



CITY OF ALPINE
WORKSHOP & REGULAR CITY COUNCIL MEETING
April 15, 2025 – 4:00 PM

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

1. **WORKSHOP MEETING - 4:00 P.M.**

- A. Employee Insurance Discussion presented by Hotchkiss Insurance. (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 the second and final reading of Ordinance 2025-04-02, an ordinance amending Chapter 22 - Businesses to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)
- B. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; 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)

- C. Public Hearing regarding Special Use Permit 2025-04-02, a special use permit allowing a short term rental to be established at 405 W. Ave E. The applicants are David & Laurie Oyer. The property owner of record is 405 W. Avenue E, LLC. The Parcel ID of the subject property is 11881.
- D. Public Hearing regarding Special Use Permit 2025-04-03, a special use permit allowing a short term rental to be established at 403 W. Holland Avenue, Unit A. The applicant is Little Torch Enterprises, LLC, DBA Cozy Court c/o Heather Smith. The property owner of record is Little Torch Enterprises, LLC. The Parcel ID of the subject property is 11849.
- E. Public Hearing regarding Special Use Permit 2025-04-04, a special use permit allowing a short term rental to be established at 100 W. Murphy Street. The Applicant is April McAnally. The property owner of record is 6012 Avenue T, LLC. The Parcel ID of the subject property is 32660.
- F. Public Hearing regarding Special Use Permit 2025-04-05, a special use permit allowing a short term rental to be established at 409 N. 6th Street. The applicant is April McAnally. The property owner of record is Jason Michelotti. The Parcel ID of the subject property is 11993.
- G. Public Hearing regarding Special Use Permit 2025-04-06, a special use permit allowing a short term rental to be established at 601 N. 8th Street. The applicant is Allison Davidson. The property owner of record is Allison Smith. The Parcel ID of the subject property is 10459.

5. **PUBLIC PRESENTATIONS.**

A. Presentations & Recognitions

- i) Presentation of Recognition to Johnny Marquez for his dedicated service as Interim Utility Director from February 6, 2024 to April 1, 2025.

B. Proclamations

- i) Proclamation of Administrative Professionals Week on April 20 - April 26, 2025.
- ii) National Travel and Tourism Week Sun, May 4, 2025 – Sat, May 10, 2025.
- iii) Proclamation of April 2025 as Earth Month.

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 April 1, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the March 2025 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)
- C. Approval of the 2nd Quarter Fiscal Year 2025 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)
- D. Approval of Fiscal Year 2025 - 2026 2nd Quarter Investment Report (M. Antrim, City Manager)
- E. Approval of Special Use Permit 2025-04-02, a special use permit allowing a short term rental to be established at 405 W. Ave E. The applicants are David & Laurie Oyer. The property owner of record is 405 W. Avenue E, LLC. The Parcel ID of the subject property is 11881. (G. Calderon, City Secretary)
- F. Approval of Special Use Permit 2025-04-03, a special use permit allowing a short term rental to be established at 403 W. Holland Avenue, Unit A. The applicant is Little Torch Enterprises, LLC, DBA Cozy Court c/o Heather Smith. The property owner of record is Little Torch Enterprises, LLC. The Parcel ID of the subject property is 11849. (G. Calderon, City Secretary)
- G. Approval of Special Use Permit 2025-04-04, a special use permit allowing a short term rental to be established at 100 W. Murphy Street. The Applicant is April McAnally. The property owner of record is 6012 Avenue T, LLC. The Parcel ID of the subject property is 32660. (G. Calderon, City Secretary)
- H. Approval of Special Use Permit 2025-04-05, a special use permit allowing a short term rental to be established at 409 N. 6th Street. The applicant is April McAnally. The property owner of record is Jason Michelotti. The Parcel ID of the subject property is 11993. (G. Calderon, City Secretary)

Secretary)

- I. Approval of Special Use Permit 2025-04-06, a special use permit allowing a short term rental to be established at 601 N. 8th Street. The applicant is Allison Davidson. The property owner of record is Allison Smith. The Parcel ID of the subject property is 10459. (G. Calderon, City Secretary)
- J. Approval of payment of March 2025 monthly billing summary for Bojorquez Law Firm services. (M. Antrim, City Manager)

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.

- A. Update from the Alpine Country Club. (M. Antrim, City Manager)
- B. Alpine Volunteer Fire Department Update from Chief James Etchison. (M. Antrim, City Manager)
- C. Update from Emergent Air. (M. Antrim, City Manager)

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss third party management options for the Utility Department. (M. Antrim, City Manager)
- B. Discuss next steps with initiating a pilot program for AMI water meters through Premier Water Works. (M. Antrim, City Manager)

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 second and final reading of Ordinance 2025-04-02, an ordinance amending Chapter 22 - Businesses to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)
- B. Approve the second and final reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; 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)

- C. Approve the first reading of Ordinance 2025-05-01, an Ordinance amending Chapter 74 - Parks and Recreation, Article II - Municipal Swimming Pool to the Alpine Code of Ordinances; Amending rules and regulations for the city pool. (M. Antrim, City Manager)
- D. Approve the first reading of Ordinance 2025-05-02, an ordinance authorizing the vacation, abandonment, and sale of 0.046 acres out of S. 5th St. right of way, platted as part of Ferguson's Second Addition to the City of Alpine, Envelope 96, Plat Records of Brewster County, Texas; Authorizing the City Manager to execute a Deed without Warranty to the applicant, Horticultural Consulting, LLC; 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)
- E. Approve Resolution 2025-04-11, a resolution adopting a swimming pool fee schedule for the Fiscal Year 2025 for the Alpine Municipal Swimming Pool. (M. Antrim, City Manager)
- F. Approve the High Intensity Drug Traffic Award (HIDTA) for FY 2026. (M. Antrim, City Manager)
- G. Approve 2025 Tax Agreement between the Brewster County Tax Office and the City of Alpine for collection of City property tax. (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:

- a. Discussion with City Attorney regarding the current residential zoning of two properties, impact of previous zoning actions related to properties and legal options pursuant to the City's zoning code and state law concerning designation as commercial properties. The properties in question are:
 - 1. 1702 E Ave H. The property ID of the subject property is 12816. The property owner of record is Vicky Vega.
 - 2. 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A. Vega.

3. 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (L. Escovedo, 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 April 11, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 11th day of April 2025.



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



CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 1A

Department: Office of the City Manager

Sponsor:

Memo Prepared By: Agenda Managers: please remove this text and enter the name and title of the individual creating the memo/item report PRIOR to producing the memo/item report so that it can be populated into the document automatically.

Staff Recommendation:



AGENDA ITEM

Employee Insurance Discussion presented by Hotchkiss Insurance. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required:

Savings Anticipation:

Current Budget FY2024-

2025:

Additional Funding:

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 4A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2025-04-02, an ordinance amending Chapter 22 - Businesses to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 4B

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; 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

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 4C

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Public Hearing regarding Special Use Permit 2025-04-02, a special use permit allowing a short term rental to be established at 405 W. Ave E. The applicants are David & Laurie Oyer. The property owner of record is 405 W. Avenue E, LLC. The Parcel ID of the subject property is 11881.

EXECUTIVE SUMMARY

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 4D

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Public Hearing regarding Special Use Permit 2025-04-03, a special use permit allowing a short term rental to be established at 403 W. Holland Avenue, Unit A. The applicant is Little Torch Enterprises, LLC, DBA Cozy Court c/o Heather Smith. The property owner of record is Little Torch Enterprises, LLC. The Parcel ID of the subject property is 11849.

EXECUTIVE SUMMARY

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 4E

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Public Hearing regarding Special Use Permit 2025-04-04, a special use permit allowing a short term rental to be established at 100 W. Murphy Street. The Applicant is April McAnally. The property owner of record is 6012 Avenue T, LLC. The Parcel ID of the subject property is 32660.

EXECUTIVE SUMMARY

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 4F

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing regarding Special Use Permit 2025-04-05, a special use permit allowing a short term rental to be established at 409 N. 6th Street. The applicant is April McAnally. The property owner of record is Jason Michelotti. The Parcel ID of the subject property is 11993.

EXECUTIVE SUMMARY

None

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

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 4G

Department: Office of the City Secretary

Sponsor:

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation:

AGENDA ITEM

Public Hearing regarding Special Use Permit 2025-04-06, a special use permit allowing a short term rental to be established at 601 N. 8th Street. The applicant is Allison Davidson. The property owner of record is Allison Smith. The Parcel ID of the subject property is 10459.

EXECUTIVE SUMMARY

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required:

Savings Anticipation:

Current Budget FY2024-

2025:

Additional Funding:

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 5Ai

Department: City Council

Sponsor: Rick Stephens, Councilor

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Presentation of Recognition to Johnny Marquez for his dedicated service as Interim Utility Director from February 6, 2024 to April 1, 2025.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Certificate Of Achievement

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 - 4/8/2025

Approved - 4/8/2025

Final Approval - 4/8/2025

CERTIFICATE OF APPRECIATION



THIS CERTIFICATE IS PROUDLY PRESENTED TO

Johnny Marquez

For his continued dedication to the City of Alpine as Interim Utility Director from February 2024 to
April 2025.

Catherine Eaves
MAYOR



Megan Antrim
CITY MANAGER

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 5Bi

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Proclamation of Administrative Professionals Week on April 20 - April 26, 2025.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-15-2025 - Proclamation National Administrative Professional Week

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 - 4/1/2025
Approved - 4/1/2025
Final Approval - 4/6/2025

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, administrative professionals play an essential role in coordinating the office operations of business, government, educational institutions, and other organizations; and

WHEREAS, administrative professionals are vital contributors in today's team-oriented work environment and are key front-line public relations ambassadors for their organizations; and

WHEREAS, the work of administrative professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service and other vital office management responsibilities, and most importantly, have the willingness to learn and accept new challenges; and

WHEREAS, Administrative Professionals Week is observed annually in workplaces around the world to recognize the important contributions of administrative support staff and is sponsored by the International Association of Administrative Professionals; and

WHEREAS, the City of Alpine is extremely proud of our talented and highly skilled Administrative Professional staff and officially recognize and appreciate their hard work, support, and continued professional growth;

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize April 20, 2025, to April 26, 2025, as

Administrative Professionals Week

In Alpine, Texas, and encourage all citizens to join me in this worthy observance.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of April in the Year 2025.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 5Bii

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

National Travel and Tourism Week Sun, May 4, 2025 – Sat, May 10, 2025.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-15-2025 National Travel and Tourism Week

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 - 4/1/2025

Approved - 4/1/2025

Final Approval - 4/6/2025

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, the travel industry fuels every industry and will continue to be an essential part of Alpine's economy, development and workforce; and

WHEREAS, travel is an economic powerhouse for every state and destination across the country, with an economic output of trillions, supporting millions of American jobs; and

WHEREAS, travel spending supports vibrant and safe communities in Alpine and across the United States by generating billions in state and local tax revenue to support essential services, such as education, emergency response, public safety and more; and

WHEREAS, travel enables success for all industries—including manufacturing, agriculture, defense, healthcare and more—by driving sales growth, innovation, education and operations that move our economy, our nation and Alpine forward; and

WHEREAS, the travel industry cannot recover without the full return of leisure, business and international inbound travelers; increasing travel to and within the United States drives America forward to a more prosperous future; and

WHEREAS, the travel industry's success will continue to grow Alpine's economy and workforce; and

WHEREAS, travel is an essential industry, and we must continue to communicate that growing travel leads to economic growth, benefits businesses and fosters mutual understanding; and

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby announce and proclaim to all citizens and set seal hereto, that May 4 – 10, 2025, is

National Travel & Tourism Week

In the City of Alpine, Texas and urge the citizens of Alpine to join me in recognizing the critical role this industry plays in Alpine.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of April in the Year 2025.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 5Biii

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Proclamation of April 2025 as Earth Month.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-15-25 Earth month

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 - 4/1/2025
Approved - 4/1/2025
Final Approval - 4/6/2025

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, we are reminded of the extraordinary importance of maintaining a clean and healthy environment; and

WHEREAS, all people, regardless of race, gender, income, or geography, have a right to a healthy, sustainable environment with economic growth and opportunity; and

WHEREAS, we are all caretakers of our planet and have an obligation to combat climate change and environmental degradation to preserve the earth's beauty and resources; and

WHEREAS, it is necessary to broaden and diversify this global movement to achieve maximum success; and

WHEREAS, this year marks the 7th anniversary of the Earth Day movement let it be known that the city of Alpine, Texas encourages all businesses, institutions, and individuals to celebrate the Earth and commit to caring for the planet and its resources.

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize the month of April 2025 as

Earth Month

and encourage people in Alpine to combat environmental degradation, support green program initiatives, and to encourage others to undertake similar actions.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of April in the Year 2025.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8A

Department:

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: Approve

AGENDA ITEM

Approval of the April 1, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-1-25 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

Alex Tackett, Records Clerk
Megan Antrim, City Manager

Approved - 4/3/2025
Final Approval - 4/6/2025

City Of Alpine
WORKSHOP & REGULAR CITY COUNCIL MEETING
Tuesday, April 1, 2025 – 4:00 PM
Minutes

1. **WORKSHOP MEETING - 4:00 P.M.**

Mayor Eaves called the meeting to order at 4:01 P.M.

City Council Members Present:

Councilor Reagan Stone *Virtually*
Councilor Darin Nance
Councilor Rick Stephens
Mayor Catherine Eaves
Councilor Eva Martinez

City Staff and Stakeholders Present:

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

Not Present: Councilor Lucy Escovedo

Others Present: 1 Attendee

- A. Workshop regarding the implementation of a 380 Agreement Ordinance, including general requirements, processes, & procedures. (M. Antrim, City Manager)

Mayor Eaves adjourned the Workshop Meeting. (4:42 P.M.)

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

Mayor Catherine Eaves called the meeting to order at 5:30 P.M. The meeting was held at City Council Chambers located at 803 West Holland Avenue and via Zoom Video-conference 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
Councilor Eva Martinez

City Staff and Stakeholders Present:

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

Not Present: None

Others Present: 12 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 March 28, 2025.

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.

Public Comments: None.

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.

Open. (5:31 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.

Public Comments: Rachel Ziegler, Representative of Holland Four Yucca, LLC.

- B. Public Hearing to obtain citizen views and comments regarding the issuance of an Animal Permit, 2025-04-01, a permit allowing the housing of two (2) horses to be located at 1902 W. Avenue "E." Horses are owned by Robert Gates.

Public Comments: Robert Gates, Ward 2.

Close. (5:35 P.M.)

5. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations

- i) Proclamation of National Public Safety Telecommunicators Week April 13-19, 2025.

Mayor Eaves presented the Proclamation of National Public Safety Telecommunicators Week to Alpine Police Department Communication Officers, LauRese Gretchen & Kiyona Graham.

- ii) Proclamation of National Animal Care and Control Appreciation Week for April 13-19, 2025.

Mayor Eaves presented the Proclamation of National Animal Care and Control Appreciation Week to Animal Services Officers, Jennifer Stewart and Samantha Johnson.

- iii) Proclamation of International Dark Sky Week for April 21-28, 2025.

Mayor Eaves presented the Proclamation of International Dark Sky Week to Stephen Hummel and Mary Beth Garrett.

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.

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.

No items were removed 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.

No Action Items were added to the Consent Agenda.

- 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 time-sensitive items were added to the Time-Sensitive Items portion of the meeting.

