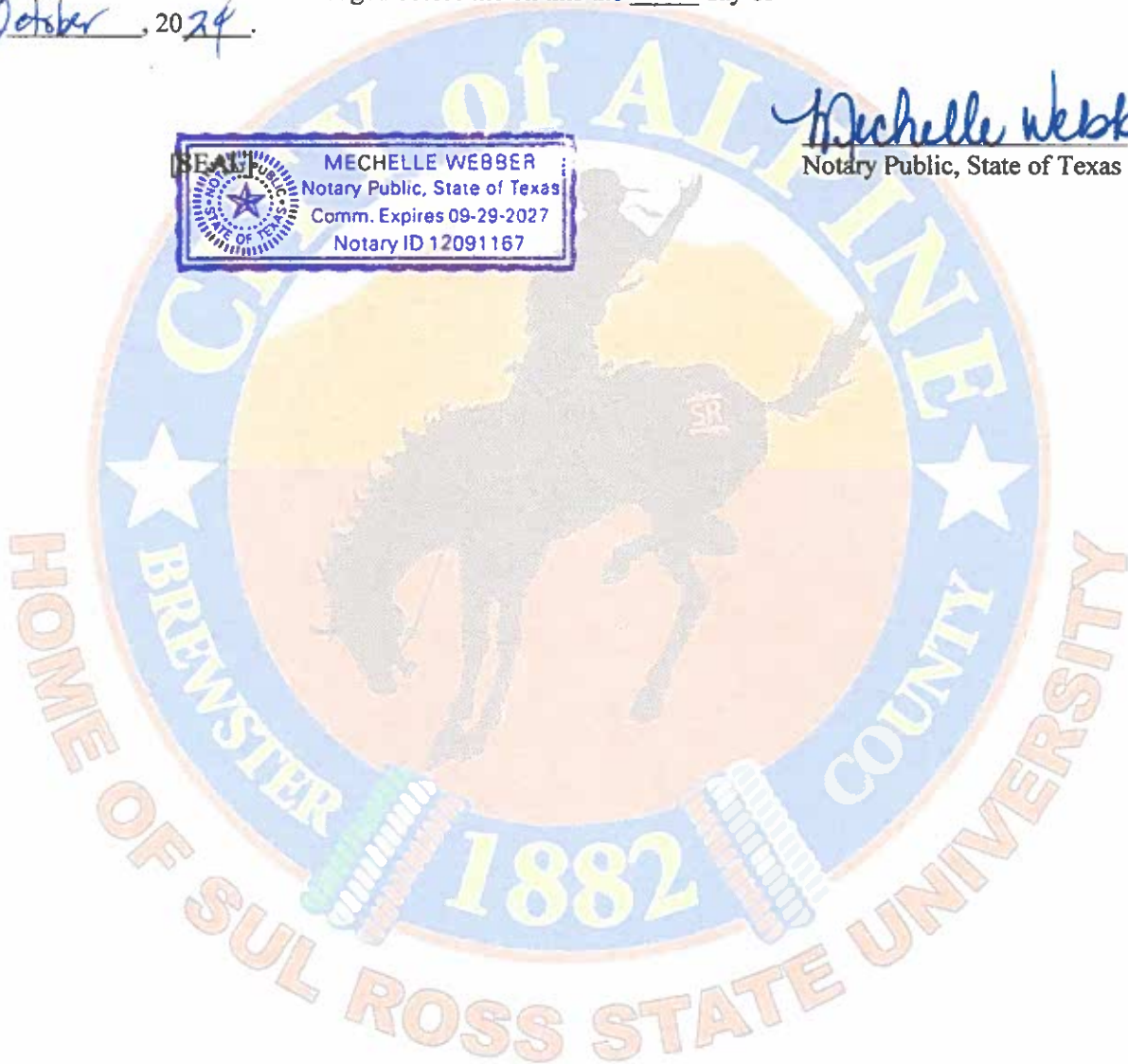


EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Toluco Avenue

(alley, street location and boundaries)
Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

_____ and legally described as

(Street Address)
Colima Addition Blocks 1-6 which adjoins or abuts

(Legal Description)
the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCarron this the day 3rd of
(Printed Name of Purchaser) (Day)
October, 2024.
(Month) (Year)

Michael McCarron
(Signature of Purchaser)

THE STATE OF TEXAS §
Real
COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



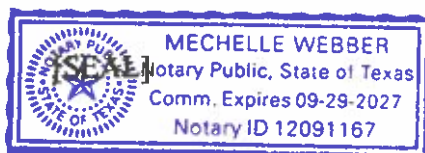
Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Eugene M. Carson this the day 3rd of
(Printed Name of Purchaser) (Day)
October, 2024.
(Month) (Year)

Eugene M. Carson
(Signature of Purchaser)

THE STATE OF TEXAS §
Real
COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Toluco Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024.

Michael McCaughy

Printed name of Purchaser

[Signature]

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of October, 2024.



Mechelle Webber
Notary Public, State of Texas

Lynnd McCarson
Printed name of purchaser

Lynnd McCarson
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 30th day of October, 2024.



Mechelle Webber
Notary Public, State of Texas



EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Avenue C

Said) Michael and Lynn McCarson (alley, street location and boundaries)
(property owner(s)) represents that they/he/she own(s) the following property:

_____ and legally described as

(Street Address)
Colima Addition Blocks 1-6 which adjoins or abuts

(Legal Description)
the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

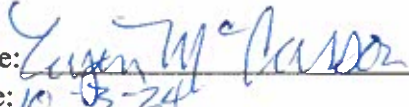
Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 12-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCursu this the day 3rd of
(Printed Name of Purchaser) (Day)
October, 2024.
(Month) (Year)

Michael McCursu
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarsu this the day 3rd of
(Printed Name of Purchaser) (Day)
October, 2024.
(Month) (Year)

Lynn McCarsu
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Avenue C

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024

Michael McCargo

Printed name of Purchaser

Mia McCargo

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of

October, 2024.

[SEAL]



Mechelle Webber
Notary Public, State of Texas

Lynn M. Carson
Printed name of purchaser

Lynn M. Carson
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas



EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Moriloso Avenue

(alley, street location and boundaries)

Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

and legally described as

(Street Address)

Colima Addition Blocks 1-6

which adjoins or abuts

(Legal Description)

the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: [Signature]
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: [Signature]
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCarsa this the day 3rd of

October, 20 24.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

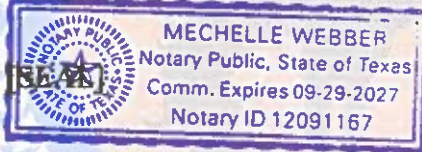
Michael McCarsa
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of

October, 20 24.



Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarsa this the day 3rd of

October, 20 24.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

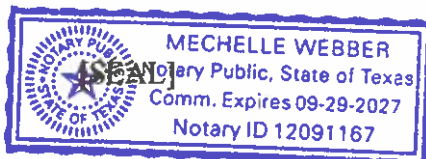
Lynn McCarsa
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of

October, 20 24.



Mechelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Moriloso Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 5th day of October, 2024.

Michael McCaven

Printed name of Purchaser

Michael McCaven

Signature of Purchaser

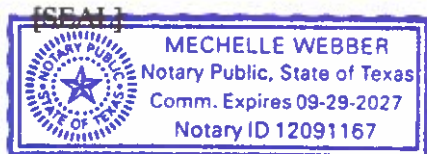
THE STATE OF TEXAS §

COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the 5th day of October, 2024.

Mechelle Webber

Notary Public, State of Texas



Lynn McCarron

Printed name of purchaser

Lynn McCarron

Signature of purchaser

THE STATE OF TEXAS §

COUNTY OF ^{Real} ~~BREWSTER~~ §

This instrument was acknowledged before me on this the 3rd day of October, 2024.



Mechelle Webber
Notary Public, State of Texas



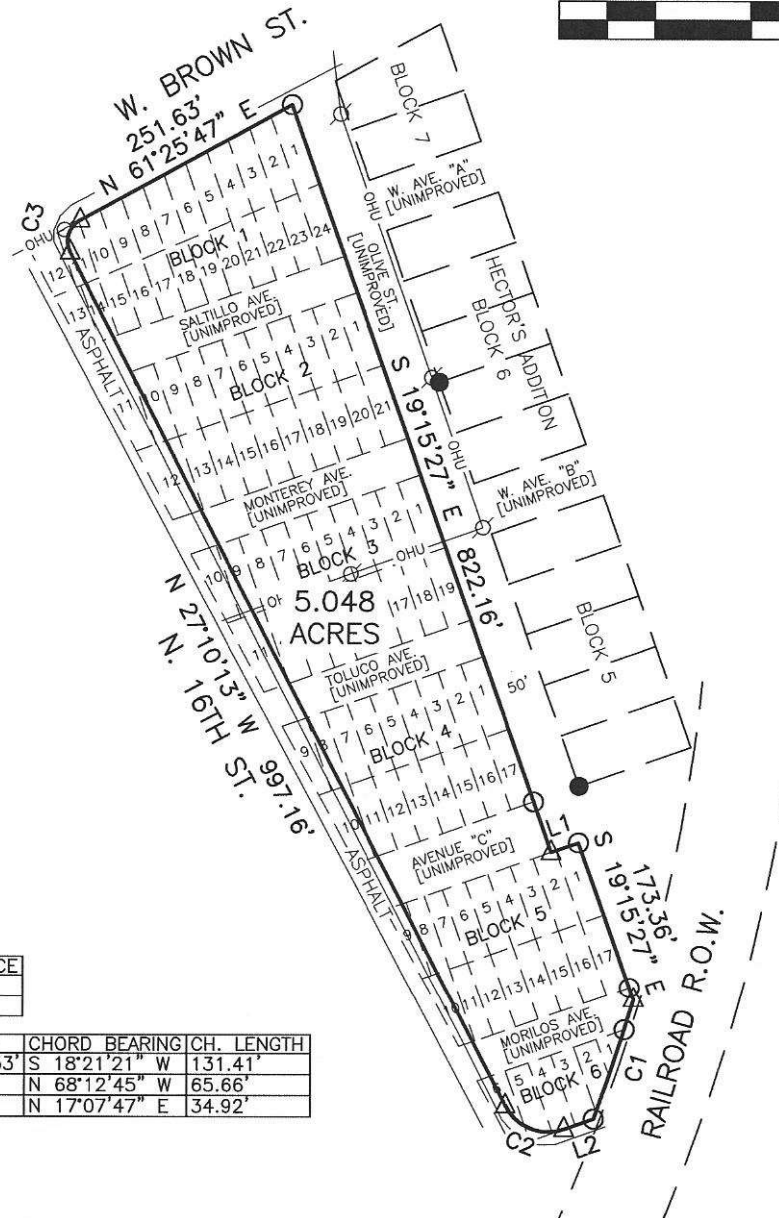
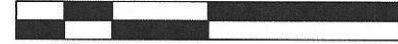
SURVEY PLAT

19-0110

5.048 ACRES OUT OF THE COLIMA ADDITION TO ALPINE
ENVELOPE 67, PLAT RECORDS OF BREWSTER COUNTY, TEXAS

ALPINE, TEXAS

0 200 400



LINE	BEARING	DISTANCE
L1	N 70°44'33" E	30.26'
L2	S 70°44'43" W	32.29'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CH. LENGTH
C1	131.43'	1,946.53'	S 18°21'21" W	131.41'
C2	71.63'	50.00'	N 68°12'45" W	65.66'
C3	38.66'	25.00'	N 17°07'47" E	34.92'

AN INDEPENDENT EXHAUSTIVE SEARCH OF THE
PUBLIC RECORD HAS NOT BEEN CONDUCTED.
EASEMENTS/RESTRICTIONS NOT SHOWN HEREON
MAY AFFECT THIS TRACT.

LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
- CAPPED 1/2 INCH IRON ROD SET [MUELLER]
- △ CALCULATED POINT
- UTILITY POLE
- OHU — OVERHEAD UTILITY
- () RECORD INFORMATION

BEARING BASIS: WGS 84



ACCORDING TO FEMA FIRM MAP PANEL 4800850002B,
DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN
ZONE X [AREAS OUTSIDE THE 500-YEAR FLOODPLAIN].

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.

8-20-19

KEVIN MUELLER
105 N. COCKRELL ST.
(512) 492-5502
KEVIN.MUELLER@SAWTOOTHSSURVEY.COM

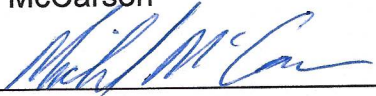
SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831

Survey of affected land owners of replat of Colima Addition to the City of Alpine

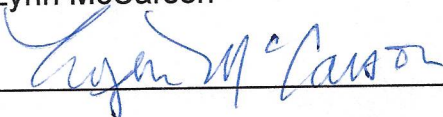
All of the property within the proposed replat of the Colima Addition is owned by Michael and Lynn McCarson, also petitioners of the replat. All other area land owners are separate from the proposed replat by existing or dedicated City of Alpine streets. There are no adjacent land owners within the proposed plat.

Michael and Lynn McCarson
853 McCarson Ranch Road
Mountain Home, Texas 78058
830 719 2935

Michael McCarson

 9-11-24

Lynn McCarson

 9-11-24



APPRAISAL REPORT

UNIMPROVED CITY STREETS

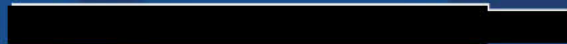
TBD N 16TH STREET, ALPINE,
BREWSTER COUNTY, TX 79830

EFFECTIVE DATE: SEPTEMBER 9, 2024

REPORT DATE: SEPTEMBER 10, 2024

PREPARED FOR

MIKE MCCARSON
(830) 719-2935





PARAMOUNT PROPERTY ANALYSTS

STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

www.ppabv.com

North Texas Division
Phone: (214) 550-8834

South Texas Division
Phone: (210) 265-6453

Headquarters
Central Texas Division
3600 State Highway 6 S Ste 103
College Station, Texas 77845
Phone: (979) 485-8999
Fax: (979) 485-8544

East Texas Division
Phone: (281) 661-3633

West Texas Divisions
San Angelo Office
Phone: (325) 340-3052

Alpine Office
Phone: (432) 360-3052

September 10, 2024

Mike McCarson
(830) 719-2935



Subject Property:
Unimproved City Streets
TBD N 16th Street, Alpine
Brewster County, TX 79830

Mr. McCarson,

As requested by our client, Mike McCarson, we are providing an Appraisal Report of the above-referenced property. The purpose of this appraisal is to develop an opinion of the 'As Is' market value of the subject property with an effective date of September 9, 2024 reported on September 10, 2024. The value is of the Fee Simple interest of the subject property. The appraiser has not performed any prior services regarding the subject within the three-year period immediately preceding the agreement to perform the assignment. It is our opinion that the requested Market Value estimate is as follows:

“As Is” Market Value: \$30,000

THIRTY THOUSAND DOLLARS

Effective Date – “As Is” September 9, 2024

Market value, as used herein, is defined as, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (a) Buyer and seller are typically motivated; (b) Both parties are well informed or well advised, and each is acting in what they consider their own best interests; ; (c) A reasonable time is allowed for exposure in the open market; (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;

and (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale. (Source: *Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications*)

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP – 2024 Edition), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI Regulations.

It should be noted that the value estimate is based on a reasonable marketing/exposure period of 12 months or less, which is based on an analysis of market transactions and on our interpretation of market participants in Brewster County and the surrounding area. The appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The appraisal is not based on a requested minimum valuation, specific valuation, or loan approval.

Respectfully Submitted,

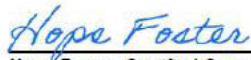
PARAMOUNT PROPERTY ANALYSTS 
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS



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Ph: (214)-550-8834
Email: tim@ppabv.com



Sterling D. Fryar, MAI
State Certification TX-1380309-G
Ph: (325)-276-0757
Email: sterling@ppabv.com



Hope Foster, Certified General Appraiser
State Certification TX-1381149-G
Ph: (432)-213-0909
Email: hope@ppabv.com

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Table of Contents

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SUMMARY OF SALIENT FACTS



Subject Summary	
Property Name	Unimproved City Streets
Property Major Type	Land
Address	TBD N 16th Street
City	Alpine
County	Brewster
State	TX
Zip	79830
Tax ID	NA
Legal Description	Saltillo Avenue, Monterey Avenue, Tuluco Avenue, Avenue "C", and Morilos Avenue, all situated within the Colima Addition Blocks 1-6.
Owner	Michael Freeman McCarson & Elizabeth Lynn McCarson
Land SF	38,638
Acres	0.887
Zoning	R-2, Two Family District

Report Dates	
Report Date	September 10, 2024
Inspection Date	September 9, 2024
As Is Date of Value	September 9, 2024

Highest and Best Use	
Highest and Best Use as Vacant/As Is	assemblage for residential use

Intended Use and Users	
Intended Use	
The intended use of this report is for the exclusive use of Mike McCarson for internal valuation purposes.	
Intended Users	
No other users are permitted outside the intended user of this report, which is the addressee, Mike McCarson.	

As Is Value Indications	
As Is	09/09/2024
Interest Appraised	Fee Simple
Estimated Exposure Time	12 months
Estimated Marketing Time	12 months
Cost Approach	
Cost Approach Value	NA
Sales Comparison Approach	
No. of Land Sales	6
Sales Approach Value	\$30,000
Income Capitalization Approach	
Income Approach Value	NA
Conclusion	\$30,000
Hypothetical Conditions	
There are no hypothetical conditions for this appraisal.	
Extraordinary Assumptions	
There are no Extraordinary Assumptions for this appraisal.	