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of the March 18, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the excused absence of Mayor Eaves from the March 18, 2025 Regular City Council Meeting. (G. Calderon, City Secretary)

RESOLUTION 2025-04-01: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve the consent agenda as presented, the City Council unanimously adopted the motion with all members present voting in favor.

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.

- A. Update from the Alpine Emergency Services Board. (M. Antrim, City Manager)

Carla Spencer, Secretary of the Alpine Emergency Services Board, provided a report to the City Council.

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

Denise Olazaba, Client Advocate and Community Educator, provided a report to the City Council.

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

Don Wetterauer MLS, PhD, Executive Director of the Alpine Public Library, presented an update to the City Council.

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss the recommendation from the Parks and Recreation Board to approve a proposed ordinance amending Chapter 74 - Parks and Recreation, Article II - Municipal Swimming Pool to the Alpine Code of Ordinances; Amending rules and regulations for the city pool. (M. Antrim, City Manager)

Mayor Eaves called a short recess. (6:26 P.M.)

The meeting resumed. (6:31 P.M.)

- B. Discuss the purchase of an Asphalt Zipper through the Government Capital Equipment Purchasing Program for the Public Works Department. (M. Antrim, City Manager)

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 2024-04-02, an ordinance amending Chapter 22 - Businesses to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)

RESOLUTION 2025-04-02: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2025-04-02 as presented with one minor typographical error on page 5 to add a small letter a) under Section 22-129, discussion ensued.

RESOLUTION 2025-04-03: Councilor Rick Stephens offered an amendment to the original motion that would allow temporary permits for sale of alcohol at festivals or similar activities in the City of Alpine. Councilor Darin Nance seconded the motion. The amendment was adopted unanimously by the City Council with all members present voting in favor. The City Council then unanimously voted to adopt the original motion as amended.

- B. Approve the first reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; 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 2025-04-04: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the first reading of Ordinance 2025-04-04 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- C. Approve Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification

of the subject property is C-2 Business District and will remain the same if the application is approved. (M. Antrim, City Manager)

RESOLUTION 2025-04-05: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve this permit as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- D. Approval of Animal Permit 2025-04-01, a horse permit to be issued to Robert Gates to house two (2) horses at 1902 W. Ave E, Alpine, Texas. (M. Antrim, City Manager)

RESOLUTION 2025-04-06: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve Animal Permit 2025-04-01, a horse permit to be issued to Robert Gates, the City Council unanimously adopted the motion with all members present voting in favor.

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.**

RESOLUTION 2025-04-07: On a motion by Councilor Rick Stephens and seconded by Councilor Regan Stone to move into executive session, the City Council unanimously adopted the motion with all members present voting in favor. **(7:12 P.M.)**

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. Personnel Matters § 551.074, Texas Government Code:

- i. Discussion regarding the Building Official position, including possible reassignment and/or adjustment of duties. (M.Antrim, City Manager)
- ii. Discussion regarding the Director of Utilities position, including possible reassignment and/or adjustment of duties. (M.Antrim, City Manager)

B. Consultation with Attorney § 551.071, Texas Government Code:

- i. Customs and Border Protection Lease.

- ii. Update on Letter of Demand - Stephen Seale.
- iii. Update on Letter of Demand - Living Trust of James Distel.

16. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2025-04-08: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to move into regular session, the City Council unanimously adopted the motion with all members present voting in favor. **(8:03 P.M.)**

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

RESOLUTION 2025-04-09: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the City Manager's recommendation that Jessica Isley be approved as the Building Official/Director of Building Services effective March 30, 2025, the City Council unanimously adopted the motion with all members present voting in favor.

RESOLUTION 2025-04-10: Councilor Rick Stephens moved that:

1. The City Council approve the City Manager's recommendation that the City Manager take over as the Director of Utilities effective today.
2. The City Manager take action to as quickly as possible, bring a recommendation to City Council for approval to hire a third party Utility Director until such time that a Utility Director is hired by the City.
3. The City Council recognize Johnny Marquez for the terrific role that he is provided as the Acting Utility Director for the past 13 months.

Councilor Eva Martinez seconded the motion and the City Council unanimously adopted the motion with all members present voting in favor.

17. **ADJOURN.**

There being no further business, the meeting was adjourned by Mayor Eaves. (8:06 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 March 28, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 28th day of March, 2025.



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



CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8B

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 March 2025 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)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 3-2025 OCS Report FY 2025

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 - 3/31/2025

Approved - 3/31/2025

Final Approval - 4/6/2025

OFFICE OF THE CITY SECRETARY
MARCH 2025 ACTIVITY REPORT



LEGISLATIVE SERVICES & CITY COUNCIL ACTIVITIES

Legislative Services / City Council activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances, resolutions, proclamations and other documents for Legislative Services and other city departments. Each item that is included on a City Council agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Meeting Type	March 2025	FY 2025 YTD
Regular Meetings	2	11
Special Meetings	0	1
Workshops	0	6

Document Type	March 2025	FY 2025 YTD
Agendas Prepared/Posted	2	12
Packets Prepared/Posted	2	12
Minutes Completed/Approved	2	13

Agenda Items Processed	March 2025	FY 2025 YTD
Ordinances	0	8
Resolutions	6	17
Orders	5	6
Proclamations	1	3
Contracts/Agreements	2	7
Policy Revisions	3	6
General Special/Conditional Use Permit	0	0
Short Term Rental	0	4
Alcoholic Beverage Permit	1	7
Coin-Operated / Gameroom Permit	0	0
Rezone	0	0
Replat	0	3
Annexation	0	0
Variance	0	1
Board Appointments	1	3
Other	17	94

Enrolled (Passed) Documents	March 2025	FY 2025 YTD
Ordinances	0	7
Resolutions	6	17
Orders	5	6

APPROVED ORDINANCES – None.**UNAPPROVED ORDINANCES – None.****APPROVED RESOLUTIONS.**

Resolution 2025-03-01: a resolution approving Budget Policy for the Fiscal Year 2025-2026. The City Council approved this item on March 4, 2025.

Resolution 2025-03-02: a resolution approving the Investment Policy for the Fiscal Year 2025-2026. The City Council approved this item on March 4, 2025.

Resolution 2025-03-03: a resolution approving the Financial Policy Fiscal Year 2025-2026. The City Council approved this item on March 4, 2025.

Resolution 2025-03-04: a resolution authorizing the City to participate in the WEX Fuel Card Program through the TIPS purchasing cooperative for fleet management efficiency and cost control. The City Council approved this item on March 4, 2025.

Resolution 2025-03-05: a resolution authorizing the City's Police Department to participate in the Office of the Governor's, Public Safety Office, Homeland Security Grants Division, Operation Lonestar (OLS) for FY2026. The City Council approved this item on March 4, 2025.

Resolution 2025-03-19: a resolution approving a Financial Proposal from Government Capital for the purchase of a new Loader for the Public Works Department for three (3) years at \$78,606.17 per year. The City Council approved this item on March 18, 2025.

UNAPPROVED RESOLUTIONS – None.**APPROVED SPECIAL USE PERMITS.**

Special Use Permit 2025-03-01: a special use permit allowing the applicant, American Legion Post #79, to obtain a Late Hours Certificate (LH) from the Texas Alcoholic Beverage Commission to allow open hours until 2:00 A.M. The subject property is located at 306 W. Sul Ross Avenue. The property owner of record is American Legion. The Parcel ID of the subject property is 11884. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved. The City Council approved this item on March 4, 2025.

UNAPPROVED SPECIAL USE PERMITS – None.**APPROVED ORDERS.**

Order 2025-03-01: an order correcting a typographical error for Early Voting dates for the May 3, 2025 Order of General Election. The City Council approved this item on March 4, 2025.

Order 2025-03-02: an order approving the Certification of Unopposed Candidates for the May 3, 2025 General Election. The City Council approved this item on March 4, 2025.

Order 2025-03-03: an order of cancellation for the unopposed Ward 3 race for the May 3, 2025 General Election. The City Council approved this item on March 4, 2025.

Order 2025-03-04: an order approving the agreement between City of Alpine and Brewster County Election Administrator for Election Equipment and Services for the May 3, 2025 General Election. The City Council approved this item on March 18, 2025.

Order 2025-03-05: an order appointing and setting the rate of pay for election officials, setting the number of election workers, and designating the Early Voting Ballot Board for the May 3, 2025 General Election. *The City Council approved this item on March 18, 2025.*

APPROVED REPLATS – None.

APPROVED CONTRACTS / AGREEMENTS / REQUESTS FOR PROPOSALS / MISC.

Approve five year contract with Continental Utility Solutions, Inc. (CUSI) Software for cloud hosting services for utility billing, meter reading services, work order management, and customer web portal. First year implementation fee \$36,750.00, monthly service fee \$2,559.00.

Resolution 2025-03-19: a resolution approving a Financial Proposal from Government Capital for the purchase of a new Loader for the Public Works Department for three (3) years at \$78,606.17 per year.

WORKSHOPS & PRESENTATIONS – None.

TRANSPARENCY IN GOVERNMENT: HEARINGS, LETTERS, & PUBLIC NOTICES

The City held 2 public hearings in March 2025. Additionally, we sent 70 letters to owners within 200 feet of properties where proposed zoning and land use changes were being considered.

Public Hearings	March 2025	FY 2025 YTD
No. of Hearings Conducted	2	33

Letters	March 2025	FY 2025 YTD
No. of Letters Sent	70	189

Official Newspaper Notices	March 2025	FY 2025 YTD
Notice of Public Hearing	2	20
Notice of Passed Ordinance	0	6
Misc. Public Notice (RFP, Workshop, Etc.)	2	5

PUBLIC INFORMATION REQUESTS

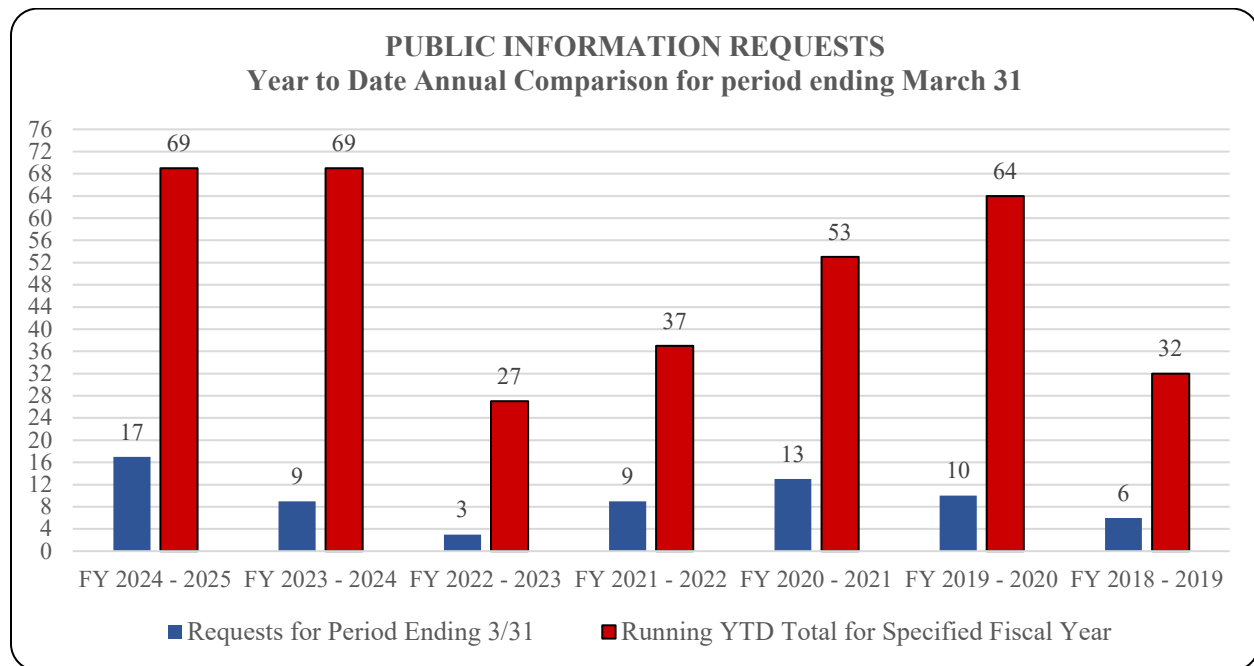
Public Information Requests	March 2025	FY 2025 YTD
Requests Received	17	69
Average Completion Time	3.2 days	3.8 days
Referred to Attorney General	0	0

Requests by Department	March 2025	FY 2025 YTD
Administration	2	12
Animal Services	-	-
Building Services / Planning / Code	8	13
Finance	1	4
Police	6	36

Public Works	-	-
Utilities	-	2
Utility Billing	-	-
Redirected to another agency	-	5

PUBLIC INFORMATION REQUESTS –*Year to Date Annual Comparison for period ending March 31*

Annual Comparison	Requests for Period Ending 3/31	Running YTD Total for Specified Fiscal Year
FY 2024 - 2025	17	69
FY 2023 - 2024	9	69
FY 2022 - 2023	3	27
FY 2021 - 2022	9	37
FY 2020 - 2021	13	53
FY 2019 - 2020	10	64
FY 2018 - 2019	6	32

**BOARDS, COMMISSIONS, & COMMITTEES ACTIVITIES**

Boards, Commissions, and Committees activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting

ordinances and other documents for Legislative Services and other city departments. Each item that is included on a Board agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Document Type	March 2025	FY 2025 YTD
Agendas Prepared/Posted	2	14
Packets Prepared/Posted	2	14
Minutes Completed	2	13

Board Meetings Held	March 2025	FY 2025 YTD
Animal Advisory Board	0	2
Hotel Occupancy Tax Committee	0	1
Music Advisory Board	0	0
Parks and Recreation	1	4
Planning & Zoning	1	5
Building & Standards	0	0

Animal Advisory Board – None.

Hotel Occupancy Tax Committee – None.

Parks & Recreation Board –

The Parks & Recreation Board met on March 12, 2025 to discuss a native plant list for city parks, to receive an update on Pueblo Nuevo Park, to receive an update from the Parks & Recreation department, and to receive an update on the shade structure at the dog park. The board also recommended proposed updates to the Municipal Swimming Pool ordinance at this meeting.

Planning & Zoning Commission

The Planning & Zoning Commission met on March 24, 2025 and held 1 public hearing regarding Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M., 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The Commission recommended approval of the special use permit to the City Council.

Music Advisory Board– None.

Building & Standards Commission - None.

BOARD APPOINTMENTS, RESIGNATIONS, AND VACANCIES.

BOARD APPOINTMENTS

Planning & Zoning Commission

Place 1: Benjamin Garcia – Approved by the City Council on March 4, 2025.

BOARD RESIGNATIONS / REMOVAL – None.**BOARD VACANCIES****Parks & Recreation Board**

Place 1

Place 2

Place 4

Building & Standards

Place 6

Place 7

TRAINING ACTIVITY & SPECIAL EVENTS –

- The City Secretary attended the following webinar from the Texas Municipal Clerks Association:
 - Texas Ethics Commission best practices.
- The City Secretary attended the following webinars from the Office of the Texas Secretary of State:
 - Public Information, Ballot Secrecy, and How to Prepare for Election.
 - Qualifying Voters at the Polling Place.
 - Convening the Signature Verification Committee and Early Voting Ballot Board.

ELECTION ACTIVITY –

- Judges and Alternate Judges were provided the required notices of election and writ of election as required by state law.
- Ballots were ordered and received.