AERIAL MAP AND SUBJECT PROPERTY PHOTOS



24-329
Texas, AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable. Land USA Services makes no warranties or guarantees as to the completeness or accuracy thereof.

All boundaries are approximate



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View Looking Southeast along N 16th Street



Typical View Looking Northwest along N 16th Street

PREFACE



Preface

An appraisal is a type of research into the law of probabilities with respect to real estate valuation. Through an appraiser's education, training, experience, knowledge, and integrity, he or she is able to project sellers' and buyers' activities into a forecast of real estate values. Because of the individuality and uniqueness of each property, comparisons of like properties often entail adjustments in arriving at a conclusion. Financial consideration for similar properties sometimes reflect sentiment, compassion, sympathy, bias, politics, specific needs, lack of understanding, and other factors not considered by the impartial appraiser. The appraiser is an advocate of the property being appraised. His or her judgment and opinion cannot be altered by principals of the transaction, lender, seller, purchaser, or broker.

An appraisal cannot be guaranteed or proved. However, the opinion of value can be substantiated and justified. The final opinion of value is the result of the professional analysis of a considerable quantity of physical and economic facts. An appraisal must not be considered absolute but should be used as a basis of negotiation between parties involved in the property, whatever their interests.

With the foregoing in mind, the reader is invited to review the following report, which sets forth the data and reasoning that lead to the estimate of value of the property under appraisal.

This is an Appraisal Report, as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2 (a) and/or (b). The analyses and conclusions contained in this report are specific to the needs of the client and for the intended use as stated. The appraiser is not responsible for any unauthorized use of this appraisal report.

ABBREVIATIONS UTILIZED IN APPRAISAL REPORT

RR – Railroad	NRA – Net Rentable Area
IH – Interstate Highway	GBA – Gross Building Area
NOI – Net Operating Income	GIM – Gross Income Multiplier
US – United States	EGIM – Effective Gross Income Multiplier
FM – Farm-to-Market	SF – Square Foot
ROW – Right of Way	FF – Front Foot
SH – State Highway	LF – Linear Foot
CR – County Road	OAR – Overall Rate

INTRODUCTION AND DEFINITIONS



Introduction and Definitions

The purpose of this appraisal is to develop an opinion of the 'As Is' market value of the subject property based on market conditions as of September 9, 2024.

MARKET VALUE DEFINITIONS

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each is acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale.

Source: *Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications*

REAL ESTATE

An identified parcel or tract of land, including improvements, if any.¹

FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.²

¹ The Dictionary of Real Estate Appraisal, 7th Edition, Page 154.

²The Dictionary of Real Estate Appraisal, 7th Edition, Page 73.

LEASED FEE INTEREST

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.³

LEASEHOLD ESTATE

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.⁴

LEGAL DESCRIPTION

Saltillo Avenue, Monterey Avenue, Tuluco Avenue, Avenue 'C', and Morilos Avenue, all situated within the Colima Addition Blocks 1-6. , Brewster County, TX

MARKETING/EXPOSURE TIME PERIOD

Marketing and exposure times are important considerations in the appraisal process. While these two time frames may appear to be similar, there are distinct differences. Marketing time is an estimate of the time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal. Conversely, exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. This is a retrospective estimated based upon an analysis of past events assuming a competitive and open market.

The reasonable marketing time is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds; not an isolated estimate of time alone. The following chart summarizes the estimates of marketing time for various property types as reported by *PricewaterhouseCoopers (PwC)*.

³ The Dictionary of Real Estate Appraisal, 7th Edition, Page 105.

⁴The Dictionary of Real Estate Appraisal, 7th Edition, Page 105.

Marketing Time (in months)		
Property Type	PwC	
	Range	Average
Office - CBD	3-15	9.80
Office - Suburban	2-15	9.50
Office - Medical	1-12	5.40
Office - Secondary	3-12	6.80
Retail - Regional Mall	3-18	9.50
Retail - Power Center	3-12	6.90
Retail - Strip Shopping Center	2-15	8.20
Industrial - Warehouse	0-12	3.70
National Self-Storage	1-9	3.00
National Apartments	3-15	6.30
Student Housing	2-12	7.00
Net Leased Assets	3-18	8.50
Hotel - Full-Service	0-12	6.10
Hotel - Limited-Service Midscale	3-12	7.30
Hotel - Luxury/Upper-Upscale	4-12	7.40
Hotel - Select-Service	1-12	6.40
PwC Investor Survey 2nd Qtr 2024		

Comp	City	Date	Price	Acres	Days on Market	Months on Market
1	Alpine	7/31/2024	\$22,500	0.84	NA	NA
2	Alpine	3/28/2024	\$48,000	1.00	173	5.77
3	Alpine	4/28/2023	\$22,000	0.38	116	3.87
4	Alpine	4/21/2022	\$125,000	5.04	Unknown	NA
5	Alpine	4/1/2022	\$50,000	2.00	108	3.60
6	Alpine	1/21/2022	8/6/58	5.05	Unknown	NA

Based on the survey data, the comparable sales contained herein, location of the subject property, and current economic conditions, we have estimated a marketing period at 12 months or less.

Due to the current economic conditions and sales contained herein it is estimated that an appropriate exposure time for the subject properties should be around 12 months or less. This time frame assumes reasonable marketing efforts and an asking price similar to the value contained herein.

INTENDED USER

No other users are permitted outside the intended user of this report, which is the addressee, Mike McCarson.

PROPERTY RIGHTS APPRAISED

The value estimate contained herein is based on the Fee Simple interest of the subject property based on market conditions as of September 9, 2024.

INTENDED USE

The intended use of this report is for the exclusive use of Mike McCarron for internal valuation purposes.

SCOPE OF THE APPRAISAL

The term "scope of the appraisal" is defined as the extent of the process of collecting, confirming, and reporting the pertinent data contained in an appraisal report. In this appraisal, an attempt was made to collect and verify all relevant general and specific data pertaining to the subject property and the subject market area. Information was obtained from real estate and economic publications, the appraiser's own files, as well as contacts with other appraisers, brokers, developers, and other knowledgeable people in the subject market area. The information obtained from these sources was verified by more than one source and is felt to be reliable but is not guaranteed.

The valuation of the subject property involved the following steps: 1) an inspection of the subject property and surrounding neighborhood to observe physical conditions, amenities, and available services; 2) a detailed highest and best use analysis to determine the most profitable use for the subject property; 3) an estimate of the market value of the subject property through the use of one or more of the Cost, Income and Sales Comparison Approaches.

As noted in the Certification, Sterling D. Fryar, MAI has not made a personal inspection of the property that is the subject of this report. Timothy T. Mayfield, MAI has not made a personal inspection of the property that is the subject of this report. Hope L. Foster has made a personal inspection of the property that is the subject of this report. We may or may not have not formally inspected all of the Comparables Sales and/or Comparable Rentals included in this report and the descriptions have been derived from discussions with the local market participant who confirmed the details or the listing on MLS, Costar, or any other listing service available to the appraiser. Photos of Comparables may have been taken from these listing services, with permission, and aerial photos have been taken from Google Earth. This appraisal has been prepared based on the assumption that all information and photos of the Comparables included is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

HAZARDOUS MATERIAL DISCLOSURE

The existence of potentially hazardous material, which may or may not be present on the property, was not observed during the inspection, nor is there any knowledge of the existence of such materials on or in the property. Various construction materials may contain items that have been or could in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated or removed. For example, some properties have transformers and other electrical components contain PCB's, and asbestos is sometimes used in components such as fireproofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum floor tiles, roofing, drywall, and plaster. There may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons, and biological and/or radioactive items (including electric and magnetic fields) in the soils, water, building components, above or

belowground containers, or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate appraisers have no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary and advised. Current or future laws may require clean up or correction by past, present, and/or future owners and/or operators. It is the responsibility of the client to retain qualified experts to detect and correct such matters and to consult with the legal counsel of his or her choice to determine what provisions, if any, he or she may wish to include in transaction documents regarding the subject property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress enacted the Americans with Disabilities Act (ADA) in 1990, which, among other things, is intended to make many business establishments equally accessible to persons with a variety of disabilities. The Americans with Disabilities Act Amendments Act (ADAAA) made major changes to the definition of “disability” and became effective January 1, 2009. The requirements of ADA and ADAAA may or may not require modifications to the subject property, which could include the installation of or modifications to access ramps, door widths, public restrooms, etc. State and local laws also may mandate changes to the subject improvements. Real estate appraisers are not qualified to advise the client what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified designated professionals of their choice for information regarding these matters. Real estate appraisers also cannot determine which attorneys and/or designated professionals have expertise in this area.

USPAP COMPETENCY PROVISION COMPLIANCE

According to the competency provision of the Uniform Standards of Professional Appraisal Practice (USPAP), "an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently..."⁵ This assignment involves the appraisal of unimproved city streets. The appraisers involved in this assignment have adequate knowledge and experience in the appraisal of this type of property within this particular market area; therefore, no further steps were taken to comply with the competency provision of USPAP.

⁵Uniform Standards of Professional Appraisal Practice; page B-4; The Appraisal Foundation, December 1990; Washington, D.C.

HISTORY AND PROPERTY TAX ASSESSMENT



History and Property Tax Assessment

According to the Brewster County tax records, the subject is currently owned by Michael Freeman McCarson & Elizabeth Lynn McCarson. They purchased the subject parent tract on January 21st, 2022, for \$167,500 from William P Davis, Fred W Davis, and Barbara Crousen. The property is not currently under contract, nor is it listed for sale. No other known transactions have occurred in the past three years.

The subject property does not have a tax assessed value due to the city having ownership.

AREA DATA



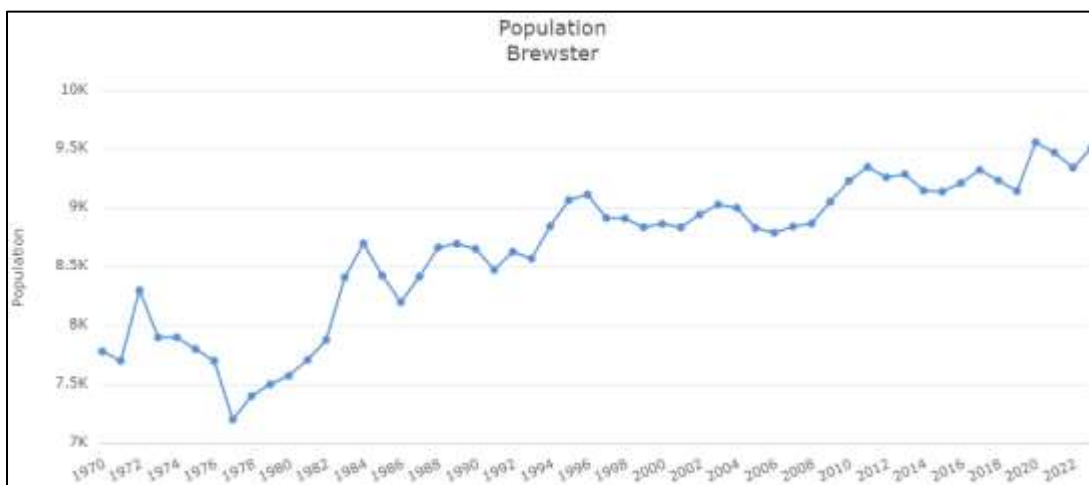
Area Data

BREWSTER COUNTY

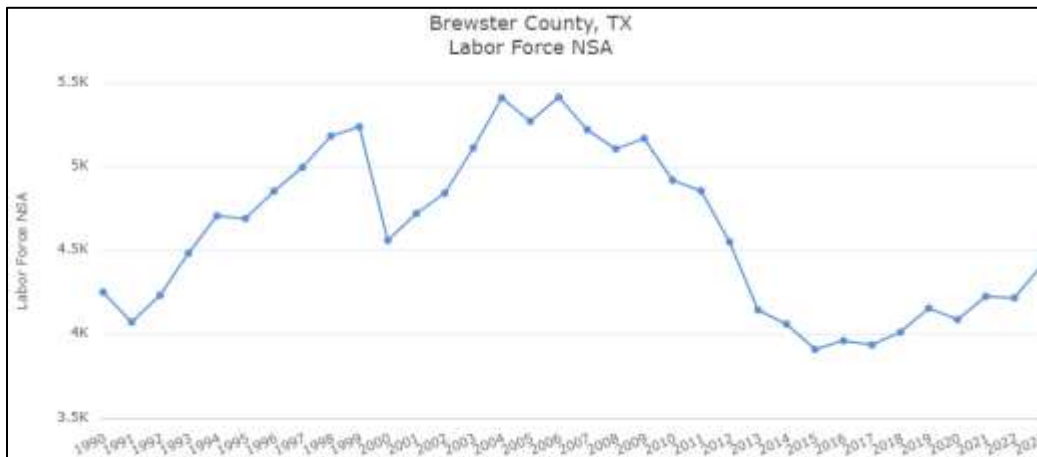
Brewster County, the largest county in Texas in land area, is located in the Trans-Pecos region of West Texas, and is the site of Big Bend National Park, the largest park in the state. Brewster County is bordered by Presidio County to the west, Jeff Davis County to the northwest, Pecos County and Terrell County to the east, and the Rio Grande to the south. Alpine, the county seat and largest town, is 220 miles southeast of El Paso in north western Brewster County.

Population

Population in Brewster County has remained fairly stable over the past 10 years. Brewster County had a most recent population of 9,513, up 1.81% from 2022, according to the U.S. Census Bureau.



Date	Population	% Change	Components of Change				
			Total Population Change	Births	Deaths	International Immigration	Domestic Migration
2023	9,513	1.81%	169	90	109	40	148
2022	9,344	-1.36%	-129	85	110	39	-145
2021	9,473	-0.91%	-87	75	114	20	-72
2020	9,560	4.55%	416	12	20	0	27
2019	9,144	-1.00%	-92	82	73	1	-102
2018	9,236	-0.94%	-88	109	73	6	-128
2017	9,324	1.21%	111	81	100	7	123
2016	9,213	0.80%	73	102	84	7	48
2015	9,140	-0.09%	-8	101	68	10	-51
2014	9,148	-1.51%	-140	102	66	0	-179
2013	9,288	0.28%	26	124	61	-1	-36



Date	Employment		Unemployment	
	Total	% Change Year Ago	Rate	Unit Change Year Ago
2023	4,417	4.72%	3.24%	-6.36%
2022	4,218	-0.21%	3.46%	-24.29%
2021	4,227	3.37%	4.57%	-31.07%
2020	4,089	-1.64%	6.63%	127.84%
2019	4,157	3.56%	2.91%	-13.39%
Monthly Data				
Jul-24	4,640	5.79%	3.38%	-5.06%
Jun-24	4,680	5.60%	3.48%	0.87%
May-24	4,652	5.08%	2.90%	-6.15%
Apr-24	4,716	5.91%	2.63%	-5.40%
Mar-24	4,570	4.84%	3.02%	-5.92%
Feb-24	4,551	5.42%	3.41%	-10.26%
Jan-24	4,481	5.02%	3.41%	-7.34%
Dec-23	4,479	4.94%	2.72%	-9.33%
Nov-23	4,547	7.32%	2.73%	-17.27%
Oct-23	4,468	6.03%	2.91%	-13.13%
Sep-23	4,431	6.49%	3.32%	0.91%
Aug-23	4,432	6.49%	3.61%	4.34%

Brewster County's total employment has been steadily increasing over the past five years, with a slight decrease in 2020 likely due to the Covid-19 pandemic. There is a total employment of 4,640 in the most recent available month, according to the Texas A&M University Real Estate Center. The unemployment rate has been steady over the last few months.

Transportation – Highways

-  U.S. Highway 67
-  U.S. Highway 90
-  U.S. Highway 385
-  State Highway 118

Education

Alpine Independent School District serves more than 1,000 local students attending Alpine Elementary School, Alpine Middle School, and Alpine High School, in classes from Pre-K, Kinder, and 1st thru 12th grades.