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8C

Department: City Council

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation:



AGENDA ITEM

Approval of the 2nd Quarter Fiscal Year 2025 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)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Quarter 2 2024-2025 Fiscal Year Report

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 - 3/31/2025

Approved - 3/31/2025

Final Approval - 4/6/2025

OFFICE OF THE CITY SECRETARY
QUARTER 2 2025 ACTIVITY REPORT



LEGISLATIVE SERVICES & CITY COUNCIL ACTIVITIES

Legislative Services / City Council activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances, resolutions, proclamations and other documents for Legislative Services and other city departments. Each item that is included on a City Council agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Meeting Type	Q2 2025	FY 2025 YTD
Regular Meetings	6	6
Special Meetings	0	0
Workshops	2	2

Document Type	Q2 2025	FY 2025 YTD
Agendas Prepared/Posted	6	6
Packets Prepared/Posted	6	6
Minutes Completed/Approved	6	6

Agenda Items Processed	Q2 2025	FY 2025 YTD
Ordinances	3	3
Resolutions	10	10
Orders	6	6
Proclamations	1	1
Contracts/Agreements	2	2
Policy Revisions	4	4
General Special/Conditional Use Permit	0	0
Short Term Rental	0	0
Alcoholic Beverage Permit	5	5
Coin-Operated / Gameroom Permit	0	0
Rezone	0	0
Replat	0	0
Annexation	0	0
Variance	0	0
Board Appointments	2	2
Other	54	54

Enrolled (Passed) Documents	Q2 2025	FY 2025 YTD
Ordinances	2	2
Resolutions	10	10
Orders	6	6

APPROVED ORDINANCES**UNAPPROVED ORDINANCES****APPROVED RESOLUTIONS****UNAPPROVED RESOLUTIONS****APPROVED SPECIAL USE PERMITS****UNAPPROVED SPECIAL USE PERMITS – None.****APPROVED ORDERS – None.****APPROVED REPLATS****APPROVED CONTRACTS / AGREEMENTS / REQUESTS FOR PROPOSALS / MISC.****WORKSHOPS & PRESENTATIONS****TRANSPARENCY IN GOVERNMENT: HEARINGS, LETTERS, & PUBLIC NOTICES**

The City held 14 public hearings in Quarter 2 2025. Additionally, we sent 96 letters to owners within 200 feet of properties where proposed zoning and land use changes were being considered.

Public Hearings	Q2 2025	FY 2025 YTD
No. of Hearings Conducted	14	33

Letters	Q2 2025	FY 2025 YTD
No. of Letters Sent	96	189

Official Newspaper Notices	Q2 2025	FY 2025 YTD
Notice of Public Hearing	13	20
Notice of Passed Ordinance	2	6
Misc. Public Notice (RFP, Workshop, Etc.)	3	5

PUBLIC INFORMATION REQUESTS

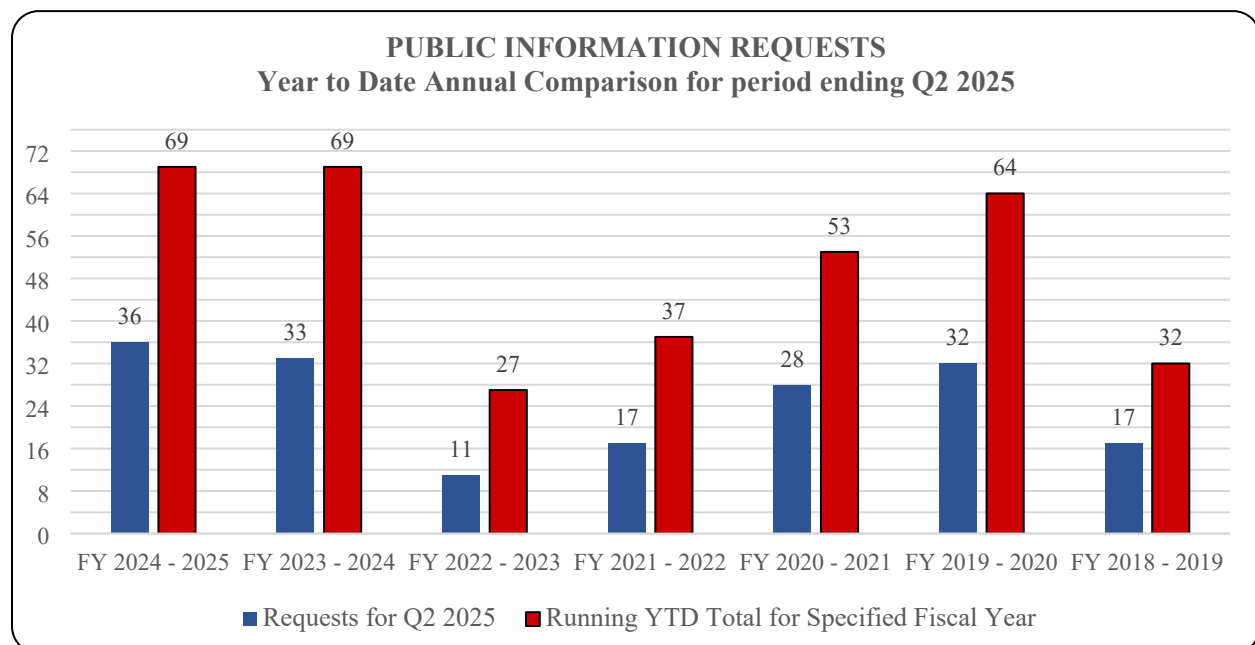
Public Information Requests	Q2 2025	FY 2025 YTD
Requests Received	36	69
Average Completion Time	3.2 days	3.8 days
Referred to Attorney General	0	0

Requests by Department	Q2 2025	FY 2025 YTD
Administration	4	12
Animal Services	-	-
Building Services / Planning / Code	10	13

Finance	3	4
Police	16	36
Public Works	-	-
Utilities	-	1
Utility Billing	-	-
Redirected to another agency	-	2

PUBLIC INFORMATION REQUESTS –*Year to Date Annual Comparison for period ending March 31*

Annual Comparison	Requests for Q2 in 2025	Running YTD Total for Specified Fiscal Year
FY 2024 - 2025	36	69
FY 2023 - 2024	33	69
FY 2022 - 2023	11	27
FY 2021 - 2022	17	37
FY 2020 - 2021	28	53
FY 2019 - 2020	32	64
FY 2018 - 2019	17	32



BOARDS, COMMISSIONS, & COMMITTEES ACTIVITIES

Boards, Commissions, and Committees activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances and other documents for Legislative Services and other city departments. Each item that is included on a Board agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Document Type	Q2 2025	FY 2025 YTD
Agendas Prepared/Posted	8	8
Packets Prepared/Posted	8	8
Minutes Completed	7	7

Board Meetings Held	Q2 2025	FY 2025 YTD
Animal Advisory Board	2	2
Hotel Occupancy Tax Committee	1	1
Music Advisory Board	0	0
Parks and Recreation	2	2
Planning & Zoning	3	3
Building & Standards	0	0

Animal Advisory Board

The Animal Advisory Board had a meeting scheduled on January 14, 2025. The meeting could not be held due to lack of a quorum of members present.

The Animal Advisory Board met on February 11, 2025 and discussed updates to Chapter 10 – Animals including amendments the requirements related to exceptions for dogs and cats being microchipped, providing amended language to provide clarification, and providing updates to animal department and facility titles within the City. Additionally, the board discussed the status of the city-owned and operated incinerator and appointed leadership positions to the board.

Hotel Occupancy Tax Committee

The Hotel Occupancy Tax Committee did not meet in January.

The Hotel Occupancy Tax Committee met on February 13, 2025 Hotel Occupancy Tax Grant guidelines and application form. Additionally, the Committee discussed the grant application timeline including application opening, application deadline, and HOT Committee meeting dates to review and recommend funding by the Alpine City Council.

The Hotel Occupancy Tax Committee did not meet in March.

Parks and Recreation Board

The Parks & Recreation Board did not meet in January.

The Parks & Recreation Board met on February 12, 2025 to discuss graffiti and painting in city parks, to discuss the parks budgets from the 2023-2024 fiscal year, to discuss a native plant list for city parks, and to discuss the Municipal Swimming Pool ordinance.

The Parks & Recreation Board met on March 12, 2025 to discuss a native plant list for city parks, to receive an update on Pueblo Nuevo Park, to receive an update from the Parks & Recreation department, and to receive an update on the shade structure at the dog park. The board also recommended proposed updates to the Municipal Swimming Pool ordinance at this meeting.

Planning & Zoning Commission

The Planning & Zoning Commission held a workshop on January 27, 2025 regarding updating Appendix C – Zoning. The Commission did not have a quorum, so the regular meeting could not be conducted.

The Planning & Zoning Commission met on February 24, 2025 and held 4 public hearings. 1 Public Hearing was regarding Special Use Permit 2025-03-01 regarding the issuance of a special use permit for American Legion to obtain a Late Hours (LH) Certificate from the Texas Alcoholic Beverage Commission. The other 3 public hearings were regarding proposed ordinances: Zoning, Alcohol Sales within the city limits, and Signs. The Commission reviewed and discussed a proposed ordinance implementing updates to Appendix C – Zoning to the Alpine Code of Ordinances including amendments to general zoning regulations, land use, acceptable uses, unacceptable uses, minimum standards, processes, permits, and general zoning issues in the city. The Commission recommended approval of the proposed ordinance to the City Council. The Commission reviewed and discussed a proposed ordinance implementing updates to Chapter 22 - Businesses, Article IV - Alcoholic Beverages to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold. The Commission recommended approval of the proposed ordinance, with amendments, to the City Council. The Commission reviewed and discussed a proposed ordinance implementing updates to Chapter 78 - Signs to the Alpine Code of Ordinances; Amending the rules, regulations, and general requirements regarding signs in corporate city limits. The Commission recommended approval of the proposed ordinance to the City Council.

The Planning & Zoning Commission met on March 24, 2025 and held 1 public hearing regarding Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M., 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The Commission recommended approval of the special use permit to the City Council.

Music Advisory Board– None.

Building & Standards Commission - None.

BOARD APPOINTMENTS, RESIGNATIONS, AND VACANCIES

BOARD APPOINTMENTS –

Planning & Zoning Commission

Place 4: Tara Gaugler – Approved by the City Council on February 4, 2025.

Place 1: Benjamin Garcia – Approved by the City Council on March 4, 2025.

BOARD RESIGNATIONS / REMOVAL

Planning & Zoning Commission

Place 6: Daulton Beam.

BOARD VACANCIES

Parks & Recreation Board

Place 1

Place 2

Place 4

Building & Standards

Place 6

Place 7

TRAINING ACTIVITY & SPECIAL EVENTS –

- The City Secretary attended the following webinar from the Texas Municipal Clerks Association:
 - Ethical Issues Facing Municipal Clerks
- The City Secretary attended the following webinars from the Office of the Texas Secretary of State:
 - Preparing for the May 2025 Election and Issuing the Order and Notice of Election.
 - Web Posting Requirements and Best Practices.
 - Selecting and Preparing Your Polling Places.
 - Reviewing Applications for Ballot by Mail and Federal Postcard Applications.
 - Management of Ballots by Mail.
- The City Secretary attended the following webinar from the Texas Municipal Clerks Association:
 - Texas Ethics Commission best practices.
- The City Secretary attended the following webinars from the Office of the Texas Secretary of State:
 - Public Information, Ballot Secrecy, and How to Prepare for Election.
 - Qualifying Voters at the Polling Place.
 - Convening the Signature Verification Committee and Early Voting Ballot Board

ELECTION ACTIVITY –

- The City Council ordered a General Election for May 3, 2025 for the positions of City Council Member Ward 1 and City Council Member Ward 3.
- The filing deadline for this election is January 15, 2025 to February 14, 2025 at 5:00 P.M.
- The filing deadline closed on February 14, 2025, at 5:00 P.M. with the following candidates filing for Ward 1 and Ward 3:
 - Ward 1: Austin Smith
 - Ward 1: Andy Ramos
 - Ward 1: Richard Portillo
 - Ward 3: Robert Rückes
- The City Secretary conducted the Drawing for Place on the Ballot and ordered ballots from the city's election vendor.
- Judges and Alternate Judges were provided the required notices of election and writ of election as required by state law.
- Ballots were ordered and received.

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8D

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approval of Fiscal Year 2025 - 2026 2nd Quarter Investment Report (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Executive Summary – FY25 2nd Quarter Investment Report
City of Alpine | Quarter Ending March 31, 2025

This report is submitted in accordance with the Public Funds Investment Act (Texas Government Code Chapter 2256) and reflects full compliance with the City of Alpine's Investment Policy, adopted by Resolution 2024-05-10.

The City of Alpine's investment portfolio for the second quarter of FY25 has been managed with a focus on safety, liquidity, and yield. The portfolio continues to meet the primary objectives of preserving capital, maintaining sufficient liquidity to meet cash flow requirements, and earning a competitive rate of return.

Key highlights for the quarter include:

- The portfolio remains diversified and appropriately aligned with the City's approved investment strategy. All investments were made in accordance with the City's policy and applicable law.
- No portfolio variances, exceptions, or policy deviations occurred during this reporting period. The City's investments were made with prudent management and conservative strategies, ensuring financial stability and readiness to meet obligations.

This report was prepared by Victoria Sanchez, Director of Finance, and presented to the City Council and Mayor for review and transparency in governance.

SUPPORTING MATERIALS

1. FY25 2ND QUARTER INVESTMENTS REPORT

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 - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025



City of Alpine
Quarterly Investment Report
Quarter Ending March 31, 2025
2nd Quarter

Prepared for the City of Alpine Mayor and Council

In accordance with Section 2256.023 Internal management Reports of the Public Funds Investment Act.

This quarterly report is in full compliance with the investment strategy as established for the City of Alpine's funds in the City of Alpine Investment Policy as adopted by Resolution 2024-05-10; and meets the reporting requirements mandated by the Public Funds Investment Act of the Texas Government Code Chapter 2256 as amended.