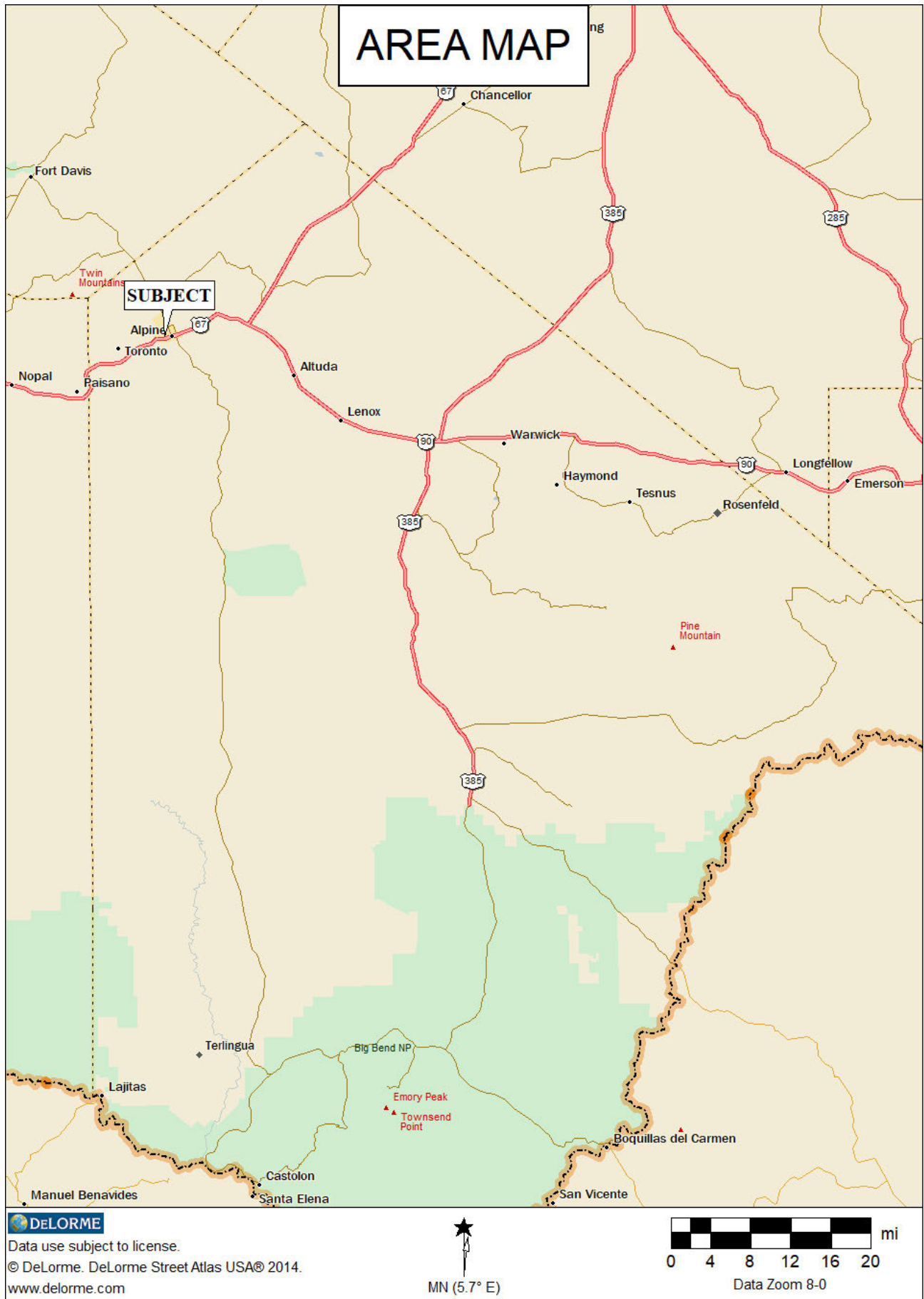
On the Texas Education Agency Report card for 2013-2014, the high school, with 277 students in grades 9-12, reached "Met Standard" overall, while receiving Distinction Designations in Mathematics, Social Studies, Top 25% Closing Performance gaps, and Postsecondary Readiness. Notably, average class sizes in Alpine High are only about two-thirds the state average. The Middle School, with 309 students in grades 5-8, also reached "Met Standard", while receiving Distinction Designations in Mathematics and Social Studies.

School colors are Purple and Old Gold. The high school is home to the Alpine Fightin' Bucks and Lady Bucks. Sports include football, volleyball, cross-country, girls' basketball, boys' basketball, powerlifting, track & field, baseball, softball, golf, athletic training, and tennis. Alpine hosts the Big Bend Mountain Ramble, a "mile-high cross country meet, the highest race in Texas", as well as high school and junior high relays.

Sul Ross State University, began as a teachers college in 1920, with its original campus in Alpine. Named for Lawrence Sullivan Ross, a Confederate States Army general during the American Civil War, Texas' 19th governor and later president of the new land grant college which became Texas A&M, it is now a member of the Texas State University System.

Conclusion

The general economy is expected to continue a moderate and steady upward trend. A primary factor in this continued recovery is the effort on the part of governmental and business sectors to attract and promote new industry and expand existing industry, reflecting efforts to diversity and modernize the economy. Long term prospects are enhanced by a low cost of living, a productive workforce, and abundant natural resources.



NEIGHBORHOOD DATA



Neighborhood Data

NEIGHBORHOOD ANALYSIS

A neighborhood is generally part of a larger city, town or community. According to *The Appraisal of Real Estate, 15th Edition*, a neighborhood is defined as a grouping of complimentary land uses. It is usually considered to be an area with definite boundaries that exhibit fairly high degrees of homogeneity as to use, tenancy and certain other property characteristics.

BOUNDARIES

North:	City Limits
South:	City Limits
East:	City Limits
West:	City Limits

LOCATION

Alpine, Texas

MAJOR THOROUGHFARES

The primary thoroughfares throughout the subject neighborhood are U.S. Highway 90 and State Highway 118. These thoroughfares are developed with commercial properties along the majority of their frontages within the subject neighborhood.

ACCESSIBILITY

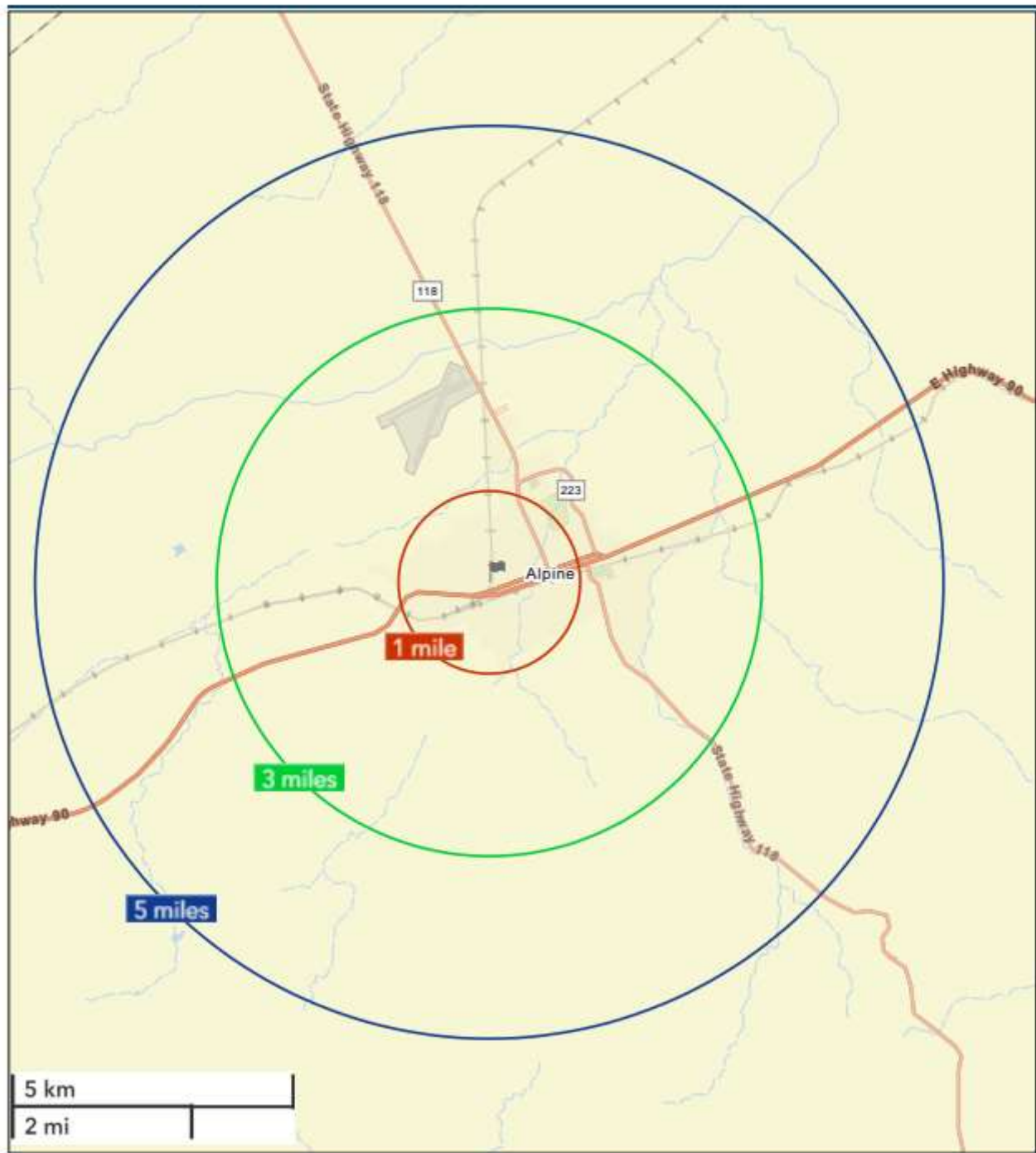
The subject neighborhood has convenient access to employment within the neighborhood and other nearby areas in Terrell, Jeff Davis, Reeves, Ward, Crane, and Crockett counties. Churches, retail centers, and recreation facilities are easily accessible from the neighborhood. There are several major traffic routes that allow convenient travel throughout the neighborhood. The subject neighborhood is considered to have good accessibility via the above-mentioned thoroughfares.

LAND USE

The neighborhood is approximately 90% built-up and is primarily of commercial developments in average to good condition fronting major thoroughfares and single-family homes along secondary thoroughfares. The subject property's neighborhood is located in a place that is in a stable stage of development. Land use patterns are anticipated to incur a stable increase in commercial and residential development.

CONFORMITY

The construction quality of improved properties fronting the major thoroughfares within the neighborhood is generally of good conformity.



September 09, 2024



Executive Summary

N 16th St, Alpine, Texas, 79830
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.35667
Longitude: -103.67259

	1 mile	3 miles	5 miles
Population			
2010 Population	3,893	6,630	6,887
2020 Population	4,011	6,912	7,181
2024 Population	3,918	6,803	7,060
2029 Population	3,802	6,691	6,944
2010-2020 Annual Rate	0.30%	0.42%	0.42%
2020-2024 Annual Rate	-0.55%	-0.37%	-0.40%
2024-2029 Annual Rate	-0.60%	-0.33%	-0.33%
2020 Male Population	50.5%	50.5%	50.5%
2020 Female Population	49.5%	49.5%	49.5%
2020 Median Age	39.0	38.9	39.4
2024 Male Population	51.1%	51.2%	51.2%
2024 Female Population	48.9%	48.8%	48.8%
2024 Median Age	39.6	39.4	40.0

In the identified area, the current year population is 7,060. In 2020, the Census count in the area was 7,181. The rate of change since 2020 was -0.40% annually. The five-year projection for the population in the area is 6,944 representing a change of -0.33% annually from 2024 to 2029. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

Households

2024 Wealth Index	66	63	66
2010 Households	1,871	2,972	3,084
2020 Households	1,865	2,952	3,067
2024 Households	1,856	2,977	3,093
2029 Households	1,857	3,001	3,118
2010-2020 Annual Rate	-0.03%	-0.07%	-0.06%
2020-2024 Annual Rate	-0.11%	0.20%	0.20%
2024-2029 Annual Rate	0.01%	0.16%	0.16%
2024 Average Household Size	2.00	2.12	2.13

The household count in this area has changed from 3,067 in 2020 to 3,093 in the current year, a change of 0.20% annually. The five-year projection of households is 3,118, a change of 0.16% annually from the current year total. Average household size is currently 2.13, compared to 2.18 in the year 2020. The number of families in the current year is 1,651 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 09, 2024

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Page 1 of 2

*Information provided by Esri and ArcGIS

**This page of the Executive Summary was slightly modified to omit data associated with race.

Executive Summary

N 16th St, Alpine, Texas, 79830
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.35667
Longitude: -103.67259

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	28.6%	27.4%	27.1%
Median Household Income			
2024 Median Household Income	\$52,618	\$53,689	\$55,036
2029 Median Household Income	\$61,703	\$62,216	\$63,995
2024-2029 Annual Rate	3.24%	2.99%	3.06%
Average Household Income			
2024 Average Household Income	\$79,021	\$77,375	\$78,981
2029 Average Household Income	\$88,892	\$86,563	\$88,303
2024-2029 Annual Rate	2.38%	2.27%	2.26%
Per Capita Income			
2024 Per Capita Income	\$35,253	\$33,821	\$34,649
2029 Per Capita Income	\$40,887	\$38,767	\$39,691
2024-2029 Annual Rate	3.01%	2.77%	2.75%
GINI Index			
2024 Gini Index	46.4	45.8	45.5

Households by Income

Current median household income is \$55,036 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$63,995 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,981 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$88,303 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,649 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,691 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	82	86	87
2010 Total Housing Units	2,117	3,394	3,528
2010 Owner Occupied Housing Units	1,095	1,727	1,816
2010 Renter Occupied Housing Units	776	1,245	1,268
2010 Vacant Housing Units	246	422	444
2020 Total Housing Units	2,272	3,595	3,740
2020 Owner Occupied Housing Units	1,133	1,771	1,864
2020 Renter Occupied Housing Units	732	1,181	1,203
2020 Vacant Housing Units	417	661	689
2024 Total Housing Units	2,325	3,691	3,842
2024 Owner Occupied Housing Units	1,148	1,817	1,912
2024 Renter Occupied Housing Units	708	1,160	1,181
2024 Vacant Housing Units	469	714	749
2029 Total Housing Units	2,354	3,757	3,909
2029 Owner Occupied Housing Units	1,172	1,864	1,960
2029 Renter Occupied Housing Units	685	1,137	1,157
2029 Vacant Housing Units	497	756	791
Socioeconomic Status Index			
2024 Socioeconomic Status Index	51.4	52.4	52.9

Currently, 49.8% of the 3,842 housing units in the area are owner occupied; 30.7%, renter occupied; and 19.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 3,740 housing units in the area and 18.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.64%. Median home value in the area is \$238,405, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.18% annually to \$252,798.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 09, 2024

*Information provided by Esri and ArcGIS

ZONING

The City of Alpine utilizes zoning ordinances in an attempt to ensure property conformity and balance for land use within the city. Surrounding uses are commercial and residential in nature.

CONCLUSIONS

In summary, the neighborhood is positively influenced by its easy access to U.S. Highway 90 and State Highway 118. The neighborhood benefits from convenient accessibility provided by other major traffic routes that extend to the immediate community and throughout the Alpine area. Based on surrounding property influences and recent growth trends, property prices should generally remain steady in the near term.

NEIGHBORHOOD MAP

The map displays the town of Alpine, MN, with its street grid highlighted in orange. Major roads include Highway 118 running north-south and Highway 67 running east-west. Key locations marked include Alpine-Casperis Muni, Hancock Hall, Jackson Field, New Town Park, and various schools like Alpert Mountain Intermediate and Barnes Park. A callout box labeled "SUBJECT" points to a specific area within the town grid.

DeLORME

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www.delorme.com

MN (6.0° E)

0 ¼ ½ ¾ 1 mi
Data Zoom 12-4

SITE DATA



Site Summary	
Location	The subject unimproved streets are located along the east line of N 16th Street, south of W Brown Avenue.
Current Use	Vacant
Highest and Best Use Site as Vacant/"As Is"	assemblage for residential use
Legal Description	Saltillo Avenue, Monterey Avenue, Tuluco Avenue, Avenue "C", and Morilos Avenue, all situated within the Colima Addition Blocks 1-6.
Map Latitude	30.3582
Map Longitude	-103.6734
Site Analysis & Comments	The subject has overall average visibility and accessibility. Other than the subject being non-contiguous there are no known negative characteristics which could limit development of the subject sites.

Zoning Summary	
Zoning Authority	City of Alpine
Zoning District	R-2, Two Family District
Zoning Code	R-2, Two Family District
Zoning Type/Description	This zone is intended to provide for medium density living, for example with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. Permitted uses include duplex, local utility service, group residential (two separate single-family structures on one lot), R-1 single-family residential, and townhouses.
Current Use Legally Conforming	The subject is legal and conforming use.

Site Size Attributes	
Gross Land Area (Sq Ft)	38,638
Gross Land Area (Acres)	0.887

Site Characteristics	
Primary Frontage Street Name	N 16th Street
View	average
Access	average
Site Visibility	average
Landscaping	Typical landscaping
Topography	The subject is generally flat.
Shape	The site unimproved streets have rectangular shapes, more or less.
Soil Conditions	the soil conditions observed at the subject appear to be typical of the region and adequate to support development.

Site Utilities	
Public Electricity	Public Electricity along W Brown Avenue & N 16th Street
Water Supply Type	Public Water along W Brown Avenue & N 16th Street
Sewer Type	Public Sewer along W Brown Avenue & N 16th Street

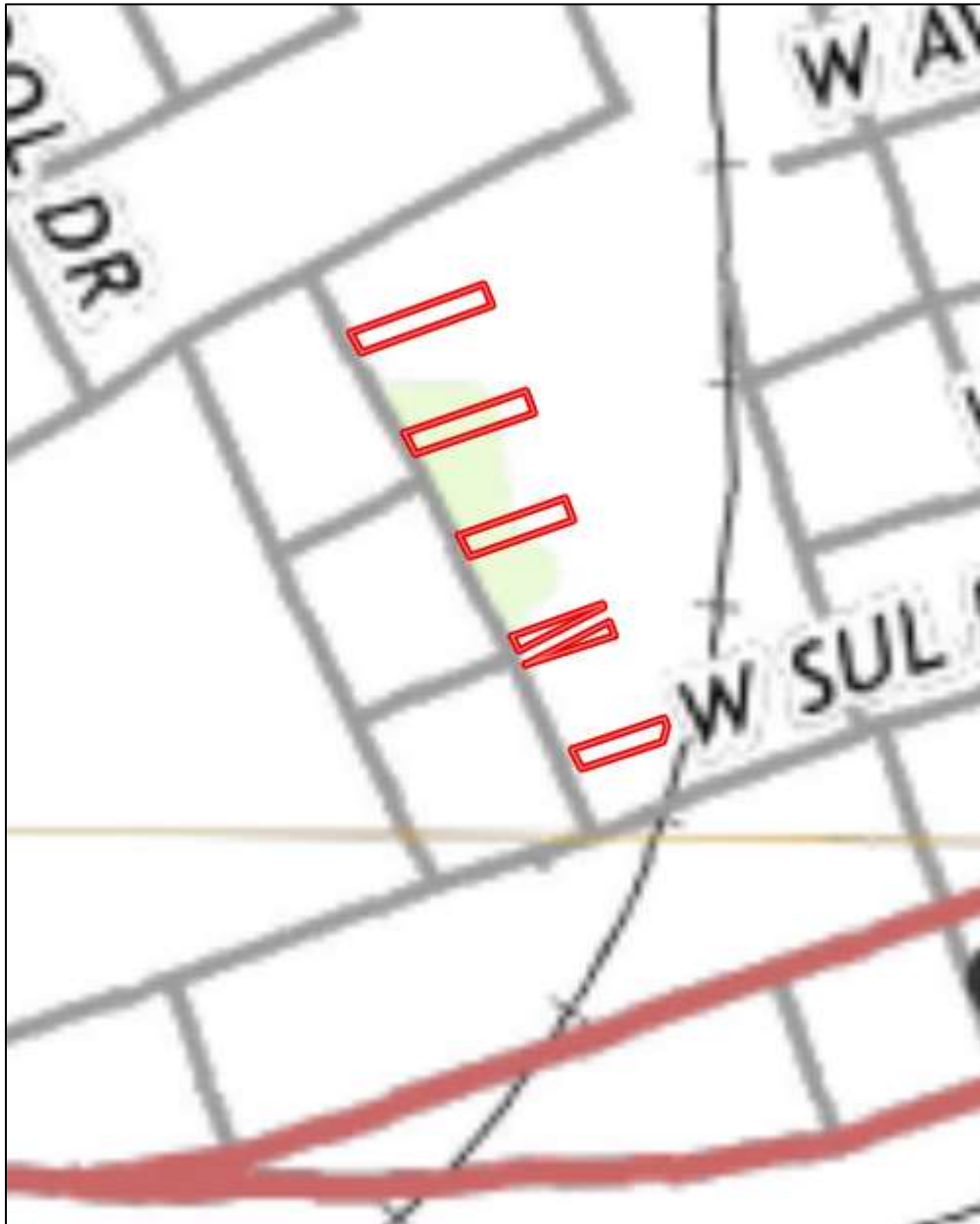
Site Hazards	
FEMA Map #	4800850002B
FEMA Map Date	11/16/1990
Flood Zone	X
In Flood Plain	is not
Flood Zone Comments	The subject sites do not appear to be situated in the 100-year flood plain, according to the available FEMA flood maps.
Encumbrance / Easement Description	There are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.
Environmental Issues	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Extraordinary Assumptions	
There are no Extraordinary Assumptions for this appraisal.	

SITE MAP



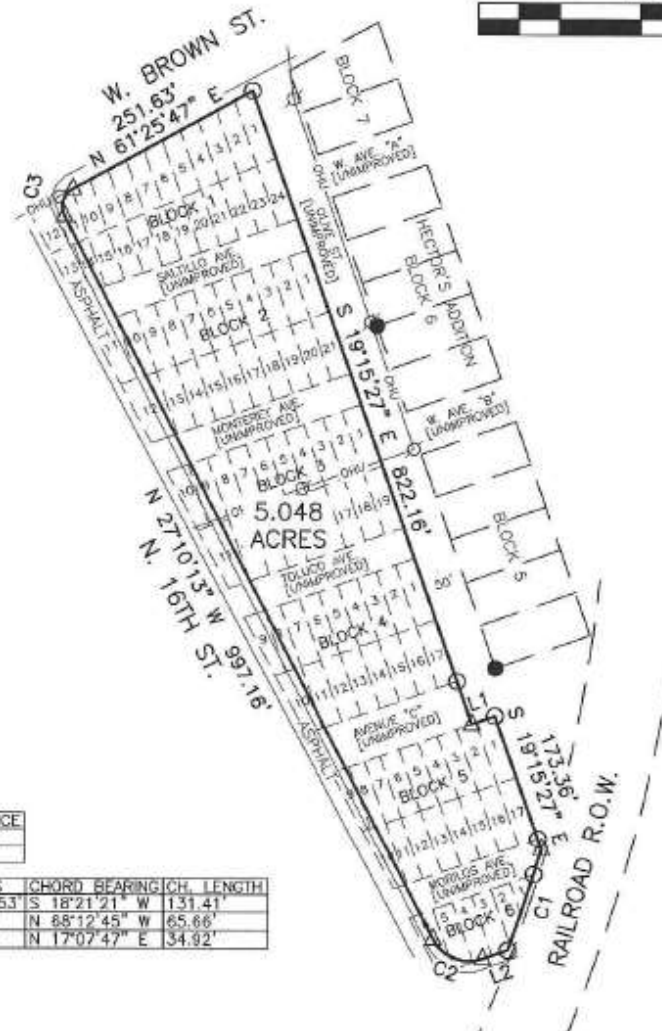
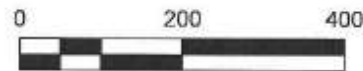
TOPOGRAPHY MAP



SURVEY PLAT

19-0110

5.048 ACRES OUT OF THE COLIMA ADDITION TO ALPINE
ENVELOPE 67, PLAT RECORDS OF BREWSTER COUNTY, TEXAS
ALPINE, TEXAS



LINE	BEARING	DISTANCE
L1	N 70°44'33" E	30.26'
L2	S 70°44'43" W	32.29'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CH. LENGTH
C1	131.43'	1,946.53'	S 18°21'21" W	131.41'
C2	71.63'	50.00'	N 88°12'45" W	65.66'
C3	38.68'	25.00'	N 17°07'47" E	34.92'

AN INDEPENDENT EXHAUSTIVE SEARCH OF THE PUBLIC RECORD HAS NOT BEEN CONDUCTED. EASEMENTS/RESTRICTIONS NOT SHOWN HEREON MAY AFFECT THIS TRACT.

LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
 - CAPPED 1/2 INCH IRON ROD SET [MUELLER]
 - △ CALCULATED POINT
 - ⊗ UTILITY POLE
 - OHU — OVERHEAD UTILITY
 - () RECORD INFORMATION
- BEARING BASIS: WGS 84



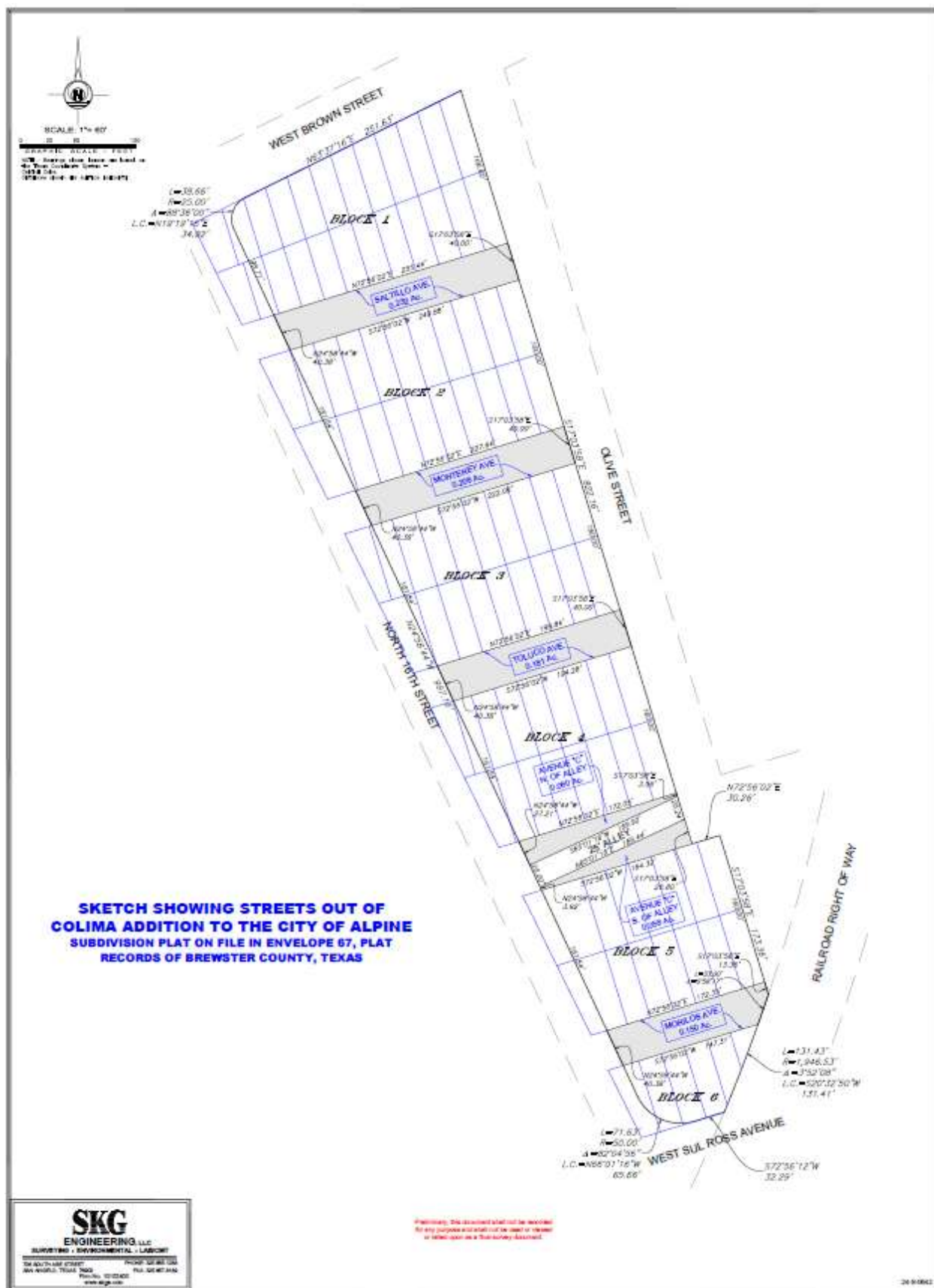
ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS OUTSIDE THE 500-YEAR FLOODPLAIN].

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.

8-20-19

KEVIN MUELLER
105 N. COCKRELL ST.
(512) 492-5502
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831





MAP DATA

FEMA Special Flood Hazard Area: No
Map Number: 4800850002B
Zone: X
Map Date: November 16, 1990
FIPS: 48043

MAP LEGEND

- | | |
|--------------------------------------|-----------------|
| Areas inundated by 500-year flooding | Protected Areas |
| Areas inundated by 100-year flooding | Floodway |
| Velocity Hazard | Subject Area |

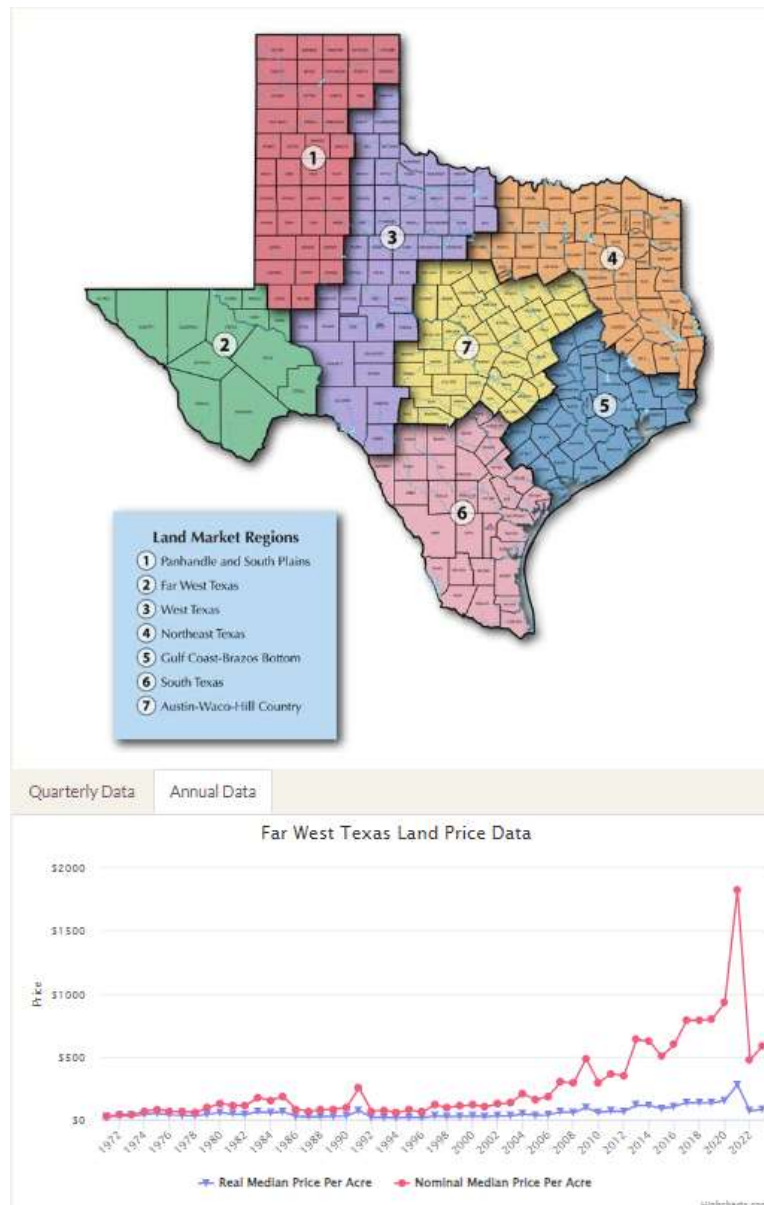
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Market Analysis

ANALYSIS OF MARKET TRENDS AND SALES

The market of this area community was investigated. All sales found were analyzed for price trends and general market behavior of the community. An analysis of the sales found and verified as being compatible with the definition of **Market Value** is recorded herein and used as market trend indicators for this community.

Rural land prices for the subject's market has been steadily increasing since 1992 with decreases in 2010 and 2015, a sharp increase in 2021, and back to steady in 2022 and 2023.



Source: Texas A&M Real Estate Center

The above graph represents values reported to the Texas A&M Real Estate Center and includes all land for the various reporting districts including any improvement value. Obviously, these price estimated are very general in nature and are only used as general support of market trends.

RURAL LAND PRICES FOR SUBJECT MARKET AREA

Year	Tract Size (acres)	Nominal			Real		Volume of Sales
		Price Per Acre	Percentage Change (YoY)	Annual Compound 5-Year Growth Rate	Price per Acre	Percentage Change (YoY)	
2013	9,883	\$637	83.05%	17.12%	\$115	79.69%	25
2014	7,837	\$622	-2.35%	5.19%	\$111	-3.48%	22
2015	6,965	\$505	-18.81%	11.5%	\$89	-19.82%	21
2016	10,621	\$597	18.22%	10.4%	\$104	16.85%	24
2017	6,923	\$791	32.5%	17.85%	\$135	29.81%	37
2018	11,846	\$788	-0.38%	4.35%	\$132	-2.22%	28
2019	9,072	\$799	1.4%	5.14%	\$132	0%	35
2020	7,668	\$930	16.4%	12.99%	\$151	14.39%	26
2021	8,953	\$1,826	96.34%	25.06%	\$279	84.77%	21
2022	9,883	\$474	-74.04%	-9.73%	\$68	-75.63%	23
2023	9,107	\$586	23.63%	-5.75%	\$82	20.59%	16

As can be seen in the table above, land prices for the subject's region have been steadily increasing in the past 10 years with a significant drop in 2022. The median price/AC for the subject's region was \$586/AC for an average size of 9,107 acres.

Strengths, Weaknesses, Opportunities, & Threats (SWOT)

Strengths/ Opportunities

- The subject has all utilities

Weaknesses/ Threats

- Non-contiguous tracts of land

HIGHEST AND BEST USE



Highest and Best Use

A property is an integral part of its neighborhood and cannot be treated as an entity separate and apart from its environment. The value of real property is not intrinsic, but flows into the property from surrounding forces and shares the future with the neighborhood in which it is located. Real Estate is valued in terms of its highest and best use. According to *The Appraisal of Real Estate, 15th Edition*, highest and best use is defined as the reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use of the site as if vacant may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet contributes to total property value in excess of the value of the land.

The highest and best use of both land as though vacant and property as improved must meet four criteria: 1) physically possible; 2) legally permissible; 3) financially feasible; and 4) maximally productive. These criteria are usually considered sequentially. Explanations for each criterion are as follows:

1) Physically Possible Uses

Many characteristics of the subject parcel such as size, shape, topography, frontage, depth, ingress, egress, and utility are factors which must be considered when estimating the possible physical uses of the site. Also included are the off-site improvements, such as public utilities, roadway maintenance, infrastructure, and all other physical aspects that might affect the uses to which a site can be developed.

2) Legally Permissible Uses

Consideration is given to legally permissible uses such as deed restrictions, zoning districts, building codes, historic district controls, and environmental regulations, as they may preclude or enhance the potential highest and best use.