Victoria Sanchez
Investment Officer/Director of Finance



City of Alpine
FY 2024-2025 Quarterly Investment Report
2nd Quarter Ending March 31, 2025

ACCOUNT TYPE	FUND DISTRIBUTION	PURCHASE DATE	MATURITY DATE	AVERAGE MONTHLY YIELD AS OF 3/31/2025	QUARTER BEGINNING BALANCE	INTEREST/DIVIDEND EARNED	TOTAL CONTRIBUTIONS (WITHDRAWALS)	NET CHANGE	ENDING BALANCE	
									BOOK VALUE AS OF 3/31/2025	MARKET VALUE AS OF 3/31/2025

TexStar: City of Alpine (X-1110)- Investment Pool

General Fund	All Funds	N/A	On Demand	4.3394%	\$2,224,213.31	\$22,495.64	-\$707,977.80	-\$685,482.16	\$1,538,731.15	\$1,538,731.15
Total					\$2,224,213.31	\$22,495.64	-\$707,977.80	-\$685,482.16	\$1,538,731.15	\$1,538,731.15

Resolution 2021-12-01 - 1st Payment of ARPA (\$741,127.78) - Dedicated to Wastewater
Collateral Limits Reached at WTNB - Transferred \$500,000 May 17, 2022 from General Fund - Council notified.
Collateral Limits Reached at WTNB - Transferred 2nd Payment of ARPA (\$742,592.47)
Resolution 2024-06-01 2nd Payment of ARPA (\$742,592.47) - Dedicated to Wastewater

Texas CLASS: City of Alpine (X-0518) - Texas Cooperative Liquid Assets Securities System Trust

0001 - HOT Reserves	Tourism	8/11/2015	On Demand	4.4379%	\$97,187.12	\$1,082.27	\$0.00	\$1,082.27	\$98,269.39	\$98,269.39
0002 - Airport Reserves	Airport	8/10/2015	On Demand	4.4379%	\$6,172.27	\$68.73	\$0.00	\$68.73	\$6,241.00	\$6,241.00
0003 - Capital Improvements	General Fund Road Repair	7/27/2016	On Demand	4.4379%	\$268,934.76	\$2,994.92	\$0.00	\$2,994.92	\$271,929.68	\$271,929.68
0004 - Creek Trail Reserves Resolution 2021-08-02 \$50,000 dedicated to Splash Pad - remaining funds for purchase of generators	General Fund Splash Pad Generators	07/17/017	On Demand	4.4379%	\$257,787.97 \$50,000.00 \$207,787.97	\$2,870.79	\$0.00	\$2,870.79	\$260,658.76	\$260,658.76
0005 - Fire Department Assistance Reserves	General Fund - Fire	7/17/2017	On Demand	4.4379%	\$212,155.64	\$2,362.63	\$0.00	\$2,362.63	\$214,518.27	\$214,518.27
0006 - Water/Sewer Infrastructure Reserves Lift Station Repairs \$117,742.11 RB 03 Reserve Closed - Resolution - Holiday Inn Lift Station Repairs	Water/Sewer	6/20/2017	On Demand	4.4379%	\$1,015,771.25	\$11,312.01	\$0.00	\$11,312.01	\$1,027,083.26	\$1,027,083.26
0007 - Pueblo Nuevo Park Project	Pueblo Nuevo City Match	9/27/2022	On Demand	4.4379%	\$164,407.71	\$1,830.89	\$0.00	\$1,830.89	\$166,238.60	\$166,238.60
Total					\$2,022,416.72	\$22,522.24	\$0.00	\$22,522.24	\$2,044,938.96	\$2,044,938.96

This quarterly report is in full compliance with the investment strategy as established for the City of Alpine's funds in the City of Alpine Investment Policy as adopted by Resolution 2024-05-10; and meets the reporting requirements mandated by the Public Funds Investment Act of the Texas Government Code Chapter 2256 as amended.

Joint review for City of Alpine Mayor and Council as per Texas Government Code Section 2256.023 - Internal Management

Prepared and submitted by:

Victoria Sanchez
Investment Officer/Director of Finance
Tuesday, April 1, 2025


Victoria Sanchez
Investment Officer/Director of Finance


Megan Antrim
Investment Officer/City Manager



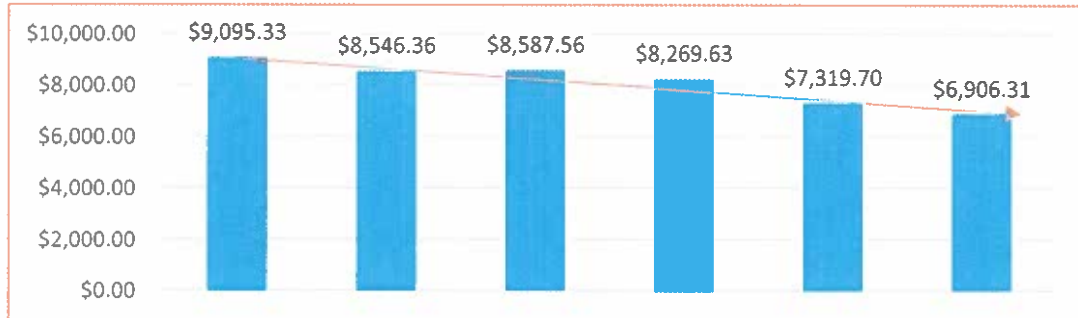
City of Alpine Investment Earnings/Dividends Cumulative Report FY: 2024-2025

TexStar: City of Alpine (X-1110)

Average Monthly Yield: **4.8722%** **4.7112%** **4.5642%** **4.3896%** **4.3625%** **4.3394%**

General Fund

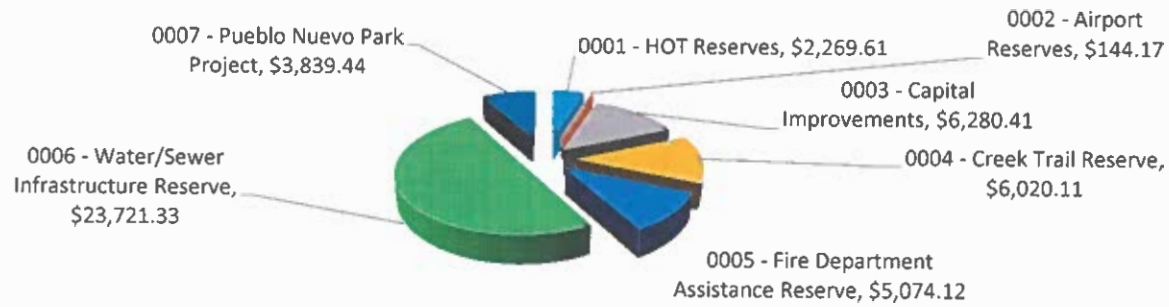
October	November	December	January	February	March	Total
\$9,095.33	\$8,546.36	\$8,587.56	\$8,269.63	\$7,319.70	\$6,906.31	\$48,724.89
\$9,095.33	\$8,546.36	\$8,587.56	\$8,269.63	\$7,319.70	\$6,906.31	\$48,724.89



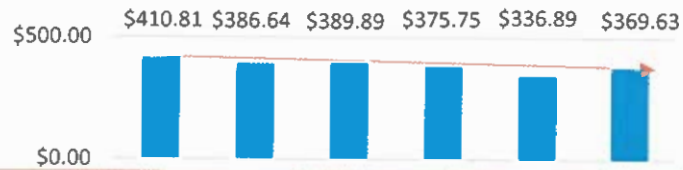
Texas CLASS: City of Alpine (X-0518)

Average Monthly Yield: **5.0420%** **4.8835%** **4.7464%** **4.5419%** **4.4943%** **4.4379%**

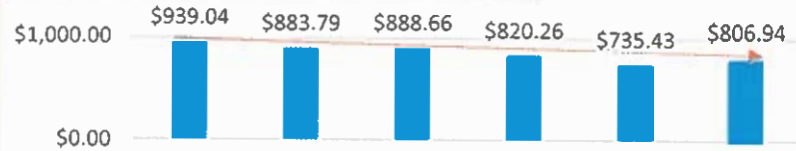
	October	November	December	January	February	March	Total
0001 - HOT Reserves	\$410.81	\$386.64	\$389.89	\$375.75	\$336.89	\$369.63	\$2,269.61
0002 - Airport Reserves	\$26.09	\$24.58	\$24.77	\$23.88	\$21.36	\$23.49	\$144.17
0003 - Capital Improvements	\$1,136.75	\$1,069.88	\$1,078.86	\$1,039.79	\$932.25	\$1,022.88	\$6,280.41
0004 - Creek Trail Reserve	\$1,089.64	\$1,025.54	\$1,034.14	\$996.67	\$893.62	\$980.50	\$6,020.11
0005 - Fire Department Assistance Reserve	\$939.04	\$883.79	\$888.66	\$820.26	\$735.43	\$806.94	\$5,074.12
0006 - Water/Sewer Infrastructure Reserve	\$4,293.51	\$4,040.95	\$4,074.86	\$3,927.34	\$3,521.17	\$3,863.50	\$23,721.33
0007 - Pueblo Nuevo Park Project	\$694.95	\$654.05	\$659.55	\$635.69	\$569.88	\$625.32	\$3,839.44
	\$8,590.79	\$8,085.43	\$8,150.73	\$7,819.38	\$7,010.60	\$7,692.26	\$47,349.19



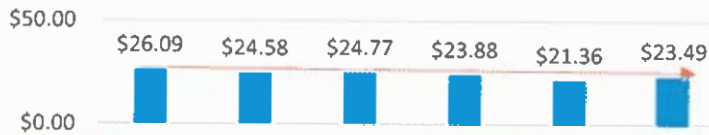
0001 - HOT Reserves



0005 - Fire Department Assistance Reserve



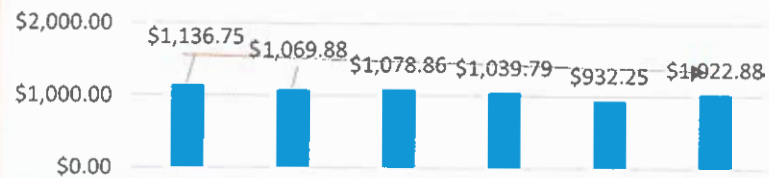
0002 - Airport Reserves



0007 - Pueblo Nuevo Park Project



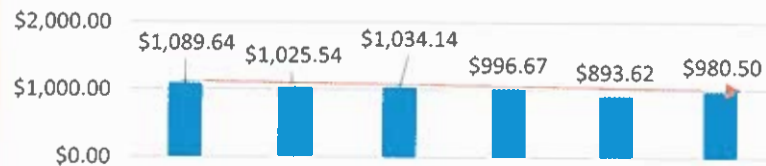
0003 - Capital Improvements



0006 - Water/Sewer Infrastructure Reserve



0004 - Creek Trail Reserve



Prepared and submitted by:

Victoria Sanchez

Investment Officer/Director of Finance

Tuesday, April 1, 2025

VIRTUAL LEARNING CONCEPTS

(in conjunction with Texas Municipal League)

Certificate of Completion

This certification is awarded to

Victoria Sanchez

For successfully completing Texas Public Funds Investment Act training.

In full compliance with Texas Government Code Chapter 2256.008 of the Public Funds Investment Act.

PFIA 10 Hour Course

Linda Patterson CPE Sponsor # 007375
Texas Municipal League CPE Sponsor # 2554

03/11/2025

Issued Date

03/11/2027

Expiration Date

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8E

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 Special Use Permit 2025-04-02, a special use permit allowing a short term rental to be established at 405 W. Ave E. The applicants are David & Laurie Oyer. The property owner of record is 405 W. Avenue E, LLC. The Parcel ID of the subject property is 11881. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 405 W. Ave E STR SUP_Redacted

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 - 3/31/2025
Approved - 3/31/2025
Final Approval - 4/6/2025

405 W Avenue E Alpine TX 79830

STR License

Expired

License number	STR-2025-02-06	License holder	DAVID & LAURIE OYER
Issue date	2023-08-15	Expiration date	2024-08-15

< Expand details

STR License

Submitted

Application number	A-000025	Applicant name	David Oyer
Application date	2025-02-24		

> Collapse details

Submitted

Send license

Edit

License settings

Possible Violations

- No License Displayed
- 962367512464981706

Add Note

Notes

Add

Property Address
405 W AVENUE E ALPINE TX 79830
Property ID
11881

Permit Held By
Owner
Application Date
2025-02-24

Permit Holder

First Name
David
Last Name
Oyer
Company Name
405 W Ave E LLC
Phone Number
512-658-2132
Email

Property Manager

First Name
David
Last Name
Oyer
Company Name
405 W Ave E LLC
Phone Number
512-658-2132
Email

Mailing Address
4500 Williams Dr Ste 212-261 Georgetown Tx 78633

Mailing Address
4500 Williams Dr Ste 212-261 Georgetown Tx 78633

Property Owner(s)

Property Owner #1

First Name
David
Last Name
Oyer
Company Name
405 W Ave E LLC
Phone Number
512-658-2132
Email

Property Owner #2

First Name
Laurie
Last Name
Howell Oyer
Company Name
405 W Ave E LLC
Phone Number
512-426-2547
Email

Mailing Address
4500 Williams Dr Ste 212-261 Georgetown Tx 78633

Mailing Address
4500 Williams Dr Ste 212-261 Georgetown Tx 78633

Local Representative

First Name
Maegan
Last Name
Perez
Phone Number
210-373-7807
Email

Verification Documents

- Letter
letter_notification_2025-02-24-213354.pdf
- Floor Plan
floor_plan_2025-02-24-213355.pdf
- Parking Plan Requirement
parking_spaces_2025-02-24-213355.pdf
- Applicant's Driver's License
drivers_license_2025-02-24-213355.pdf
drivers_license_2025-02-24-213355.pdf
drivers_license_2025-02-24-213355.pdf
- Proof of STR Property Ownership and/or authorization from property owner
proof_of_ownership_2025-02-24-213355.pdf
- Info Sheet

Supplemental Questions

Collapse all 

How many bedrooms are in your short-term rental?

3

How many off-street parking spaces are available in your short-term rental?

6

Is this short-term rental your primary residence?

No

What is your taxpayer ID?

Are you registering a hotel property?

No

STR License		Submitted	
Application number	A-000026	Applicant name	David Oyer
Application date	2025-02-24		
< Expand details			

Update to letter submitted with original STR application

City of Alpine Officials,

We received our initial STR certificate of occupancy on 8/15/23 and have had the pleasure of operating the Morning Star house as a short term rental since that date. In addition, we have also enjoyed staying at the house during our regular trips to Alpine and sharing it with our family and friends who have wanted to visit the Big Bend area. We feel like we have become a part of the Alpine community and are very privileged to have this unique property for our own use and also for our short term rental guests. We have received stellar reviews from our short term rental guests and have a 5 Star rating as a "guest favorite" on Airbnb.

We also have a duplex unit on our property and are preparing one of the units to be a short term rental as well. In the process of preparing the short term rental application for that property, we became aware that we had failed to submit the Short Term Rental Renewal Permit for the Morning Star house. We realize it was our responsibility to be aware of this annual renewal requirement and are embarrassed that we did not submit the renewal by the required timeline of 30 days prior to 8/15/24.

We have been advised that due to the amount of time that has passed since the due date of the annual renewal permit we need to submit a new application. We trust that you will approve our re-application and allow us to continue with offering our Morning Star house as a short term rental option for visitors to Alpine.

Sincerely,

Laurie and Dave Oyer

City of Alpine officials,

We are writing this letter to request the approval for use of our property at 405 W. Ave E as a Short-Term Rental (STR) and to share that our proposed use will ultimately add to and enhance the value, use, and enjoyment of other properties in the neighborhood.

Over the past few decades, our family has found many reasons to visit the Chihuahuan desert. At first, it was the well-known grandeur of Big Bend National Park and the adventures we enjoyed there that continued to spur our many rounds of initial trips to west Texas to experience the amazing sights and surroundings of the area. Then, after our family member, Tamara Sbelgio, bought the historic home at 405 W Ave E, our trips to the area, and Alpine especially, felt more and more like a home away home as we continued to travel to visit her during our journeys. Tamara lived at the house for over 9 years until she passed away in 2018. It was a true love affair for her living in Alpine. We were very fortunate to be able to purchase the property from our cousins, her children, and keep it within our extended family. We have decided to name the monumental home "Morning Star" to honor the name of the non-profit Tamara created and ran to support at risk girls in their formative years of middle school. Tamara was a middle school teacher for many years for Austin ISD and her impact on the youth that she touched continues to this day. Purchasing the home in Alpine allowed her to realize her dream of small-town life, and she retired in Alpine to embrace the beauty and community she dreamed of.

Acquiring the property has assisted our family with realizing a long-held dream to establish an anchor and second home for our family in West Texas. Our intent is for our family and friends to visit and enjoy all that Alpine and the area have to offer and to rent the property out to others to enjoy when we are unable to be there to offset our, frankly, costly investment and renovations to the Morning Star home. Because we will want to visit as often as possible, making the home available in the short-term rental market makes the most sense for us over a long-term rental. Over the past few years, we've been visiting monthly to work on the renovations to the property and spend time exploring, and Alpine has become a favorite place for us, and we know it will always be a special place for our family.

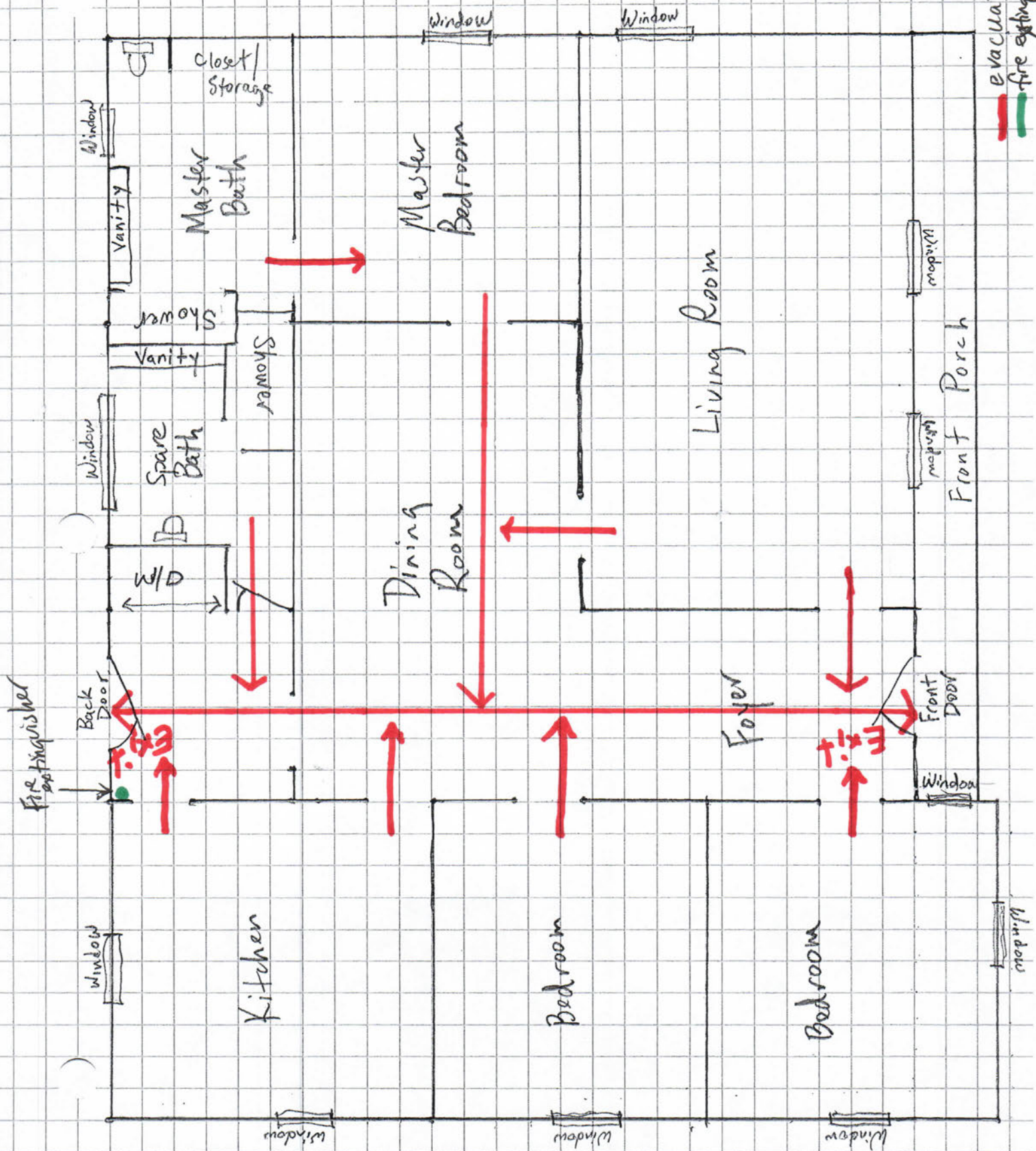
The property has undergone significant renovations and improvements, many of which were long needed to bring the home up to current building code standards. We believe the work we've had done to the property improves the safety and efficiency of the infrastructure while preserving the historic character of the neighborhood along a highly visible route through town. Our commitment has been to restore and maintain the original adobe structure and distinct architectural style prevalent in the region as well as enhance the beautify of the property along this stretch of road that is the main artery of town on the 90-West thoroughfare. We'll also continue to make improvements for years to come.

The target market for our STR at the "Morning Star" will be families that are visiting the area looking for a nice and very comfortable place to stay that is within a safe and short walking distance to the many establishments and amenities that downtown Alpine has to offer. We believe the walkability to all that Alpine has to offer will make an optimal visitor experience as well as encourage and contribute to the commerce of local establishments targeting this type of customer base. Our marketing of the STR and visitor orientation materials will encourage walking by highlighting well known establishments and their short distances from the property at 405 W Ave E.

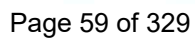
We greatly look forward to continuing to become more involved in the local community while we are there, and we know the STR use of Morning Star will add to the market and be a great option for visitors as well as become an asset for the community.

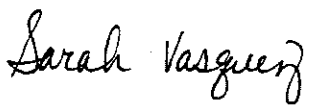
Sincerely,

Laurie and Dave Oyer



lots included in this STR application



BREWSTER COUNTY Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	DOCUMENT #: 118469 RECORDED DATE: 12/15/2023 11:06:42 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 90237 - 1 Doc(s) Document Page Count: 4 Operator Id: kmunoz
RETURN TO: ()	SUBMITTED BY: KORELL & FROHLIN , TX
DOCUMENT # : 118469 RECORDED DATE: 12/15/2023 11:06:42 AM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Brewster County.   Sarah Vasquez Brewster County Clerk	

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SPECIAL WARRANTY DEED

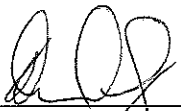
THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BREWSTER §

That DAVID OYER and LAURIE OYER, ("Grantors"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto 405 W AVENUE E, LLC, a Texas limited liability company, ("Grantee"), all right, title and interest in and to that certain lot, tract or parcel of land situated in Brewster County, Texas (the "Property"), being tracts of land described on Exhibit A, Page 3, attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantors does hereby bind themselves, their successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof by, through or under Grantors, but not otherwise.

This conveyance is made by Grantors and accepted by Grantee subject to all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Property, to the extent, and only to the extent, that the same may be in full force and effect, and either shown of record in the office of the County Clerk of Brewster County, Texas, or that may be apparent on the Property. Grantee assumes payment of all ad valorem taxes on the Property.

EXECUTED this the 25 day of November, 2023.



DAVID OYER


LAURIE OYER

Address for Grantee:

7404 Tovar Drive
Austin, Texas 78729

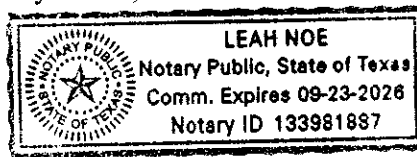
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 25 day of November, 2023,
by DAVID OYER.



Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §



This instrument was acknowledged before me on the 25 day of November, 2023,
by LAURIE OYER.



Notary Public, State of Texas

After Recording Return To:

Bradley G. Korell
Korell & Frohlin, PLLC
4005 Guadalupe Street
Austin, Texas 78751

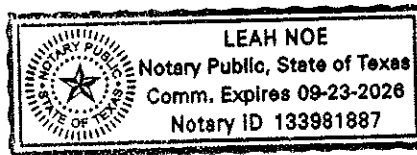


Exhibit A

Being a Boundary Retracement and Improvement Survey of 0.81 Acres, more or less, lying in Brewster County, Texas, being Lots Two (2), Seven (7), Eight (8), Nine (9) and Ten (10), SAVE AND EXCEPT that part of Lot Ten (10) lying south of the North line of a rock wall described in Volume 170, Page 841, Deed Records, and a portion of the alley closed by the City of Alpine in Volume 220, Page 460, Deed Envelope 184, Plat Records of Brewster County, and also being that same certain tract called 0.81 acres described in conveyance document to Dinah Sbelgio Kinard and Christopher Sbelgio, recorded in Volume 369, Page 280 of the Brewster County Official Public Records, Brewster County, Texas.

Lot One (1), Block 13, of the Original Town of Alpine, Brewster County, Texas.

Being a Boundary Retracement Survey of 0.17 Acre, more or less, lying in Brewster County, Texas, being Lot Three (3), Block Thirteen (13), less 2.4' of the East 75', Original Townsite of Alpine, as same appears in Plat Envelope 184, Plat Records of Brewster County, Texas, and also being that same certain tract described in conveyance document to Elliot Ramsey Ybarra and Amy M. Oxenham, recorded in Volume 313, Page 28 of the Brewster County Official Public Records, Brewster County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with 1/2" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING: at a found $\frac{1}{2}$ " diameter rebar capped "RPLS/6418" in the southwesterly Right-of-Way of N. 8th Street (55.56' R.O.W.), marking the common corner of Lots 2 and 3 of said Original Townsite of Alpine, also marking the northeast corner of that same certain tract called 0.81 acre described in conveyance document to David Oyer and Laurie Oyer recorded in Volume 408, Page 763 of the Brewster County Official Public Records and marking the southeast corner of the herein described tract;

THENCE: With the common lines of said 0.81 acre tract and the herein described tract for the following two (2) calls: 1. S 73° 18' 01" W, with the common line of said Lots 2 and 3 for a distance of 138.89 feet to a found $\frac{1}{2}$ " diameter rebar capped "RPLS/6418" marking the southwest corner of the herein described tract;

2. N 16° 42' 18" W, for a distance of 55.56 feet to a set $\frac{1}{2}$ " diameter rebar marking the

southwest corner of that same certain tract described in conveyance document to Michael W. Antwood and Shelley C. Antwood recorded in Volume 166, Page 259 of the Brewster County Official Public Records and marking the northwest corner of the herein described tract;

THENCE: N 73° 18' 01" E, with the common line of said Michael W. Atwood tract and the herein described tract for a distance of 64.60 feet to a set ½" diameter rebar on the west line of that same certain tract described in conveyance document to Mahala Victoria Sibley Children's Trust recorded in Volume 244, Page 512 of the Brewster County Official Public Records, marking the southeast corner of said Michael W. Atwood tract and marking an exterior corner of the herein described tract;

THENCE: With the common lines of said Mahala Victoria Sibley tract and the herein described tract for the following two (2) calls:

1. S 16° 41' 59" E, for a distance of 2.40 feet to a set ½" diameter rebar marking an interior corner of the herein described tract;

2. N 73° 18' 01" E, for a distance of 74.30 feet to a set ½" diameter rebar in the southwesterly Right-of-Way of N. 8th Street marking the southeast corner of said Mahala Victoria Sibley tract and marking the northeast corner of the herein described tract;

THENCE: S 16° 41' 59" E, with the southwesterly Right-of-Way of N. 8th Street, also with the common line of said Lot 3 and the herein described tract for a distance of 53.16 feet to the Place of Beginning and containing 0.17 acre of land, more or less, within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on January 14, 2022.

206 N 9th St.

Alpine, TX 79830

Instructions and House Rules

Welcome to our house. We are glad to have you as a guest and hope that your stay is enjoyable and comfortable and that you have all that you need. We have prepared this summary of important information for your reference during your stay.

- **How to Contact Us** - If you have any questions or experience any problems or maintenance issues during your stay please contact our local property manager Meagan Peralez at 210-373-7807 (phone or text message).
- **Emergency and Non-emergency numbers**
 - a. For any serious or life-threatening emergency dial 9-1-1.
 - b. Police Department non-emergency number is 432-837-3486
 - c. Fire Department number is 432-837-2366
 - d. Animal Control number is 432-837-3486
 - e. Severe weather advisories - <https://www.bigbendweather.com/Storm-Center/Warnings/Warnings-Brewster>
- **Operating the Back Door Electronic Lock** – There is an electronic keypad lock on the front door. You have been provided with a unique keypad code to use for opening the door and locking it when you leave. To unlock the door simply enter your code, you will hear the lock open, and then you can press down the door latch and open the door. To lock the door when you leave press the lock button located at the top of the keypad, you will hear the lock close. Check the door to make sure it is locked before walking away.
- **Wi-Fi, TV and stereo system** - Wi-fi and streaming TV service is included for your use. Services are provided by BBT. The wi-fi network name is Starhouse23 and the password will be provided to you upon your arrival. There is one remote control to operate the TV and another to operate the sound system and each remote is labeled accordingly.
- **Parking and use of carport** – Vehicles must be parked in front of the duplex unit. No parking is allowed on the street overnight. Cars, light trucks and motorcycles are allowed on the property. No parking is provided for recreational vehicles. No other vehicles are allowed to be parked on the property without prior approval; however, additional cars for a get-together is available with prior approval.
- **Occupancy and Guests** – Occupancy of the house is limited to 5 people, adults and children included. You may have visitors during the day but no more than 5 people (including yourself) are allowed to stay overnight. Additional fees may apply if guests do not abide by this requirement.

- **No Smoking Inside** – Smoking is not allowed in the house. If you smoke, please do so outside and discard cigarette butts appropriately in outside trash receptacles and indoor trash bins so that smell does not come into house. Please do not leave cigarette butts on porches to be cleaned up. If there is evidence of smoking inside the home, you will be fined \$500.
- **Trash** – Trash bags should be disposed of in the large garbage containers along N 8th St. Please make sure to take all trash bags out to the garbage containers at the end of your stay.
- **Laundry** – Please strip beds of all sheets and put all sheets on washer and dryer in utility. This help our cleaning team immensely.
- **Pets** – Up to two dogs are allowed on the property if you have made pre-arrangements with us at the time of booking. No other pets are allowed. Cats are not allowed as owners are allergic and if evidence of cats is discovered, guests will be fined an additional \$1,000. If you have received approval for your dogs to stay, you are must observe the following rules.
 - a. Dogs must be on a leash at all times, unless the dog is behind the fenced in area in the backyard.
 - b. Pet owners are responsible for cleaning up all fecal waste, from both the yard and the fenced area, and putting it in the garbage receptacle.
 - c. Pets are not allowed on furniture since other guests may have allergies.
- **Fireplace** – We have an electric fireplace that you can use. There is a remote control unit on the mantle above the fireplace.
- **Thermostat** – We have 2 mini-split units for heating and cooling. One unit is located in the main living/dining area and the other is located in the front bedroom. There are remote controls for these units on the mounted on the wall next to the units. Please do not operate the AC with a temperature setting below 65, as this will freeze up the unit.
- **Electrical breaker box** – Located outside on the south facing exterior wall near the back of the unit.
- **House rules** – in addition to the items mentioned above, we ask that you observe the following rules during your stay.
 - No parties or other similar events are allowed. If guests want to utilize home for a private event, prior-approval must be made.
 - No fireworks are allowed on the property or in the community.
 - No excessive noise. Please be mindful of your neighbors and do not play devices so loud that they can be heard outside the house. We ask that any outside activities that could disturb neighbors be finished by 10pm.
 - Please do not flush anything but toilet paper down the commodes. \$1,000 fine will be assessed if this is requirement is not observed.

- Guests under the age of 18 must be under the general care or supervision of their parents or guardians at all times while on the property.
- Hanging items on the walls is not allowed.