3) Financially Feasible Uses

In determining which uses are physically possible and legally permissible, several uses are eliminated from consideration. Then the uses that meet the first two criteria are analyzed further to determine which are likely to produce an income or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

4) Maximally Productive Uses

Of the financially feasible uses, the use that produces the highest price or value is considered to be the most profitable utilization of a property. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonably near future. It should be noted that the "most profitable use" may take

the form of amenities; thus, it cannot always be interpreted strictly in terms of money. The use that produces the greatest return to the property is considered to be the maximally productive use. After satisfying the four criteria of being physically possible, legally permissible, financially feasible, and maximally productive, the remaining use is considered to be the highest and best use of the property.

After analyzing the data gathered in the Site Analysis, the following analysis considers the highest and best use of the subject as if vacant. In this analysis, the subject land will be considered for all uses that are physically possible, legally permissible, financially feasible, and maximally productive.

Highest and Best Use of the Site (as if Vacant/As Is):

1) Physically Possible

The subject has overall average visibility and accessibility. Other than the subject being non-contiguous there are no known negative characteristics which could limit development of the subject sites. Therefore, the possible use of the tract based on physical characteristics includes most uses.

2) Legal Restrictions

The subject lies within the R-2, Two Family District. This zone is intended to provide for medium density living, for example with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. Permitted uses include duplex, local utility service, group residential (two separate single-family structures on one lot), R-1 single-family residential, and townhouses. There do not appear to be any land use restrictions imposed on the site. Should information be provided to the contrary, we reserve the right to review land use restrictions and amend the appraisal if deemed necessary by the appraisers. Therefore, the subject site as vacant could be utilized for most residential uses.

3) Financially Feasible

The surrounding properties and land uses are considered when determining feasible uses. The subject property is positioned on and near primary traffic routes and secondary roadways within an area primarily improved with residential properties. Also, based on the current market conditions, while factoring in the subject's average visibility, access, and location, the potential use which would provide a positive return to the land would most likely be for assemblage for residential use.

4) Maximally Productive

The land market in the subject's market area, overall, continue to be stable, if not increase over time. The subject's location would justify development and the maximally productive use for the subject land would most likely be assemblage for residential use.

5) Conclusion

After analyzing all four criteria for highest and best use, it is our opinion that the highest and best use of the subject site, as if vacant, is for assemblage for residential use. This type of use represents

the most feasible uses considering the size, land use pattern (conformity), and convenient access near primary traffic routes in the subject neighborhood.

THE APPRAISAL PROCESS



The Appraisal Process

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide market data from three different sources when all are available. One is known as the Cost Approach, which involves an estimate of reproduction cost new and of accrued depreciation as of the date of the value estimate, plus an estimate of the value of the site based upon the sales of similar or comparable sites. The second approach is the Direct Sales Comparison Approach, which has as its premise a comparison of the subject property with others of similar design, utility and use that sold in the recent past. The third approach is the Income Approach, which involves translating net income which, when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements, will indicate the present value of the income stream.

Normally these three approaches will each indicate a different value. The best possible judgment must be exercised to estimate the value of the ownership interests being appraised under the market conditions or standards specified in the appraisal problem. Therefore, alternative techniques for approaching a professionally acceptable and reliable valuation conclusion are used.

The appraiser uses his or her tools of analysis to simulate the thought processes of the most likely buyer in a market, rather than a specific buyer with a specified individual interest. The various approaches to valuation represent alternative tools that the buyer may employ in his or her decision-making process. The appraiser must judge the applicability of the approaches to the problem in question, collect the data and information necessary to correctly apply these approaches, and select the analytical approach and data that provide the most insight to the problem.

Thus, depending upon the type of property appraised or the purpose of the appraisal, one approach may carry more weight or may furnish a more reliable indication of value for the subject property. In other instances, because of the inadequacy or unavailability of data, one or two of the approaches may be accorded little weight in the final value estimate.

The value indications developed via consideration of the Cost Approach, Sales Comparison Approach and the Income Approach follow in subsequent sections of this report. The conclusions obtained by analyzing the property by each of the applicable approaches utilized are then correlated into a final estimate of value.

The subject is vacant land; therefore, the Sales Comparison Approach was the only applicable approach to value.

SALES COMPARISON APPROACH



Sales Comparison Approach

The Sales Comparison Approach is a method of estimating market value whereby a subject property is compared with comparable properties that have sold recently. One premise of the Sales Comparison Approach is that the market will determine a price of the property being appraised in the same manner that it determines the prices of comparable, competitive properties. In this approach, the comparison is applied to the unique characteristics of real estate that cause its prices to vary. Following are the comparable improved sales utilized and conclusion via this approach.

The following land analysis was undertaken to estimate the site's value:

Land Comparable 1



Transaction			
Address	Lots 2-6 Quince Street	Date	7/31/2024
City	Alpine	Price	\$22,500
State	TX	Price per Acre	\$26,712
Zip	79830	Price per Land SF	\$0.61
Tax ID	33052	Transaction Type	Closed Sale
Grantor	Cruz H Martinez & Gerardo Martinez	Financing	Cash
Grantee	West Emerald Properties LLC	Property Rights	Fee Simple
Legal Description	METTA HARMS ORIENT ADDITION, Block 14, Lots 2-6	Days on Market	NA
Book/Page or Reference Doc	119769	Verification	Navica MLS

Site			
Acres	0.84	Topography	Generally Level
Land SF	36,691	Zoning	R-2, Two Family District
Primary Frontage Street	Quince Street (appears unimproved)	Flood Zone	None
Shape	Rectangular	Encumbrance or Easement	No adverse known
Utilities	Public Utilities Available at W Brown	Environmental Issues	No Adverse Known

Sale Comments

This was the sale of vacant land that is rectangular in shape, has all public utilities, and is zoned for R-2, Two Family District.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 2



Transaction

Address	418 Mountain View Road	Date	3/28/2024
City	Alpine	Price	\$48,000
State	TX	Price per Acre	\$48,000
Zip	79830	Price per Land SF	\$1.10
Tax ID	13237	Transaction Type	Closed Sale
Grantor	Mattie Nichols Matthaei	Financing	Cash
Grantee	Raul G Hernandez & Consuelo C Hernandez	Property Rights	Fee Simple
Legal Description	BLK 9, SEC 43, TR: 16	Days on Market	173
Book/Page or Reference Doc	119085	Verification	Navica MLS

Site

Acres	1.00	Topography	Generally Level
Land SF	43,560	Zoning	None
Primary Frontage Street	Mountain View Road	Flood Zone	None Apparent
Shape	Square	Encumbrance or Easement	No adverse known
Utilities	Shared Water Well, Electric	Environmental Issues	No Adverse Known

Sale Comments

The property is located just outside of the Alpine, TX city limits. The property has a shared water well and electric and does not contain zoning restrictions.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 3



Transaction

Address	TBD W Murphy Ave	Date	4/28/2023
City	Alpine	Price	\$22,000
State	TX	Price per Acre	\$57,501
Zip	79830	Price per Land SF	\$1.32
Tax ID	12885	Transaction Type	Closed Sale
Grantor	Ned W Allen	Financing	Cash
Grantee	Ruben Montilva	Property Rights	Fee Simple
Legal Description	1155 TTH, BLOCK 9, LOT 4-6	Days on Market	116
Book/Page or Reference Doc	117302	Verification	Navica MLS

Site

Acres	0.38	Topography	Generally Level
Land SF	16,666	Zoning	R-4, Mobile Home District
Primary Frontage Street	W Murphy Ave	Flood Zone	100% Flood Zone AE
Shape	Roughly square	Encumbrance or Easement	No adverse known
Utilities	All Public Available	Environmental Issues	No Adverse Known

Sale Comments

This was the sale of vacant land that is square in shape, has all public utilities, and is zoned for mobile home uses.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 4



Transaction			
Address	2106 W Sul Ross Ave	Date	4/21/2022
City	Alpine	Price	\$125,000
State	TX	Price per Acre	\$24,815.37
Zip	79830	Price per Land SF	\$0.57
Tax ID	11335, 11338, 11377	Transaction Type	Closed Sale
Grantor	Benjamin Forrest Morrow	Financing	Conventional
Grantee	Galaxy Projects LLC	Property Rights	Fee Simple
Legal Description	METTA HARM, BLK: 7, LOTS: 5-6, BLK: 8, LOTS: 1-5 & 6-10, BLK: 9, LOTS: 1,2 & E/2-OF LOT 3 & E/2 OF LOT: 8, ALL OF LTS 9,10; METTA HARM, BLOCK 15,16; METTA HARM, BLOCK 28, LOT ALL	Days on Market	Unknown

Site			
Acres	5.04	Topography	Generally Level
Land SF	219,420	Zoning	R-2: Two-Family District
Primary Frontage Street	Lemon Street	Flood Zone	None Apparent
Shape	Rectangular	Encumbrance or Easement	No adverse known
Utilities	All Public Utilities	Environmental Issues	No Adverse Known

Sale Comments

The property is located in the city limits of Alpine, TX. It is currently vacant land zoned R-2, Two Family District which permits duplexes, local utility service, group residential, single family residential, and townhomes. The property contains all public utilities. Additionally, the property contains unimproved city streets throughout the property.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 5



Transaction			
Address	420 Mountain View Road	Date	4/1/2022
City	Alpine	Price	\$50,000
State	TX	Price per Acre	\$25,000.00
Zip	79830	Price per Land SF	\$0.57
Tax ID	13195	Transaction Type	Closed Sale
Grantor	James Hawk	Financing	Conventional
Grantee	Kimberly Wright	Property Rights	Fee Simple
Legal Description	BLK 9, SEC 43 TRS 18, 20 GHSA RR	Days on Market	108

Site			
Acres	2.00	Topography	Generally Level
Land SF	87,120	Zoning	None
Primary Frontage Street	Mountain View Road	Flood Zone	None Apparent
Shape	Rectangular	Encumbrance or Easement	No adverse known
Utilities	None	Environmental Issues	No Adverse Known

Sale Comments

The property is located just outside the city limits of Alpine, TX. It is vacant land and does not contain any utilities. The property was purchased for the development of short term rental properties.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 6



Transaction			
Address	TBD N 16th Street	Date	1/21/2022
City	Alpine	Price	\$167,500
State	TX	Price per Acre	\$33,181.46
Zip	79830	Price per Land SF	\$0.76
Tax ID	10309, 10310, 10311, 10312, 10313, 10314	Transaction Type	Closed Sale
Grantor	William P Davis, Fred W Davis, Barbara Crousen	Financing	Cash
Grantee	Michael Freeman McCarson, Elizabeth Lynn McCarson	Property Rights	Fee Simple
Legal Description	COLIMA, BLOCK 2, LOT 1-21	Days on Market	Unknown

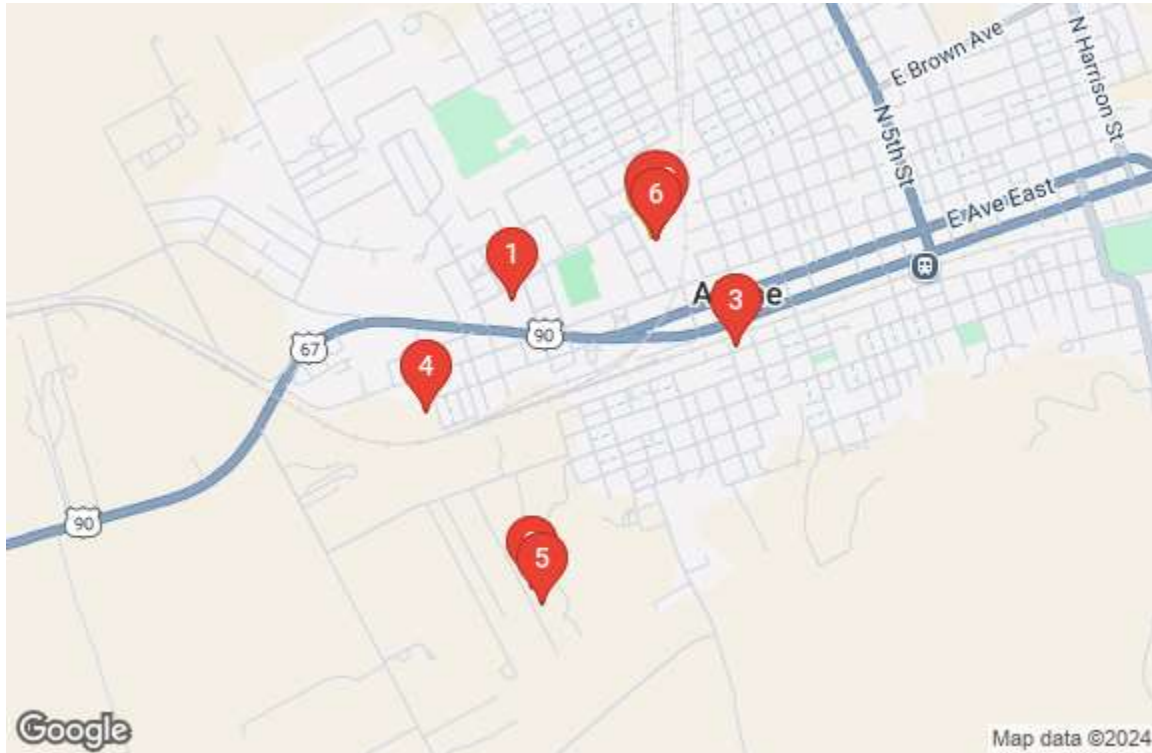
Site			
Acres	5.05	Topography	Generally Level
Land SF	219,891	Zoning	R-2: Two-Family District
Primary Frontage Street	N 16th Street, Brown Street	Flood Zone	None Apparent
Shape	Rectangular, more or less	Encumbrance or Easement	No adverse known
Utilities	Utilities Available along W Brown Avenue &	Environmental Issues	No Adverse Known

Sale Comments

The property is located in the city limits of Alpine, TX. It is currently vacant land zoned R-2, Two Family District which permits duplexes, local utility service, group residential, single family residential, and townhomes. The property contains all public utilities. Additionally, the property contains unimproved city streets throughout the property.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

COMPARABLE LAND SALES MAP



**The Subject and Comparable Six are located in close proximity.
Comparables Two and Five are located in close proximity.**

SITE ANALYSIS

The subject site consists of approximately 0.8870 acres or 38,638 SF. It has average accessibility to allow for its highest and best use. All of the land sales were located in areas which would point towards a similar highest use.

Real Property Rights Conveyed

All of the Comparable Sales conveyed the Fee Simple rights to the property, similar to the subject, and no adjustment was applied.

Financing Terms

All of the Comparable Sales sold with typical financing and no adjustments were deemed necessary.

Conditions of Sale

A condition of sale adjustment is utilized when there is evidence that the buyer and/or seller involved in a transaction are non-typically motivated. All of the Comparables were purchased under typical conditions.

Capital Expenditures Immediately After Sale

All of the Comparables were judged similar to the subject, having no capital expenditures after the sale, and no adjustments were needed.

Market Conditions

Based on a comparison of the sales included and per discussions with local market participants it appears land prices in the subject's immediate area have remained relatively stable over the past few years. Therefore, no adjustments were given.

Size

Where deemed appropriate, the data was adjusted to reflect the economies of scale using 10% per doubling. In general, larger tracts of land sell for lower unit prices (price per square foot or acre), and smaller parcels of land sell for higher unit prices. The Comparables were adjusted accordingly.

Location

The subject unimproved streets are located along the east line of N 16th Street, south of W Brown Avenue. Comparable One appears to be located along an unimproved city street, is considered inferior, and was given an upward adjustment. The remaining Comparables are considered similar to the subject.

Flood Plain

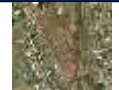
The subject sites do not appear to be situated in the 100-year flood plain, according to the available FEMA flood maps. However, the appraiser is not qualified to make a specific determination and therefore recommends that a determination be made by a qualified professional. We reserve the right to amend the appraisal if and when this documentation is provided. Comparable three is located within the flood zone, is considered inferior, and was given an upward adjustment. The remaining Comparables were considered similar.

Utilities

As noted earlier, the subject contains public utilities along W Brown Avenue and N 16th Street. The owner noted that he would have to pay the city to extend the utilities onto the property. Comparables Two, Three, and Four are superior to the subject and were given upward adjustments. Comparable Five does not contain public utilities and does not have access to them along the road. Therefore, Comparable Five is considered inferior and was given an upward adjustment. Comparables One and Six are similar to the subject.

Development Potential

As previously stated, the subject contains a generally level topography, is non-contiguous, and is located in the R-2, Two Family Zoning District. Comparables Four and Six are similar to the subject. Comparable One contains the same zoning restrictions as the subject however it is contiguous, is considered superior, and was given a downward adjustment. Comparables Two and Five do not contain zoning restrictions, are contiguous, and were given downward adjustments. Comparable Three contains less zoning restrictions compared to the subject, is contiguous, and was also given a downward adjustment.