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8F

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 Special Use Permit 2025-04-03, a special use permit allowing a short term rental to be established at 403 W. Holland Avenue, Unit A. The applicant is Little Torch Enterprises, LLC, DBA Cozy Court c/o Heather Smith. The property owner of record is Little Torch Enterprises, LLC. The Parcel ID of the subject property is 11849. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 403 W Holland Ave STR SUP_Redacted

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 - 3/31/2025
Approved - 3/31/2025
Final Approval - 4/6/2025

STR License

Council

License HolderHeather Smith

> Collapse details

Council

Send license

Edit

License settings

Property Address
403 W HOLLAND AVE ALPINE TX 79830
Unit Number
A
Property ID
11849

Permit Held By
Owner
Application Date
2025-03-21

Permit Holder

First Name
Heather
Last Name
Smith
Company Name
Little Torch Enterprises LLC
Phone Number
512-300-8022
Email

Mailing Address
403 W. Holland Ave.

Property Manager

First Name
Heather
Last Name
Smith
Company Name
Little Torch Enterprises LLC
Phone Number
512-300-8022
Email

Mailing Address
403 W. Holland Ave.

Property Owner(s)

Property Owner #1

First Name
Heather
Last Name
Smith
Company Name
Little Torch Enterprises LLC
Phone Number
512-300-8022
Email

Mailing Address
403 W. Holland Ave.

Local Representative

First Name
Preston
Last Name
Haynes
Company Name
Little Torch Enterprises LLC
Phone Number
432-294-4232
Email

Mailing Address
403 W. Holland Ave., Apt 17

Possible Violations

We found no violations for this property

Add Note

Notes

Add

Verification Documents

Letter
[letter_notification_2025-03-21-200905.pdf](#)

Floor Plan
[floor_plan_2025-03-21-200906.pdf](#)

Parking Plan Requirement
[parking_spaces_2025-03-21-200906.pdf](#)

Applicant's Driver's License
[drivers_license_2025-03-21-200906.jpeg](#)
[drivers_license_2025-03-21-200906.jpeg](#)

Proof of STR Property Ownership and/or authorization from property owner
[proof_of_ownership_2025-03-21-200906.pdf](#)

Info Sheet
[additional_requirements_form_2025-03-21-200906.jpeg](#)
[additional_requirements_form_2025-03-21-200906.jpeg](#)
[additional_requirements_form_2025-03-21-200906.jpeg](#)
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[additional_requirements_form_2025-03-21-200906.jpeg](#)

Supplemental Questions

Collapse all ▼

How many bedrooms are in your short-term rental?

2

How many off-street parking spaces are available in your short-term rental?

2

Is this short-term rental your primary residence?

No

What is your taxpayer ID?

40350

Are you registering a hotel property?

Yes

November 13, 2024

City of Alpine
Short Term Rental Permit Application
100 N. 13th Street
Alpine, Texas 79830

To The City of Alpine,

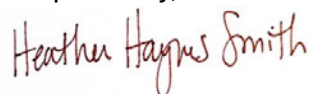
I respectfully submit this application for a short term rental (STR) permit at 403 West Holland Avenue, Apt A. I propose to operate this 2 bedroom, 2 bathroom apartment for short term rental. This unit is in the original main house at the Cozy Court. I am the owner of the Cozy Court under Little Torch Enterprises, LLC. The Cozy Court is in the commercial center of Alpine, occupying Block 8. Other buildings on property are long term rental apartments.

I do not foresee the addition of this STR as causing harm to the value, use, or enjoyment of the properties in the neighborhood or at Cozy Court. In a search online, I see other STRs available in this area and do not think they cause harm to the value, use, or enjoyment of other properties in this area.

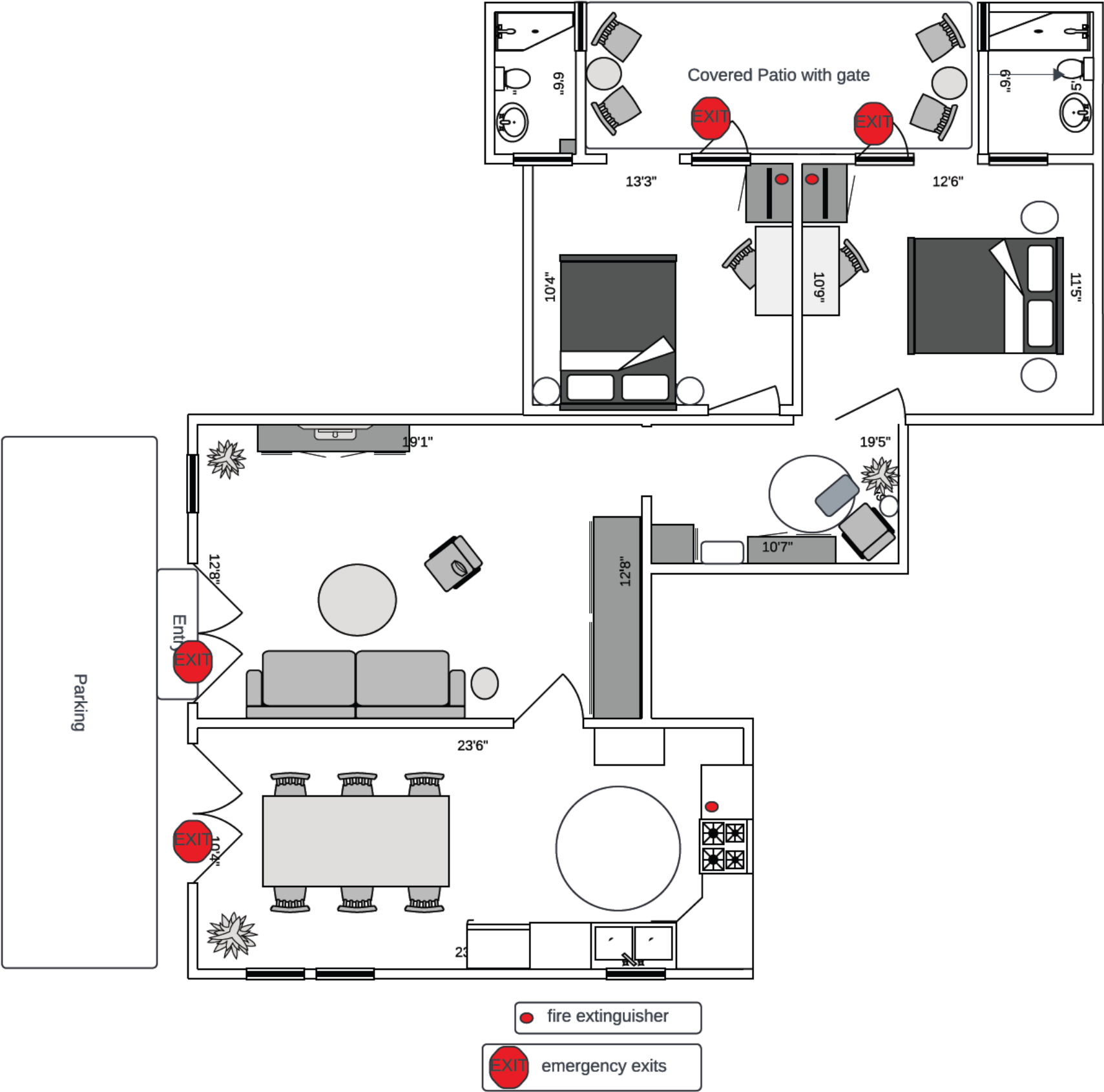
The STR will add to the value, use, and enjoyment of downtown Alpine. In value, it will provide an option for visitors to Alpine to rent a larger unit that has a full kitchen and dining area in the commercial center. The STR will provide easy, walkable access to the commercial center, adding use and enjoyment of the many nearby commercial businesses and events. The location of this STR provides 2 off street parking places and is near the Amtrak station.

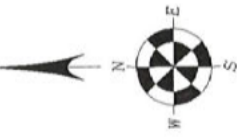
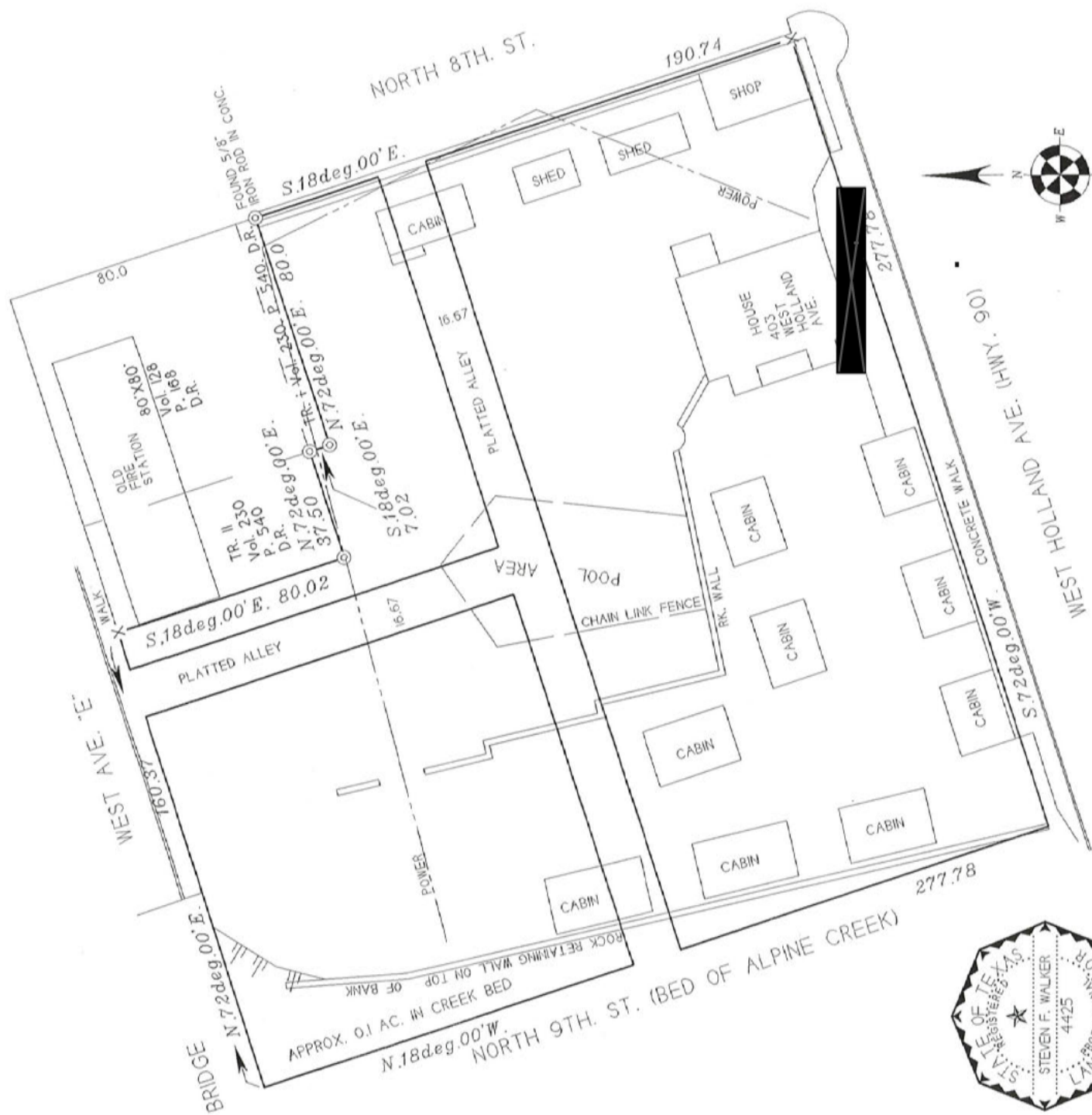
In this application I have included all the requested information along with the documents noted as Exhibits A-G. Please let me know there are questions or addition information needed.

Respectfully,



Heather Haynes Smith, PhD
Owner Little Torch Enterprises, LLC DBA Cozy Court
403 West Holland Avenue, Office
Alpine, TX 79830
512-300-8022





Sylvia Vega
Phone: 432-837-2214
Fax: 432-837-3871

Brewster County Tax Office

2024 TAX STATEMENT

STATEMENT NUMBER

11019

PROPERTY ID NUMBER

11849

<http://www.brewstercotad.org>

NAME & ADDRESS

Owner ID: 40350 Pct: 100.000%
LITTLE TORCH ENTERPRISES LLC
348 FUNSTON PLACE
SAN ANTONIO, TX 78209

PROPERTY DESCRIPTION

OT, BLOCK 8, LOT 1-11 1 THRU 8 & W 50.56 OF
9,S 7.02 OF 10,11COZY COURTS

Acreage: 1.2369

Type: R

PROPERTY GEOGRAPHICAL ID

973600080002000000

PROPERTY SITUS / LOCATION

403 W HOLLAND AVE ALPINE, TX 79830

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE
158,609	969,991	0	0	461,168

100% Assessment Ratio

Appraised Value:

1,128,600

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
Alpine ISD	461,168	0	0	0		461,168	0.9702000	4,474.25
Big Bend Regional Hospital	461,168	0	0	0		461,168	0.0660910	304.79
Brewster County	461,168	0	0	0		461,168	0.3494220	1,611.42
City of Alpine	461,168	0	0	0		461,168	0.4392050	2,025.47



To Pay Online

Visit www.officialpayments.com

To Pay by Phone

Call 1-800-272-9829

(Use Jurisdiction Code 6696)

Official Payments, the service provider, charges a fee for this service

Total Taxes Due By Jan 31, 2025 8,415.93

Penalty & Interest if paid after Jan 31, 2025

If Paid in Month	P&I Rate	Tax Due*
February 2025	7%	9,005.05
March 2025	9%	9,173.36
April 2025	11%	9,341.68
May 2025	13%	9,510.00
June 2025	15%	9,678.32

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency [Tax Code Sec 33.11] or Additional Late Filing Penalty of 10% [Tax Code Sec 23.54, Tax Code Sec 21.10] or Late Correction penalty of 10% [Tax Code Sec 25.25(d)].

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

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

RETURN SERVICE REQUESTED



2024-11019



8415.93

Owner Name and Address

LITTLE TORCH ENTERPRISES LL
348 FUNSTON PLACE
SAN ANTONIO, TX 78209

Statement Number

2024 11019

Prop ID Number

11849

Geographical ID

973600080002000000

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2024	8,415.93
November 2024	8,415.93
December 2024	8,415.93
January 2025	8,415.93
February 2025	9,005.05
March 2025	9,173.36
April 2025	9,341.68
May 2025	9,510.00
June 2025	9,678.32

In January Pay
8,415.93

Taxes are payable
October 1, 2024 and
become delinquent
on February 1, 2025

9420

****AUTO**ALL FOR AADC 780

42



LITTLE TORCH ENTERPRISES LLC
348 FUNSTON PL
SAN ANTONIO, TX 78209-6819



Comparison of Tax History

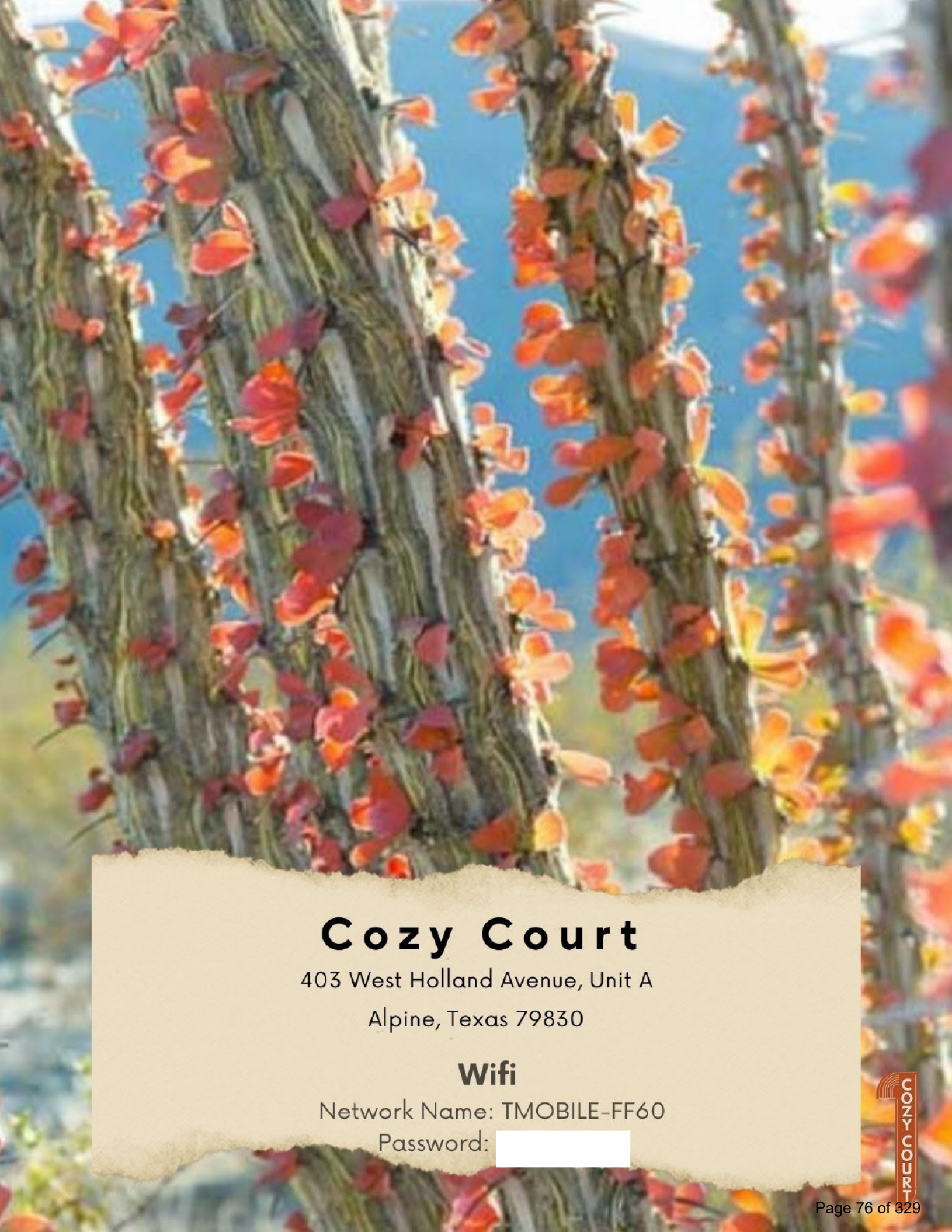
Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2024	Alpine ISD	11019	461,168	461,168	0.970200	4,474.25	18.50
	Big Bend Regional Hosp	11019	461,168	461,168	0.066091	304.79	20.00
	Brewster County	11019	461,168	461,168	0.349422	1,611.42	14.39
	City of Alpine	11019	461,168	461,168	0.439205	2,025.47	15.19
2023	Alpine ISD	9003	384,307	384,307	0.982500	3,775.82	11.52
	Big Bend Regional Hosp	9003	384,307	384,307	0.066091	253.99	2.38
	Brewster County	9003	384,307	384,307	0.366547	1,408.67	19.50
	City of Alpine	9003	384,307	384,307	0.457554	1,758.41	26.52
2022	Alpine ISD	9011	298,031	298,031	1.136100	3,385.93	9.29
	Big Bend Regional Hosp	9011	298,031	298,031	0.083240	248.08	-3.04
	Brewster County	9011	298,031	298,031	0.395545	1,178.85	9.44
	City of Alpine	9011	298,031	298,031	0.466326	1,389.80	6.99
2021	Alpine ISD	9008	255,533	255,533	1.212400	3,098.08	-28.14
	Big Bend Regional Hosp	9008	255,533	255,533	0.100123	255.85	-28.25
	Brewster County	9008	255,533	255,533	0.421531	1,077.15	-16.98
	City of Alpine	9008	255,533	255,533	0.508345	1,298.99	-29.56
2020	Alpine ISD	8884	333,015	333,015	1.294700	4,311.55	-2.53
	Big Bend Regional Hosp	8884	333,015	333,015	0.107077	356.58	-3.32
	Brewster County	8884	333,015	333,015	0.389601	1,297.43	0.26
	City of Alpine	8884	333,015	333,015	0.553753	1,844.08	1.59
2019	Alpine ISD	8841	333,015	333,015	1.328350	4,423.61	N/A
	Big Bend Regional Hosp	8841	333,015	333,015	0.110758	368.84	N/A
	Brewster County	8841	333,015	333,015	0.388597	1,294.08	N/A
	City of Alpine	8841	333,015	333,015	0.545100	1,815.26	N/A

% Change 5th Year Comparison(Compare 2024 to 2019)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
Alpine ISD	38.48%	38.48%	-26.96%	1.14%
Big Bend Regional Hosp	38.48%	38.48%	-40.33%	-17.37%
Brewster County	38.48%	38.48%	-10.08%	24.52%
City of Alpine	38.48%	38.48%	-19.43%	11.58%

Alpine ISD Tax Rate Breakdown

Year	M&O Rate	I&S Rate	Total Rate
2024	0.755200	0.215000	0.970200
2023	0.757500	0.225000	0.982500



Cozy Court

403 West Holland Avenue, Unit A
Alpine, Texas 79830

Wifi

Network Name: TMOBILE-FF60

Password:

Cozy Court Check Out Procedure

Check out is at 12:00 p.m.

LATE CHECK-OUT

Price List:

Late check-out at 2:00pm \$20 Late check-out at 4:00pm \$40

Extra Night: We get it, you aren't ready to leave. Please email heather@cozycourtalpine.com as prices and availability vary. Extended stays MUST be confirmed and paid for by 9:00am the day of check-out.

There are no late check-outs unless we have made prior arrangements to accommodate. Otherwise, a prompt check out is needed to get the apartment ready for another group. This is to ensure our cleaners can get the apartment ready for every guest. We reserve the right to charge you an additional day's rent if you do not check out by 12:00pm. Thank you for your understanding.

Check Out Checklist

- ☒ Remove all open food from the fridge
- ☒ Wash used dishes and place in drying rack
- ☒ Leave trash in the trash cans in the apartment
- ☒ Leave any used beds unmade
- ☒ Leave all used towels on the bathroom floor

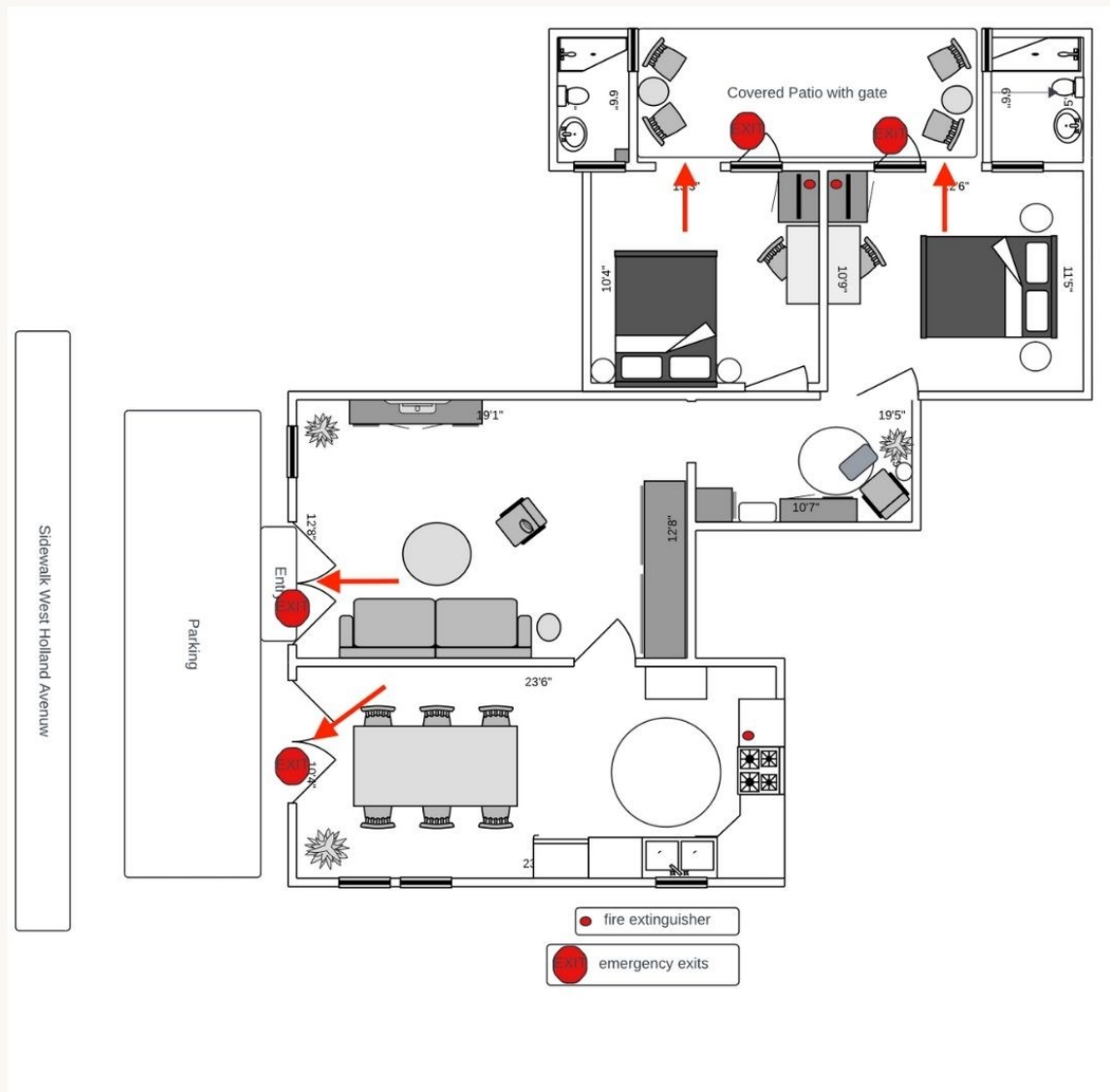
Set AC to COOL 75 degrees: APRIL - OCTOBER
Set AC to HEAT 65 degrees: NOVEMBER - MARCH

Future Visits

Loved your stay and want to stay again in the future? We love repeat guests! Save our contact info and inquire directly for best pricing on future visits. We also appreciate referrals so please feel free to share our contact information with friends or family that you think would enjoy a stay at The Cozy Court!

Cozy Court, Unit A Map

Please notice the placement of fire extinguishers. Exits are marked with red arrows.



Cozy Court Community Guidelines

We have a few teeny tiny apartment rules...

Do not set AC below 68 degrees

While we understand the desire for a cool and refreshing environment, setting the AC below 68 degrees can cause the unit to freeze up, potentially leading to malfunctions and disruptions during your stay. The bedrooms are equipped with remote control fans for your comfort.

No smoking or vaping in the apartment

Smoking and vaping are prohibited in the apartment. However, we understand that some guests may wish to smoke or vape during their stay.

Guests are welcome to smoke or vape on the back patio, provided the doors to the bedroom remain closed during that time. Additionally, we kindly ask that cigarette remains or vaping waste are collected and disposed of in the trash or left in the ashtray provided on the back porch.

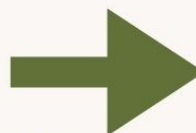
Pets

We love pets and welcome dogs with an additional pet fee of \$100 for up to two small dogs under 25 pounds. We ask that you walk your dogs on the north end of the property along the lattice fence by the dumpsters or off the property. There are bags for collecting waste by our dumpsters or on Brewster County Courthouse lawn, just one block north and east from Cozy Court. No cats or other pets are allowed.

Apartment Highlights

Snacks	Crack open a bag of snacks. Feel free to borrow a koozie to wrap around your cold beverage of choice. You are on vacation! Enjoy!
Stocked Kitchen	We provide dishware, glasses, pots, pans, blender, toaster, coffee maker for use during your stay. We ask that you wash as you go and invite you to use the drying rack provided. It's also fine on your last day to leave us a few dishes to wash up for you.
Tea & Coffee	Complimentary tea & ground coffee are stocked for your enjoyment.
TV & DVDs	The living room is equipped with a smart TV set to Guest Mode. You are welcome to log in with your account to access streaming platforms. Wifi and internet out in far west Texas isn't the most reliable, so we've also stocked the closet with DVDs and some games and puzzles.
Other Comfort Items	Earplugs? We've got some for you. We don't want the train or live music to disrupt your beauty sleep. We've also provided full-sized soaps and shampoo in the restrooms and kitchen. We think this way is more environmentally friendly, as recycling services are minimal out west. Please leave these larger-sized containers behind at the end of your stay for the next guests.

**QR Code: Far west Texas Travel Music
Cozy Court Spotify Playlist**



Getting settled in...

North

Parking, Trash, & More



For Unit A there are two parking spaces provided just outside the front doors, off the street. There is free street parking as well.

A 'Doggie Pole' is located on the north end of the property with bags. Two dumpsters are located on the north end of the property for any waste. Note: You **do not** need to take the trash out during your stay. We will collect it and throw it out at the end of your stay.

The Neighborhood

Welcome to the downtown commercial area. There is much to do within walking distance. A block north you'll find a small area with food trucks serving coffee, Mexican food, and snow cones.

You may hear music from nearby local music venues and events until as late as 11:00 p.m. or 12:00 a.m depending on the day of the week. Earplugs are provided. We ask that you turn down all music by 10:00 p.m. on the Cozy Court property, as many live in this small area.



Do you have everything you need?

We provide a range of things to make your stay 'cozy'. You'll find your unit has essentials for cooking and items for your convenience including hand soap, dish soap, shampoo, body wash, coffee, make up wipes, games, movies, etc. There are also toothbrushes if you've forgotten yours.

If you think of items we should provide for future guests, please let Heather know.



Be prepared.

SAFETY IN FAR WEST TEXAS

In general, check weather information and have your directions downloaded (cell service is spotty in this region). When heading out be sure to have plenty of water, electrolytes, layers, & snacks.

Instructions for obtaining severe weather, natural or man-made disaster alerts in the area.

Local alert service is available at <https://www.brewstercounty.gov/page/oem.hyper.reach> or scan this QR code





Onsite Contact (24 hours)
Preston
(432) 294-4232

Emergencies:
please call 911

Big Bend Regional Medical
Center (Hospital)
2600 TX-118
Alpine, TX 79830

Alpine Police Department
(432) 837-3486

Alpine Fire Department
(432) 538-2106

For things to do:
<https://visitalpinetx.com/>

Heather
(512) 300-8022

Meet your host

Welcome to THE COZY COURT!

Hi y'all! I am your host, Heather. This historic motor court has been in my family for almost 30 years. I recently purchased it from my uncle and am excited about the property's future. The cottages are apartments, offering one of the few affordable housing options in town. This is the only short-term rental on the property.

This property hosted a city-owned tourist camp in the 1920s and the fire house on the corner was the first in Alpine, built in 1924 by community member donations. In the 1930s the cottages were moved from Marfa and in the 1940s the rock facades were added. The cottages are now apartments, offering one of the few affordable housing options in town.