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		Comp 6	
													
Address	TBD N 16th Street	Lots 2-6 Quince Street		418 Mountain View Road		TBD W Murphy Ave		2106 W Sul Ross Ave		420 Mountain View Road		TBD N 16th Street	
City	Alpine	Alpine		Alpine		Alpine		Alpine		Alpine		Alpine	
State	TX	TX		TX		TX		TX		TX		TX	
Date	September 9, 2024	July 31, 2024		March 28, 2024		April 28, 2023		April 21, 2022		April 1, 2022		1/21/2022	
Price		\$22,500		\$48,000		\$22,000		\$125,000		\$50,000		\$167,500	
Land SF	38,638	36,691		43,560		16,666		219,420		87,120		219,891	
Land SF Unit Price		\$0.61		\$1.10		\$1.32		\$0.57		\$0.57		\$0.76	
Transaction Adjustments													
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Cash	Cash	0.0%	Cash	0.0%	Cash	0.0%	Conventional	0.0%	Conventional	0.0%	Cash	0.0%
Conditions of Sale	Normal	Market	0.0%	Markete	0.0%	Market	0.0%	Conventional	0.0%	Conventional	0.0%	Market	0.0%
Expend. After Sale		0		0		0		0		0		0	
Adjusted Land SF Unit Price		\$0.61		\$1.10		\$1.32		\$0.57		\$0.57		\$0.76	
Market Trends Through	9/9/2024	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Land SF Unit Price		\$0.61		\$1.10		\$1.32		\$0.57		\$0.57		\$0.76	
Characteristics Adjustments													
Location	Average	Inferior		Similar		Similar		Similar		Similar		Similar	
% Adjustment		15%		0%		0%		0%		0%		0%	
Land SF	38,638	36,691		43,560		16,666		219,420		87,120.00		219,890.88	
% Adjustment		0%		0%		-10%		25%		10%		25%	
Flood Zone	None Apparent	None		None Apparent		100% Flood Zone AE		None Apparent		None Apparent		None Apparent	
% Adjustment		0%		0%		10%		0%		0%		0%	
Utilities	Public Utilities along W Brown Avenue & N 16th Street	Public Utilities Available at W Brown Avenue		Shared Water Well, Electric		All Public Available		All Public Utilities		None		Utilities Available along W Brown Avenue & N 16th	
% Adjustment		0%		-5%		-10%		-10%		10%		0%	
Development Potential	Average	Superior		Superior		Superior		Similar		Superior		Similar	
% Adjustment		-5%		-10%		-10%		0%		-10%		0%	
Adjusted Land SF Unit Price		\$0.67		\$0.94		\$1.06		\$0.66		\$0.63		\$0.95	
Net Adjustments		10.0%		-15.0%		-20.0%		15.0%		10.0%		25.0%	

As seen above, the comparables have an adjusted range of \$0.63/SF to \$1.06/SF, with an average of \$0.82/SF and a median of \$0.81/SF. Therefore, we have concluded in the middle of the range at \$0.80/SF.

Land Value Ranges & As Is Reconciled Value				
Number of Comparables:	6	Unadjusted	Adjusted	% Δ
Low:		\$0.57	\$0.63	11%
High:		\$1.32	\$1.06	-20%
Average:		\$0.82	\$0.82	-1%
Median:		\$0.97	\$0.81	-17%
Reconciled Value/Unit Value:			\$0.80	land sf
Subject Size:			38,638	
Indicated Value:			\$30,910	
As Is Indicated Value:			\$30,910	
Reconciled Final As Is Value:			\$30,000	
Thirty Thousand Dollars				

RECONCILIATION & FINAL ESTIMATE



Reconciliation and Final Estimate

COST APPROACH:	NA
SALES COMPARISON APPROACH:	\$30,000
INCOME APPROACH:	NA

The Cost Approach is employed through estimation of replacement costs, which after deducting all forms of depreciation and adding the land value produces a reliable indication for properties of newer age and those not affected by economic obsolescence. The Cost Approach has been excluded from this report due to it not being applicable.

The Sales Comparison Approach included sales of similar properties. All were selected for being comparable to the subject in one or more of several categories including age, condition, construction and location. The appraisers were able to locate similar Comparable Land Sales to compare to the subject property.

The Income Approach tends to indicate what the typical purchase or investor in income-producing properties will pay for future income stream and is best used in the case of an income-producing property. The Income Approach was excluded from this report.

As Is Value Indications	
As Is	09/09/2024
Interest Appraised	Fee Simple
Estimated Exposure Time	12 months
Estimated Marketing Time	12 months
Cost Approach	
Cost Approach Value	NA
Sales Comparison Approach	
No. of Land Sales	6
Sales Approach Value	\$30,000
Income Capitalization Approach	
Income Approach Value	NA
Conclusion	\$30,000

“As Is” Market Value: \$30,000

CERTIFICATION & FINAL VALUE ESTIMATE



Certification

We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Sterling D. Fryar, MAI has not made a personal inspection of the property that is the subject of this report. Timothy T. Mayfield, MAI has not made a personal inspection of the property that is the subject of this report. Hope L. Foster has made a personal inspection of the property that is the subject of this report.
- The appraiser has not performed any prior services regarding the subject within the three-year period immediately preceding the agreement to perform the assignment.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- As of the date of this report, Timothy T. Mayfield, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Sterling D. Fryar, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

Final Value Estimate

The following concludes the requested value for the subject property:

“As Is” Market Value: \$30,000

THIRTY THOUSAND DOLLARS

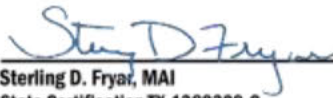
Effective Date: September 9, 2024

Respectfully Submitted,

PARAMOUNT PROPERTY ANALYSTS 
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS



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ASSUMPTIONS AND LIMITING CONDITIONS



Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limited conditions:

The appraiser(s) total liability in connection with any claims relating to the appraisal is limited to the amount of the appraisal fee paid by the client.

It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.

This appraisal report and all of the appraisers work in connection with the appraisal assignment are subject to the limiting conditions and all other terms stated in the report. Any use of the appraisal by any party, regardless of whether such use is authorized or intended by the appraiser, constitutes acceptance of all such limiting conditions and terms.

This appraisal report has been prepared for the exclusive benefit of Mike McCarson. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

Mutual Limitations of Liability: Appraiser and Client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and its Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the total fees and costs charged by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended third-party beneficiaries of this limitation of liability. "Personnel," as used in this paragraph, means the respective party's staff, employees, contractors, members, partners and shareholders. Appraiser and Client agree that they each have been free to negotiate different terms than stated above or contract with other parties.

The legal description furnished to the Appraiser is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good. Any existing liens, easements, deed restrictions, clouds, encumbrances, and other conditions have been disregarded and the property appraised as though free and clear under responsible ownership and competent management. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.

We have made no survey and assume no responsibility in connection with such matters. We believe the information furnished by others identified in this report to be reliable, but we assume no responsibility for its accuracy. Unless otherwise specifically noted in the body of this report, it

is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. The construction and condition of the improvements mentioned in the body of this report is based on observation, and no engineering study has been made which would discover any latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study was made. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of Paramount Property Analysts by ownership or management; and we inspected less than 100% of the entire interior and exterior portions of the improvements. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in the appraisal. Accordingly, if negative findings are reported by engineering consultants, Paramount Property Analysts reserves the right to amend the appraisal conclusions reported herein.

The distribution of the total valuation between land and improvements in this report applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used.

It is assumed there are no hidden or unapparent conditions of the property, subsoil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or the engineering which may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Because such knowledge goes beyond the scope of this appraisal, any observed condition comments given in this appraisal report should not be taken as a guarantee. No guarantee is made as to the adequacy of the foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning, plumbing, electrical service, insulation, or any other construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

Information (including projection of income and expenses) provided by others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser.

The comparable sales data relied upon in the appraisal are believed to be from reliable sources. The value conclusions are subject to the accuracy of said data. Engineering analyses of the subject property were neither provided for use nor made as part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is based on an investigation by the appraiser and the value conclusions are subject to said limitations.

All values shown in the appraisal report are based on our analysis as of the date of the appraisal. These values are not valid in other time periods or as conditions change. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. Since the values are based on estimates and assumptions which are inherently subject to uncertainty and variation depending on evolving events, we do not represent them as results that will be achieved.

Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in the appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.

Paramount Property Analysts is not aware of any contemplated public initiatives, government development controls, or rent controls that would significantly affect the value of the subject.

The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market Value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.

Any cash flows included in the analysis are forecast of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. We do not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of Paramount Property Analysts.

Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of Paramount Property Analysts to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.

Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.

Acceptance and use of information in this report in any manner or purpose is acknowledgment that the entire report has been read by the user and that he agrees with the conclusion and the data

contained in this report. The client agrees to notify the appraiser of any error, omissions or invalid data within 15 days of receipt of the appraisal and return the report along with all copies to the appraiser for correction prior to any use whatsoever. Information contained in the appraisal may be utilized by the specified client, but the report remains the property of Paramount Property Analysts. The company or appraiser(s) liability will not exceed the fee actually collected by the appraiser and possession of the report carries no right of publication or distribution without written approval from Paramount Property Analysts.

No evidence of toxic or hazardous materials were viewed during the inspection. We were not provided the documentation of this removal; and therefore, as a special limiting condition this appraisal has been prepared under the assumption that the subject property is free and clear of all toxic or hazardous waste contamination, and it is the appraiser's suggestion that the site be inspected by a qualified authority to determine whether or not the subject property is contaminated. The appraiser, however, is not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, contaminated ground water, or other hazardous substances or environmental conditions, may affect the value of the property, and the value rendered herein would be invalid. The value estimate is predicated on the assumption that there are no such conditions on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to Paramount Property Analysts. This report may be subject to amendment upon re-inspection of the subject property subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions, and projected levels of operation.

We are not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question unless arrangements have been made therefore. It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by anyone other than the addressee without the previous written consent of the appraiser. The Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover from the other reasonable attorney fees and costs.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or the MAI designation.

Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.

The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report. Paramount maintains the right to use selected photos on occasion for website marketing purposes unless client instructs otherwise.

Paramount Property Analysts assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

Paramount Property Analysts maintains an affiliate relationship with Kathy McKinney-Certified General Appraiser, Ryan Healy-ARA, Karen Dixon, Charles M. Tomblin, P.E., and George Abraham, CVA, CBA, BCA, CMEA and on occasion subcontracts Real Estate, Mineral, and Business Enterprise Valuation services.

Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor Paramount Property Analysts assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

ADDENDA



 PARAMOUNT PROPERTY ANALYSTS
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS
www.ppaby.com

Headquarters
Central Texas Division
3600 State Highway 6 S Ste 103
College Station, Texas 77845
Phone: (979) 485-8999

East Texas Division
Houston, Texas 77046
Phone: (281) 661-3633

West Texas Division:
San Angelo, TX 76904
Phone: (325) 340-4389

Alpine, Texas 79830
Phone: (432) 360-3052

North Texas Division
Dallas, TX 75225
Phone: (214) 550-8834

South Texas Division
San Antonio, Texas 78213
Phone: (210) 365-6453

July 24, 2024

Attention: Mike McCarson
830-719-2935
[REDACTED]

Reference: Proposal to appraise address and streets according to survey located in Exhibit "B" attached hereto in Alpine, Brewster County, Texas.

Dear Mr. McCarson:

As requested, this letter serves as our proposal to provide an Appraisal Report¹ for the above referenced property.

The purpose of this appraisal is to estimate the "As Is" Market Value of the fee simple surface estate² of the address and streets according to survey located in Exhibit "B" attached hereto for internal valuation purposes.

The intended user of the appraisal report is Mike McCarson.

The term "scope of the appraisal" is defined as the extent of the process of collecting, confirming, and reporting the pertinent data contained in an appraisal report. In this appraisal, an attempt will be made to collect and verify all relevant general and specific data pertaining to the subject property and the subject market area. Information will be obtained from real estate and economic publications, the appraiser's own files, as well as contacts with other appraisers, brokers, developers and other knowledgeable people in the subject's market area. The information obtained from these sources will be verified by more than one source and will be deemed reliable, but is not guaranteed.

The valuation of the subject property to be appraised will involve the following steps: 1) a detailed highest and best use analysis to determine the most profitable use for the subject property; 2) an estimate of market value of the subject property by consideration of the Cost, Income and Sales Comparison Approaches. The appraiser is bound by current Uniform Standards of Professional Appraisal Practice (USPAP) guidelines.

In addition to all other terms and conditions of this agreement, Appraiser and Client agree that Appraiser's services under this agreement and appraisal report(s), and any use of the report(s), are and will be subject to the statements, limiting conditions and other terms set forth in the appraisal report(s). Appraiser's standard appraisal statements, limiting conditions and terms are

¹ The Dictionary of Real Estate Appraisal, 7th Edition, Page 163.

² The Dictionary of Real Estate Appraisal, 7th Edition, Page 73.

attached to this agreement as Exhibit "A" and incorporate herein. Appraiser may determine additional conditions and terms affecting the appraisal during performance of the assignment which may be identified in the report(s).

Paramount Property Analysts will deliver the Appraisal Report for a fee of \$1,950.00 in approximately 2.5 weeks. *It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.* Your signature below and payment of the agreed-upon fee above confirms your authorization to proceed with this assignment. Signor understands and agrees that payment will be as follows: 1) Retainer of \$975.00 due up front prior to commencement and 2) Remainder to be paid prior to delivery. We can take payment in the form of a company check, cashier's check, money order or credit card. By countersigning this engagement letter, you acknowledge you are responsible for payment of fees outlined herein.

Acknowledged by:

Mike McCarson

Signature

Mike McCarson owner

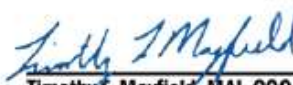
Print name and title

081924

Date

Sincerely,

PARAMOUNT PROPERTY ANALYSTS 
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS


Timothy J. Mayfield, MAI, COO
State Certification TX-1338382-G
Ph: (214)-550-8834
Email: tim@ppabv.com


Brian M. Stephen, MAI, CEO
State Certification TX-1320550-G
Ph: (979)-485-8999
Email: bstephen@ppabv.com

Enclosures: Assumptions & Limiting Conditions,
Appraiser Qualifications,
Company Profile,
Territory Map,
References,
Definitions



Certified General Real Estate Appraiser

Appraiser: **Timothy Tavis Mayfield**

License #: **TX 1338382 G**

License Expires: **04/30/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner



Certified General Real Estate Appraiser

Appraiser: **STERLING DAVIDSON FRYAR**

License #: **TX 1380309 G**

License Expires: **04/30/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director



Certified General Real Estate Appraiser

Appraiser: **Hope Foster**
License #: **TX 1381149 G**

License Expires: **12/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director

PARAMOUNT PROPERTY ANALYSTS SPECIALIZATIONS

Type of Property	Property Specifics
Special Purpose	Golf Courses, Texas World Speedway, Angleton Race Track, Ice Skating Rinks, Airport ground lease evaluation/consultation; Ground Water rights, 60 plus Bank Buildings including First City, former Southwest Savings branches, multi-tenant Bank owned building; other special purpose properties including 1.0 million square foot former Cotton Warehouse, 300K square foot Candle Making Plant, Timeshare units, Auto dealerships, vacant Hospital, Resort Facility, Bowling alleys, Mobile home parks, Daycare facilities, Churches, Gymnasiums Schools/Educational Facilities and Car Washes.
Farm and Ranch/Agricultural	Large income producing ranches up to 30,000 acres all over Texas and Southern US, High Voltage Transmission line impact studies.
Hotel/Motel	Lodging facilities ranging from Mom and Pop operated motel to chain operated motel to high rise luxury full service flagged hotels.
Student Housing Multi-Family	Various student housing apartment communities in College Campus cities in Southern US. Garden type apartment projects ranging from 20 units to 600+ units with estimated values ranging from \$300,000 to \$10 million plus.
Retail	Ranging from small strip centers to large community centers of 200,000 square feet and up; estimated values ranging from \$500,000 to \$15 million plus.
Convenience Stores	From Mini Marts to Convenience Stores with 3 or more inline retail spaces.
Restaurants	Fast food and sit down restaurants including Pizza Huts, Dairy Queens, Whataburger's, Shoney's, etc including those with long term absolute net leases.
Office	Single tenant office buildings and multi-tenant high rise downtown; values ranging from \$350,000 to \$30 million plus.
Light and heavy industrial; Research and Development Flex (R&D)	Single tenant light industrial metallic structure to multi-tenant service distribution of 150,000 square feet plus; and heavy manufacturing facilities values from \$300,000 to \$5 million plus and R & D Flex properties.
Land	Environmentally contaminated sites, ± 700 acres on South Padre Island, commercial & residential subdivision land, conservation land in Galveston County.

Appraiser Qualifications

Tim Mayfield, MAI

- Masters of Land Economics and Real Estate
- BS in Mechanical Engineering
- General Certified, MAI designation

Tim has over ten years of appraisal experience. He received a Bachelor's Degree in Mechanical Engineering in 2001 and a Master's Degree in Land Economics & Real Estate in 2005, both from Texas A&M University. He is a general certified real estate appraiser with the MAI designation from the Appraisal Institute.

Sterling D. Fryar, MAI

- BS in Agricultural Economics
- General Certified Appraiser, MAI designation
- Texas Real Estate Broker
- Designated Member, Appraisal Institute
- Property Tax Consultant

Sterling is a Certified General Real Estate Appraiser, Texas Licensed Real Estate Broker, Texas Licensed Property Tax Consultant, and Designated Member, Appraisal Institute. He received a Bachelor's Degree in Agricultural Economics with a focus in Finance and Real Estate, along with double minors in Business and Economics in 2008 from Texas A&M University. He has been in real estate for over twelve years and he specializes in commercial appraisal including retail, office, multi-family, subdivision, developments, industrial and farm & ranch. Originally from San Angelo, Texas, he has an extensive background in agriculture and continues to participate in his family's ranching operation.

Hope L. Foster

- BS in Agricultural Economics
- General Certified Appraiser

Hope is a Certified General Real Estate Appraiser. She received a Bachelor's Degree in Agricultural Economics with a focus in Finance and Real Estate from Texas A&M University.

PARAMOUNT PROPERTY ANALYSTS
Real Estate Appraisers and Consultants

Paramount Property Analysts provides territorial coverage for commercial, and farm/ranch valuation services for entire State of Texas and is centrally located in **College Station**, with offices in *Dallas, San Angelo, Houston, and Alpine* Texas. Paramount Property Analysts was founded in 1992 to provide professional appraisal and real estate counseling services. Brian M. Stephen is the sole owner of the firm. Since 1984, Mr. Stephen has been engaged in evaluating various types of real estate, including commercial, industrial, special purpose properties, farm and ranches, and vacant land, throughout entire State of Texas. Clients included banks, mortgage lenders, insurance companies, government agencies, asset management companies, developers, and individuals. The staff of Paramount Property Analysts has developed the expertise to analyze all types of real property through intensive education provided by the Appraisal Institute. These services include appraisals, investment counseling, and feasibility and market studies for such purposes as: mortgage loan, estate planning, investment analysis, and condemnation purposes.

The firm of Paramount Property Analysts is dedicated to the highest standards of professionalism and subscribes to the Code of Ethics and Professional Practice of the Appraisal Institute. The company, through its principals and staff, will continue to provide the highest quality, reliable service for which it is recognized and meet the challenges of the ever-changing field of real estate in the endeavor.

PRINCIPALS OF PARAMOUNT PROPERTY ANALYSTS

BRIAN M. STEPHEN, MAI is Managing Member of Paramount Property Analysts and has been a practicing real estate appraiser and consultant since 1984. He holds a Bachelor of Business Administration degree from Sam Houston State University. His qualifications include MAI designation of the Appraisal Institute, licensed real estate broker in the State of Texas and licensed property tax consultant for Texas. Real estate and appraisal education includes real estate land and real estate finance at Sam Houston State University, Real Estate Principles, Basic Valuation Procedures, Standards of Professional Practice, Capitalization Theory and Techniques Parts A and B, Narrative Report writing, and Case Study courses with the Appraisal Institute. Mr. Stephen's background in real estate appraising includes commercial, industrial, residential, condemnation, special-use properties, feasibility studies, and real estate consultation. The Appraisal Institute conducts a program of continuing education for its designated members. MAIs and SRPAs who meet the minimum standards of this program are awarded periodic education certification. Mr. Stephen is currently certified under this program. Mr. Stephen is currently a State certified General Real Estate Appraiser, Certificate No. TX-1320550-G for Texas. He has been designated an expert witness in Leon and McLennan counties for a Bankruptcy and Condemnation case, respectfully.

Timothy T Mayfield, MAI
Permanent: (512) 940-3115 ~ Tim@ppabv.com
MAI Designation – Member of the Appraisal Institute
State Certified General Real Estate Appraiser—TX-1338382

EDUCATION

Texas A&M University, College Station, Texas
Master's of Land Economics and Real Estate
Graduation: May 2005

Texas A&M University, College Station, Texas
Bachelor of Science in Mechanical Engineering
Graduation: May 2001

SIGNIFICANT COURSEWORK

Real Estate Development
Income Property Analysis
Market Analysis for Development
Analysis of Real Estate Investments
Hotel/Motel Valuation

Real Estate Appraisal
Commercial Real Estate Law
Real Estate Development Analysis
Managing Construction Operations
Appraising Convenience Stores

Real Estate Investment
Land Economics
Real Property Valuation
Real Property Finance

General Appraiser Market Analysis and Highest & Best Use
General Appraiser Site Valuation & Cost Approach
General Appraiser Sales Comparison Approach

SKILLS

Argus, Microsoft Word, Windows Operating System, Microsoft Excel, Microsoft PowerPoint, IBI-Focus programming language, Patran Command Language

WORK EXPERIENCE

Paramount Property Analysts, College Station, Texas

07/03-Present

Senior Commercial Real Estate Appraiser/Partner: Perform appraisals of numerous types of commercial real estate, including retail, office, apartment/student housing, hotel/motel, subdivision development, industrial, and farm & ranch properties. Value fee simple and leasehold interests for the purposes of financing, disposition and acquisition. Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis and report writing.

El Paso Energy Corp, Houston, Texas

05/01-07/03

Asset Management Analyst: Took the lead role in the development and implementation of the new gas trading system. It is an intranet based system that tracks trades made throughout the day. Performed open season operations which include preparing and posting the initial offering of pipeline capacity, evaluating all bids according to net present value, and preparing posting the winning bids. Gathered any data needed by the traders and generated reports using the IBI-Focus programming language.

Universal Computer Systems, College Station, Texas

10/00-5/01

Quality Control: Checked that computers were operating properly before being sent out to the customer. Evaluated the manufacturing process of products to ensure quality and efficiency. Tested computer software to make sure there were no system errors and the program ran as designed for the customer.

Sterling Davidson Fryar, MAI

3314 W Loop 306
San Angelo, Texas 76904



EDUCATION:

Texas A&M University, College Station, Texas
Bachelor of Science in Agricultural Economics
Degree Focus: Finance and Real Estate

May 2008

WORK EXPERIENCE:

Paramount Property Analysts, College Station, Texas
Vice President – West Texas Division

January 2008 – Present

- Assist in the appraisal of various types of commercial real estate including light and heavy industrial properties, office buildings, churches, hotels/motels, golf courses, residential subdivisions, apartments, retail centers, convenience stores, restaurants, and agricultural, farm, and ranch properties.
- Execute appraisal reports based on market value in fee simple, leased fee, or leasehold interest; assist in conducting feasibility studies and associated financial/economic analyses.
- Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis, and report writing.

Keller Williams Realty, San Angelo, Texas
Supervising Broker, REALTOR®, ABR®

February 2019 – Present

- Supervise agents in order to maintain compliance.
- Act as a liaison between agents and clients, agents, and other brokers.
- Assist potential buyers and/or sellers by performing research of sales and listings in order to facilitate sales.
- Prepare listing agreements, buyer representation agreements, and other real estate contracts for buyers and/or sellers.
- Responsibilities involve all aspects of the sales process including market research and demographic analysis, contract preparation, and working in conjunction with title companies and lending institutions.

Scott Allison Real Estate, LLC, San Angelo, Texas
Broker Associate, REALTOR®, ABR®

August 2014 – February 2019

- Assist potential buyers and/or sellers by performing research of sales and listings in order to facilitate sales.
- Prepare listing agreements, buyer representation agreements, and other contracts for buyers and/or sellers.
- Responsibilities involve all aspects of the sales process including market research and demographic analysis, contract preparation, and working in conjunction with title companies and lending institutions.

Stirrup Ranch Company, Ozona, Texas

- Continued participation in the management of a family-owned ranching operation.

COMPLETED COURSEWORK & TRAINING:

Principles of Real Estate Appraisal
Procedures of Real Estate Appraisal
Real Estate Principles I & 2
General Appraiser Site Valuation & Cost Approach
General Appraiser Report Writing & Case Studies
General Appraiser Statistics, Modeling, and Finance
General Appraisal Sales Comparison Approach
General Appraisal Income Approaches 1 & 2
General Appraisal Market Analysis and Highest & Best Use
Fundamentals of Separating Real and Personal Property from Intangible Property
Advanced Concepts & Case Studies
Advanced Income Capitalization
Quantitative Analysis
Advanced Market Analysis and Highest & Best Use

USPAP Coursework
Law of Contracts
Land Economics and Real Estate
Accredited Buyer's Representative
Farm & Ranch Real Estate
Business Practice and Ethics

Law of Agency
Real Estate Marketing
Appraisal of Real Estate
Real Estate Brokerage
Promulgated Contracts
Broker Responsibility Course
Water Rights for Texas REALTORS
Commercial Contract 101
Commercial Leasing 101

LICENSES & DESIGNATIONS:

Texas Real Estate Broker (585689)
Certified General Real Estate Appraiser (TX -1380309-G)
Accredited Buyer's Representative (ABR®)
Designated Member, Appraisal Institute

Property Tax Consultant (12116)
2020-2022 San Angelo Association of Realtors Director
2020 West Texas Rehab Center Board of Directors
2020 San Angelo A&M Club President

Hope Halfmann

hope@ppabv.com

432.213.0909

EDUCATION

Texas A&M University, College Station, Texas May 2019
Bachelor of Science in Agricultural Economics (Finance and Real Estate)
GPR: 3.826

WORK EXPERIENCE

Paramount Property Analysts, College Station, TX

General Appraiser – West Texas Division October 2020- Present

- Assist in the appraisal of various types of commercial real estate including light and heavy industrial properties, office buildings, churches, hotels/motels, residential subdivisions, apartments, convenience stores, restaurants, and agricultural, farm, and ranch properties.
- Execute appraisal reports based on market value in fee simple, leased fee, or leasehold interest.
- Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis, and report writing.

Allen, Williford, & Seale, Right of Way Valuations, Houston, TX

Staff Appraiser June 2019- September 2020

- Research and analysis of market data.
- Compilation of approximately 200 appraisal reports.
- Inspecting subjects and market data.
- Prepare litigation materials.

College Station ISD, College Station, Texas

January 2019-May 2019

Substitute Teacher

- Fulfill short-term substitute assignments across all subjects.
- Effectively taught students of varied academic and age levels (K-12).
- Instruct classes of as many as 20 students; communicate with teachers, administrators, and parents.

College of Veterinary Medicine, Office of the Dean, College Station, TX

Admissions Office Student Worker August 2017- November 2018

- Process 700 applications yearly.
- Assist students through the phone and over email in applying to Veterinarian School.
- Accommodate the selections committee of 15 in order to ease the decision process.

SIGNIFICANT COURSEWORK

Basic Appraisal Principles
Basic Appraisal Procedures
Report Writing and Case Studies
Appraisal Subject Matter Electives

Sales Comparison Approaches
USPAP Coursework
Statistics, Modeling and Finance

LICENSES

Certified General Real Estate Appraiser (TX-1381149-G)

PARAMOUNT PROPERTY ANALYSTS
REFERENCES

System Real Estate Texas
A&M University (979)
458-6350

Jeff Shillings, MAI
Appraisal Review Department
Haginas Chapman & Shillings
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(281) 550-9200
jeff.shillings@haginas.com

Brian Frilot
Wells Fargo RETECH
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(210) 856-7088
frilot@wellsfargo.com

Sara Oates
Texas Appraisal Management & Review
(512) 402-0029
sara@totalamr.com

Brian Yung
Credit Analysts
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Jo Ann Parks
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Fred Bayliss
Real Estate Attorney
College Station, TX
(979) 693-8361
jbayliss@baylisslaw.net

PARAMOUNT PROPERTY ANALYSTS
PARTIAL CLIENT LIST

Austin Bank
Bank of America
BB&T
Brazos County Bank
Citizens Bank
Citizens National Bank
City Bank of Texas
Commercial State Bank
Community Bank of Texas
Commerce National Bank
Crockett National
BBVA Compass Bank
Extraco Banks
Farmers State Bank
Fidelity Bank of Texas
First Community Credit Union
First National
First National Bank of Anderson
First National Bank of Bédias
First National Bank of Huntsville
First National Bank of Mertzon
First National Bank of Paducah
First Financial Bankshares, Inc.
First State Bank
Fort Davis State Bank
Guaranty Bank & Trust
Haginas & Shillings
Heritage Bank
Iberia Bank
Independent Bank
Lubbock National Bank
MidSouth Bank
Normangee State Bank
Oldham Goodwin Group, LLC
Payne, Malechek, Scherr, Campbell & Moore, PC
Pioneer Bank
Prosperity Bank
Regions Bank
Sage Capital
State National Bank
Stockmans Bank

PARTIAL CLIENT LIST CONTINUED

Synovus
Texas A&M Systems Real Estate Office
Texas First Bank
Texas Regional Bank
The Bank & Trust of Bryan/College Station
The Bank & Trust of San Angelo
Total Appraisal Management and Review
TransPecos Bank
Vantage Bank
Vera Bank
Wells Fargo RETECH

CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 12B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approve Resolution 2024-12-01, a resolution adopting the Official Zoning Map of the City of Alpine, Texas. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

The process of updating and approving the Official City of Alpine Zoning Map has been a comprehensive effort involving multiple stakeholders to ensure accuracy and alignment with recorded changes since the last approval in 2013.

Timeline of Key Events:

- 2013: The current Official Zoning Map was approved by the City Council.
- November 2022: The City Council tasked the Planning and Zoning Board with investigating all zoning changes and ensuring the zoning map reflects any recorded updates since 2013.
- February 2023: The Office of the City Manager engaged the Rio Grande Council of Governments (RGCOG) to assist with updating the zoning map and addressing any outstanding information needs. Assistance from the Brewster County Appraisal District was requested to acquire GIS files for use in map development.
- June 2023: Commissioner Matt Walter provided gathered zoning change information to the Office of the City Secretary.
- April 2024: The updated zoning map became a discussion item for the Planning and Zoning Commission, with Kayse Muratori presenting updates made by RGCOG.
- June and September 2024: Further discussions and reviews were conducted by the Planning and Zoning Commission to finalize details.
- October 2024: The Planning and Zoning Commission approved a recommendation for City Council to adopt the updated Official Zoning Map with the amendment to the original motion to include the removal of C-2A District and an update from R-4 Mobile Home District to R-4 Mixed Residential District. *(Please note that City Council will need to update the zoning ordinance to address the removal of a C-2A district and to update the terminology from R-4 Mobile Home District to R-4 Mixed Residential District.)*

The updated zoning map is now ready for review and approval by the City Council. This updated map will provide an accurate and comprehensive representation of zoning in Alpine,

facilitating better planning and regulatory enforcement.

This collaborative and detailed process underscores the City's commitment to maintaining a transparent and effective zoning system.

SUPPORTING MATERIALS

1. 2024-12-01 - Zoning Map Update & Adoption
 2. OFFICIAL_ALPINE_ZONING_2024
-

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 11/25/2024
Approved - 11/25/2024
Final Approval - 11/25/2024

THE STATE OF TEXAS
CITY OF ALPINE

COUNTY OF BREWSTER

RESOLUTION 2024-12-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING AND ADOPTING UPDATES TO THE OFFICIAL ZONING MAP OF THE CITY OF ALPINE, TEXAS; MAKING CERTAIN FINDINGS; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Alpine has adopted Ordinance No. 445 on June 3, 1969; and

WHEREAS, section 1 of said Ordinance 445 makes certain provisions related to identification of the Official Zoning Map of the City of Alpine, Texas; and

WHEREAS, the Official Zoning Map was previously amended on May 21, 2013 with the passage of Resolution 2013-05-15; and

WHEREAS, the Planning & Zoning Commission worked toward researching, collecting, and providing approved zoning changes since 2013 to update the map; and

WHEREAS, the Rio Grande Council of Governments processed the data for the City and made updates to the Official Zoning Map based on the changes made since 2013; and

WHEREAS, the Planning & Zoning Commission unanimously voted to make a recommendation to update the Official Zoning Map of the City on October 28, 2024; and

WHEREAS, the City Council considered the recommendation on December 3, 2024 and agrees that the Official Zoning Map should be updated based on zoning changes; and

WHEREAS, the provisions set out in Section 1 of said Ordinance 445, codified as Appendix C – Zoning of the Code of Ordinances of the City of Alpine, Texas provides that the updates to the zoning map may be made by Resolution; and

WHEREAS, pursuant to Section 1 of Ordinance 445, the City Council finds that the approval and adoption of a new official zoning map is necessary to ensure a legible map and reflects only those zoning changes approved by City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

SECTION I. The Official Zoning Map of the City of Alpine, Texas, attached to this Resolution as Exhibit “A,” and incorporated to this Resolution as if fully set forth herein, is hereby adopted as the Official Zoning Map of the City of Alpine, Texas.

SECTION II. Said Official Zoning Map, set forth herein as said Exhibit “A,” shall be identified as such by the signature of the Mayor, said signature being attested by the City Secretary, and said map bearing the seal of the City under the following words: *This is to certify that this official*

zoning map supersedes and replaces the official zoning map adopted May 21, 2013 as part of Ordinance No. 445 of the City of Alpine, Texas.

SECTION III. If, changes are hereafter made in zoning district boundaries according to Ordinance 445 and State Law, the City Secretary is directed to promptly enter said changes on the Official Zoning Map with the following entry to be placed on the Official Zoning Map: “*On (date), by official action of the City Council the following (change) changes were made in the Official Zoning Map: (brief description of change),*” which entry shall be signed by the Mayor and attested by the City Secretary.

SECTION IV. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at City Hall of the city for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered, and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED THIS THE 3rd DAY OF DECEMBER 2024 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

Catherine Eaves, Mayor

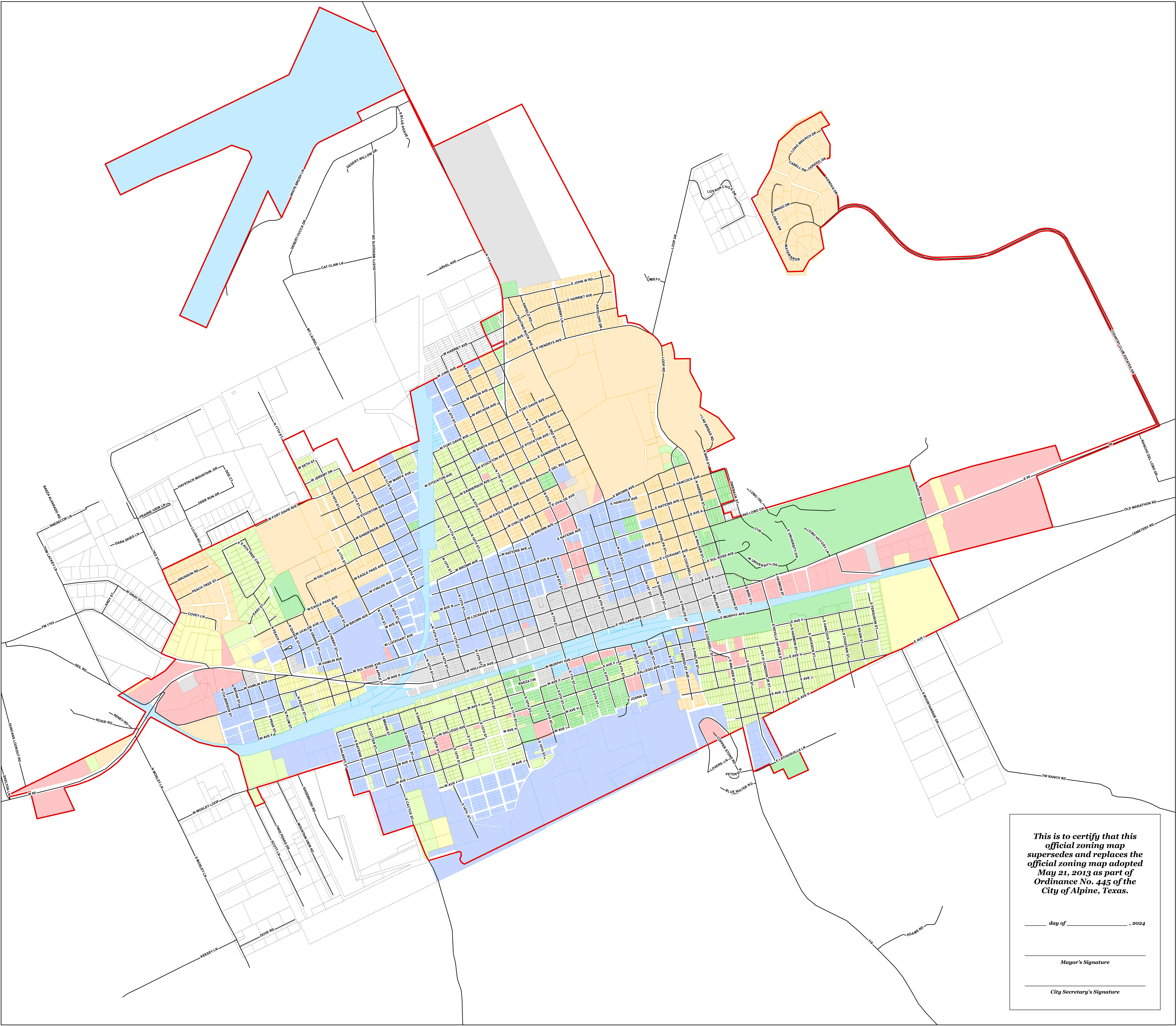
ATTEST:

Geoffrey R. Calderon, City Secretary



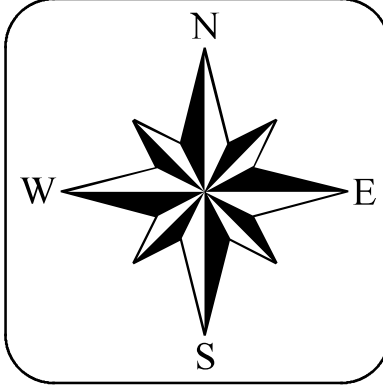
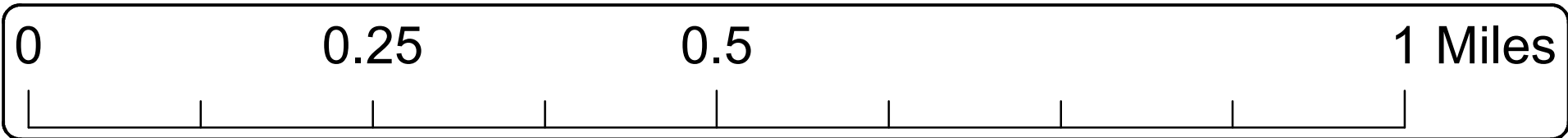
OFFICIAL ZONING MAP

CITY OF ALPINE, TX - ORDINANCE NO. 445



MAP LEGEND

	CITY BOUNDARY		C0		C1A		M1		R2		R4
	ROADS		C1		C2		R1		R3		TBD



This map was produced using Rio Grande Council of Governments files in an effort to determine accurate zoning for the City of Alpine. Zone & annexation boundaries are as determined by the City of Alpine through ordinance. Please consult official city records in case of dispute of questions. Mapped roads are as determined by the R.G.C.O.G. 9-1-1 GIS Coordinator for first responder dispatch. Production Date: 11/25/2024

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted May 21, 2013 as part of Ordinance No. 445 of the City of Alpine, Texas.

_____ day of _____, 2024

Mayor's Signature

City Secretary's Signature

CITY COUNCIL AGENDA ITEM REPORT

December 3, 2024

Agenda Item No. 12C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: Approve

AGENDA ITEM

Approve a recommendation to City Council regarding Replat 2024-12-01, an application for replat allowing the applicant, Li Feng Ni, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 513 N. 16th Street and is legally described as a replat of Lots 6 and 7, Block 8, Hamilton Addition to Alpine as shown in Subdivision Plat on File in Envelopes 86 and 87, Plat Records of Brewster County, Texas. The record property owners are Ni Li Feng and Xiudan Li. The Parcel ID of the subject property is 10625. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will be R-2 Two Family District. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Replat 2024-12-01 is being presented to reflect the updated ownership of a portion of public property that was purchased by the property owner. This replat was a condition of sale imposed by the City to the purchaser to ensure that public records are up-to-date.

SUPPORTING MATERIALS

1. REPLAT 2024-12-01 Application_Redacted
2. Replat 2024-12-01 - Replat Document

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 11/22/2024
Approved - 11/25/2024
Final Approval - 11/25/2024



APPLICATION FOR PLAT

City of Alpine Building Services Department
309 W. Sul Ross Av., Alpine Texas, 79830
432.837.3281

*Application must be completely filled out.

Please check one.		
☐ Master Plan	☐ Preliminary Plat	☐ Final Plat
☒ Preliminary Replat	☐ Final Replat	☐ Amended
☐ Minor		
SECTION 1		
Proposed Subdivision Name		Unit No.
Location Description/ Nearest Intersection SEE PRELIMINARY REPLAT OF LOTS 6&7 BLOCK 8 HAMILTON ADDITION		
Acres	Number of existing lots 2	Proposed
Reason (s) for Platting/ Replatting REMOVAL OF ENCROACHMENT ON CITY PROPERTY		Parcel ID No.
SECTION 2		
Owner/Applicant Li Feng Ni		
(if applicant is person other than owner, a letter of authorization must be proved from owner)		
4002 S CLOVERDALE WAY ONTARIO CA 917621		
Primary Telephone Number 917-909-9581	Email Address	
SECTION 3		
Licensed Engineer/ Surveyor Name KEVIN MUELLER		TDLR No.
105 N Cockrell St Alpine, TX 79830		
Primary Telephone Number 432-538-2115	Email Address	
SECTION 4		
List any variances requested SEE ATTACHED SURVEY		
Reason for request (list any hardships, and please provide an in-depth description of why application is required) REMOVAL OF		
City Limits: Yes ☒ No ☐	Is any part of the property in a flood plain? Yes ☐ No ☒	
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.		



PAID

CL# 1495

INV# 24-007802

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:*Completed application, including signature of owner/applicant and signed waiver.*

- ☒ Fee (see reverse)
☒ Traffic Impact Assessment 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 Section 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.

I agree to comply with all platting and subdivision requirements of the City of Alpine.

*Li Feng Ni*dotloop verified
10/17/2024 10:43 AM PDT
PBX-FH3Y-ZHOR-ADEW

LI FENG NI

10/17/2024

Signature of Owner

Printed Name & Title

Date

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

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 necessary signatures must be included. Signatures include: Planning & Zoning chair, City Secretary, Mayor, County Clerk. (must include blank spaces for recollection information).

**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:

•For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.

FOR STAFF USE ONLY

Date Application Fee Received		Received By <i>Jessica Isley</i>		Receipt No. <i>24-007802</i>		Cash/Check No. <i>1495</i>	
Amount Received \$ <i>200.00</i>	3 Copies <i>✓</i>	Street names appr. list <i>✓</i>	TxDOT approval letter <i>N/A</i>	Letter of authorization <i>✓</i>	Proof of ownership <i>✓</i>	HOA document <i>N/A</i>	
Plat review meeting date				Planning Commission meeting date			
COUNTY CLERK RECORDING REQUIRED:							

0.185 ACRES

METES AND BOUNDS DESCRIPTION OF 0.185 ACRES, BEING 205 SQUARE FEET OUT OF PLATTED W. BROWN AVE. RIGHT-OF-WAY AND ALL OF LOTS 7 AND 8, BLOCK 8, HAMILTON ADDITION TO ALPINE, ON FILE IN ENVELOPES 86 AND 87, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.185 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the south right-of-way line of said W. Brown Ave.. and west right-of-way line of N. 16th St. for the northeast corner of said Block 8 and **POINT OF BEGINNING** of the herein described tract;

THENCE with the west right-of-way line of said N. 16th St., **S 27°24'31" E**, a distance of **89.81 feet** to an iron rod found for the southeast corner of said Lot 7 and southeast corner of the herein described tract;

THENCE with the south line of said Lot 7, **S 71°08'39" W**, a distance of **111.44 feet** to an iron rod found for the southwest corner of said Lot 7 and southwest corner of the herein described tract;

THENCE with the west line of said Lot 7, **N 27°26'40" W**, a distance of **73.29 feet** to an iron rod found in the south right-of-way line of said W. Brown Ave. for the northwest corner of said Lot 7 and northwest corner of the herein described tract;

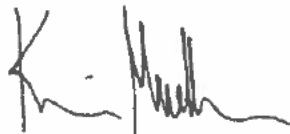
THENCE with the south line of said W. Brown Ave., **N 62°37'15" E**, a distance of **44.18 feet** to an iron rod [5911] set for a re-entrant corner of the herein described tract;

THENCE over and across said W. Brown Ave. right-of-way the following three (3) courses:

- 1) **N 27°22'45" W**, a distance of **4.60 feet** to a capped iron rod [5911] set,
- 2) **N 62°37'15" E**, a distance of **44.50 feet** to a capped iron rod [5911] set, and
- 3) **S 27°22'45" E**, a distance of **4.60 feet** to a capped iron rod [5911] set in the south right-of-way line of said W. Brown Ave. for a re-entrant corner of the herein described tract;

THENCE with the south right-of-way line of said W. Brown St., **N 62°37'15" E**, a distance of **21.56 feet** to the **POINT OF BEGINNING** of the herein described tract, containing **0.185 ACRES** of land, more or less.

I, Kevin Mueller, do hereby certify that this description was prepared from a survey performed under my supervision during September 2024, and is true and correct to the best of my knowledge.



9-14-2024

KEVIN MUELLER
SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831
(432) 538-2115



Issued By:

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

Property Information

Property ID: 10625 Geo ID: 971500080008000000
Legal Acres: 0.2355
Legal Desc: HAMILTON, BLOCK 8, LOT 7,8
Situs: 513 N 16TH ALPINE, TX 79830
DBA:
Exemptions: HS

Owner ID: 30970 100.00%
NI LI FENG AND XIUDAN LIN
, TX

For Entities

Value Information

Alpine ISD	Improvement HS:	166,643
Big Bend Regional Hospital District	Improvement NHS:	0
Brewster CAD	Land HS:	12,783
Brewster County	Land NHS:	0
City of Alpine	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	154,033

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: 10/31/2024

Total Due if paid by: 10/31/2024

0.00

Tax Certificate Issued for:	Taxes Paid in 2024
Brewster County	520.75
Big Bend Regional Hospital District	98.50
City of Alpine	676.52
Alpine ISD	350.14

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: 10/31/2024
Requested By: NI LI FENG AND XIUDAN LIN
Fee Amount: 10.00
Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

TAX RECEIPT

10/31/2024 02:26PM

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

Receipt Number

981554

Date Posted	10/31/2024
Payment Type	P
Payment Code	Full
Total Paid	\$3,763.49

PAID BY:

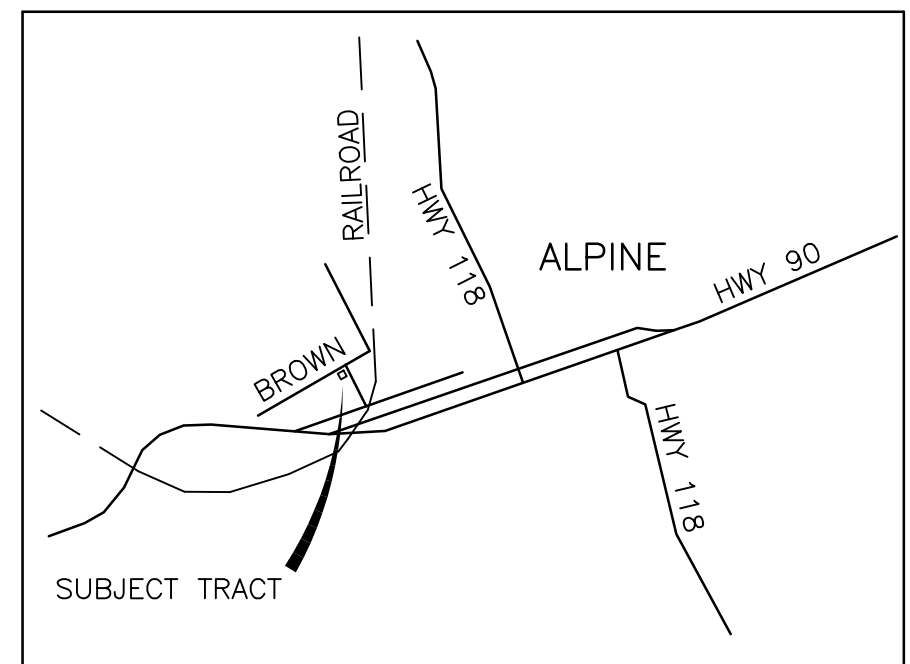
CAROL MORROW

Property ID	Geo	Legal Acres	Owner Name and Address									
10625	971500080008000000	0.2355	NI LI FENG AND XIUDAN LIN TX									
Legal Description												
HAMILTON, BLOCK 8, LOT 7,8												
Situs	DBA Name											
513 N 16TH ALPINE, TX 79830												
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discrts	P&I	Att Fees	Overage	Amount Pd	
Big Bend Regional												
Hospital District	2023	0.06609	135,030	13248	N	89.24	0.00	18.74	21.60	0.00	129.58	
Alpine ISD	2023	0.98250	23,765	13248	N	233.49	0.00	49.03	56.50	0.00	339.02	
Brewster County	2023	0.36655	135,030	13248	N	494.95	0.00	103.94	119.78	0.00	718.67	
City of Alpine	2023	0.45755	140,030	13248	N	640.71	0.00	134.55	155.05	0.00	930.31	
Big Bend Regional												
Hospital District	2024	0.06609	149,033	13361	N	98.50	0.00	0.00	0.00	0.00	98.50	
Alpine ISD	2024	0.97020	36,090	13361	N	350.14	0.00	0.00	0.00	0.00	350.14	
Brewster County	2024	0.34942	149,033	13361	N	520.75	0.00	0.00	0.00	0.00	520.75	
City of Alpine	2024	0.43921	154,033	13361	N	676.52	0.00	0.00	0.00	0.00	676.52	
											3,763.49	
Balance Due As Of 10/31/2024: .00												

Tender	Details	Description	Amount
Credit Card	VISA XX-0000 Conv.Charge 0.00		3763.49
			3763.49

Operator	Batch	Total Paid
Donna	12105 (10/31/2024 DV CREDIT CARD)	3,763.49

SUBDIVISION PLAT ON FILE IN ENVELOPES 86 AND 87, PLAT RECORDS OF BREWSTER COUNTY, TEXAS



N.T.S.

● IRON ROD FOUND [CAPPED AS NOTED]
() RECORD INFORMATION
BEARING BASIS: WGS 84

LOT 7
LOT 6

PRELIMINARY

ANCE

3. NO ROAD IMPROVEMENTS ARE PROPOSED WITH THIS REPLAT.

RELEASED 10-13-2024

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

REPLAT OF LOTS 6 AND 7, BLOCK 6, HAMILTON ADDITION TO ALPINE

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

XIUDAN LIN
3000 W. HIGHWAY 90
ALPINE, TX 79830-4131

MAYOR, CITY OF ALPINE

ATTEST: CITY SECRETARY

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.

SARAH VASQUEZ
BREWSTER COUNTY CLERK