This area is special to me and my 10 year old son. I have been coming here to 'reset' for a long time. He and I keep returning for the the nature, skies, stars, hiking, mountains, art, music, and friends and family in the community. I am in Alpine a lot, but I live in San Antonio.

My brother, Preston, lives onsite. His contact information is provided, should something not be working, you have an emergency, or need anything. It's an old house & we are ready to address and quirks or issues with our onsite handyman. This is my first short term rental. I am passionate about sharing the wonders of far west Texas, the history of this property, and hospitality.

Thank you for trusting me with your stay in Alpine. I hope you have a great visit. Your comfort is my top priority!

Please do not hesitate to reach out with any questions, concerns, or something I should buy for the for the unit. Also, if you have ideas for my 'daydreaming' about Cozy Court's future, I welcome those too! If you liked your stay and want to book again/refer a friend, please save my number & email heather@cozycourtalpine.com for best pricing.



Welcome to Cozy Court

Table of Contents

Meet your Host & Emergency Information	3
Safety in Far West Texas	4
Getting Settled In	5
Apartment Highlights & Community Guidelines	6-7
Unit A Map, Fire Extinguishers & Exits	8
Checking Out, Reviews & Future Visits	9

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8G

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 Special Use Permit 2025-04-04, a special use permit allowing a short term rental to be established at 100 W. Murphy Street. The Applicant is April McAnally. The property owner of record is 6012 Avenue T, LLC. The Parcel ID of the subject property is 32660. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 100 W MURPHY STR SUP_Redacted

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 - 4/1/2025
Approved - 4/1/2025
Final Approval - 4/6/2025

STR License

Letters

License HolderApril McAnally

> Collapse details

Letters

Send license

Edit

License settings

Property Address
100 W MURPHY ST ALPINE TX 79830
Property ID
32660

Permit Held By
Property Manager
Application Date
2025-03-24

Permit Holder

First Name
April
Last Name
McAnally
Phone Number
432-386-8296
Email

Mailing Address
Po Box 1235 Alpine, Tx 79831

Property Manager

First Name
April
Last Name
McAnally
Phone Number
432-386-8296
Email

Mailing Address
Po Box 1235 Alpine, Tx 79831

Property Owner(s)

Property Owner #1

First Name
Greg
Last Name
Egan
Company Name
6012 Avenue T, LLC
Phone Number
713-443-3122
Email

Mailing Address
5203 Hummingbird St Houston TX 77035

Local Representative

First Name
April
Last Name
McAnally
Phone Number
432-386-8296
Email

Mailing Address
Po Box 1235 Alpine, Tx 79831

Verification Documents

Letter
[letter_notification_2025-03-24-223716.pdf](#)
Floor Plan
[floor_plan_2025-03-24-223716.pdf](#)
Parking Plan Requirement
[parking_spaces_2025-03-24-223716.pdf](#)
Applicant's Driver's License
[drivers_license_2025-03-24-223716.jpeg](#)
[drivers_license_2025-03-24-223716.pdf](#)
Proof of STR Property Ownership and/or authorization from property owner
[proof_of_ownership_2025-03-24-223716.pdf](#)
Info Sheet
[additional_requirements_form_2025-03-24-223717.pdf](#)

Possible Violations

We found no violations for this property

Add Note

Notes

Add

Supplemental Questions

Collapse all

How many bedrooms are in your short-term rental?

1

How many off-street parking spaces are available in your short-term rental?

1

Is this short-term rental your primary residence?



No

What is your taxpayer ID?



Are you registering a hotel property?



Yes



January 14, 2025

City of Alpine
100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use Leaning Tower of Alpine, located at 100 W Murphy Street in Alpine, Texas as a short-rental property. The historical and well-know building on the corner of Murphy and 5th Street is a two story building that houses a souvenir shop on the first floor. The renovated upstairs apartment will be a new short term rental property. The owners would like to offer it to guests to enjoy and so the upstairs area does not sit. They are excited about providing local history of this building to potential guests. No harm will be caused to the value of the property or to other property in the neighborhood due to the use as a short-term rental.

Leaning Tower of Alpine will be managed by Bienvenido Big Bend which is a local professional management company that has a good relationship with the city and remits hotel occupancy taxes on all properties. Bienvenido Big Bend is excited to manage this property for this family. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally
Owner
Bienvenido Big Bend

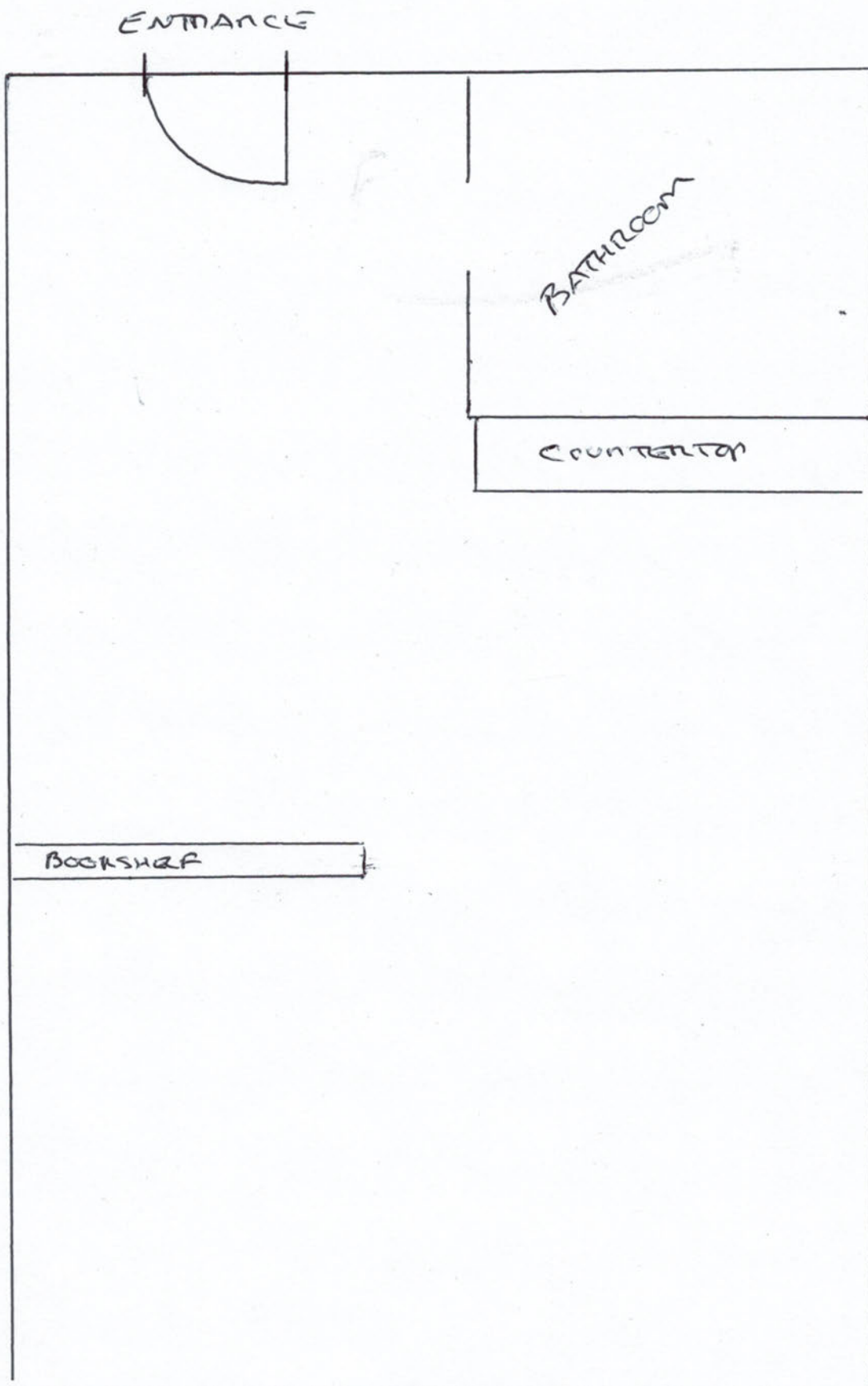
432-538-4182 



Bienvenidobigbend.com 

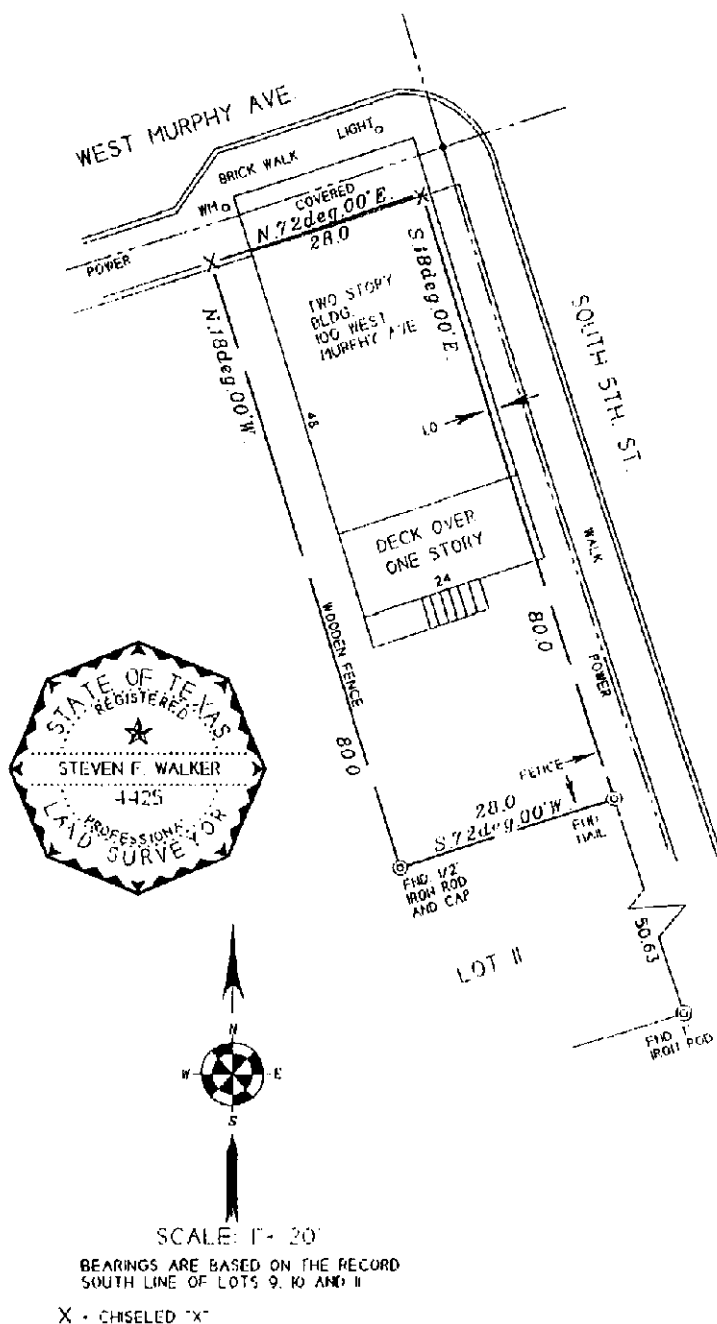
117 N 6th St. Alpine, Texas 79830 

5TH STREET



2ND FLOOR 100 W. MURPHY

MURPHY STREET



PLAT of a survey of a 0.051 acre tract of land described in Vol. 226, P. 197, Official Public Records, out of Lot II, Block 55, Original Townsite of Alpine, as per a plat on file in Envelope #184, Plat Records, in the office of the County Clerk, Brewster County, Texas

ACCORDING TO THE FIRM MAP, COMMUNITY-PANEL NUMBER 480085 0002 B, DATED NOVEMBER 16, 1990, THIS TRACT IS IN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOODPLAIN

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

Steven F. Walker

Steven F. Walker
Registered Professional Land Surveyor #4425
Date: December 16, 2013

WALKER LAND SURVEYING
FIRM NO 10097800
405 East Ave. "B"
Alpine, TX
79830
432-837-7272

EXHIBIT A

BREWSTER COUNTY Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	DOCUMENT #: 116051 RECORDED DATE: 09/16/2022 03:47:35 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 77983 - 1 Doc(s) Document Page Count: 4 Operator Id: kbourbon
RETURN TO: ()	SUBMITTED BY: BIG BEND TITLE , TX
DOCUMENT # : 116051 RECORDED DATE: 09/16/2022 03:47:35 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Brewster County.   Sarah Vasquez Brewster County Clerk	

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

Date: September 16, 2022

Grantor: MICHAEL GEORGE PACHECO and LAUREN E. HENRY

Grantor's Mailing Address: 100 W. Murphy St
Alpine, TX 79830-4641
Brewster County, Texas

Grantee: 6012 AVENUE T, LLC

Grantee's Mailing Address: 5203 Hummingbird St
Houston, TX 77035-3014
Harris County, Texas

Consideration: Cash and other valuable Consideration

Property (including any improvements):

A 0.051 acre tract of land, more or less, described in Volume 226, Page 197, Official Public Records, being out of Lot Eleven (11), Block Fifty-five (55), ORIGINAL TOWNSITE OF ALPINE, Brewster County, Texas, as per Plat on file in Envelope No. 184, on file in the Office of the County Clerk of Brewster County, Texas. Said 0.051 acres more particularly described in a Plat of the survey attached hereto as Exhibit "A", dated December 16, 2013, prepared by Steven F. Walker, R.P.L.S. No. 4425, which Exhibit is made a part of this document by reference and incorporated herein for all purposes..

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Subject to all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

Subject to the protrusion of the "COVERED" portion of the building beyond the North boundary of the property line herein described, as shown on the Plat attached hereto as Exhibit "A".

Subject to the apparent protrusions of the "TWO STORY BLDG" or "DECK OVER ONE STORY" beyond the East boundary of the property line herein described, as shown on the Plat attached hereto as Exhibit "A".

Taxes for 2022, which have been prorated and adjusted in cash as of the date hereof, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED by Grantor as of the date first above written.

MICHAEL GEORGE PACHECO


LAUREN E. HENRY

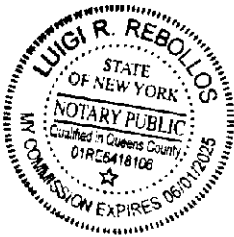
(Acknowledgment)

STATE OF NY §
COUNTY OF NY ss
§

This instrument was acknowledged before me on September 15, 2022, by MICHAEL GEORGE PACHECO and LAUREN E. HENRY.

[Seal]


Notary Public, State of NY



AFTER RECORDING RETURN TO:

BIG BEND TITLE, LLC
P.O. BOX 813
FORT DAVIS, TX 79734
GF# 11257-22-B

PREPARED IN THE LAW OFFICE OF:

JOSEPH P. JAMES
ATTORNEY AT LAW
P.O. BOX 2013
FORT DAVIS, TX 79734

EXECUTED by Grantor as of the date first above written.



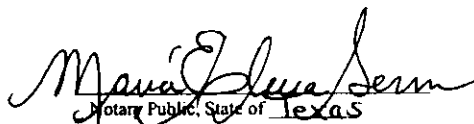
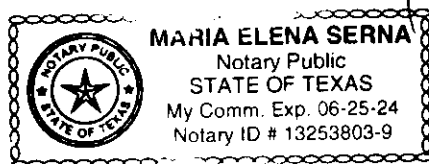
LAUREN E. HENRY

(Acknowledgment)

STATE OF Texas §
COUNTY OF Nueces §

This instrument was acknowledged before me on September 15th, 2022, by MICHAEL GEORGE PACHECO and LAUREN E. HENRY.

[Seal]

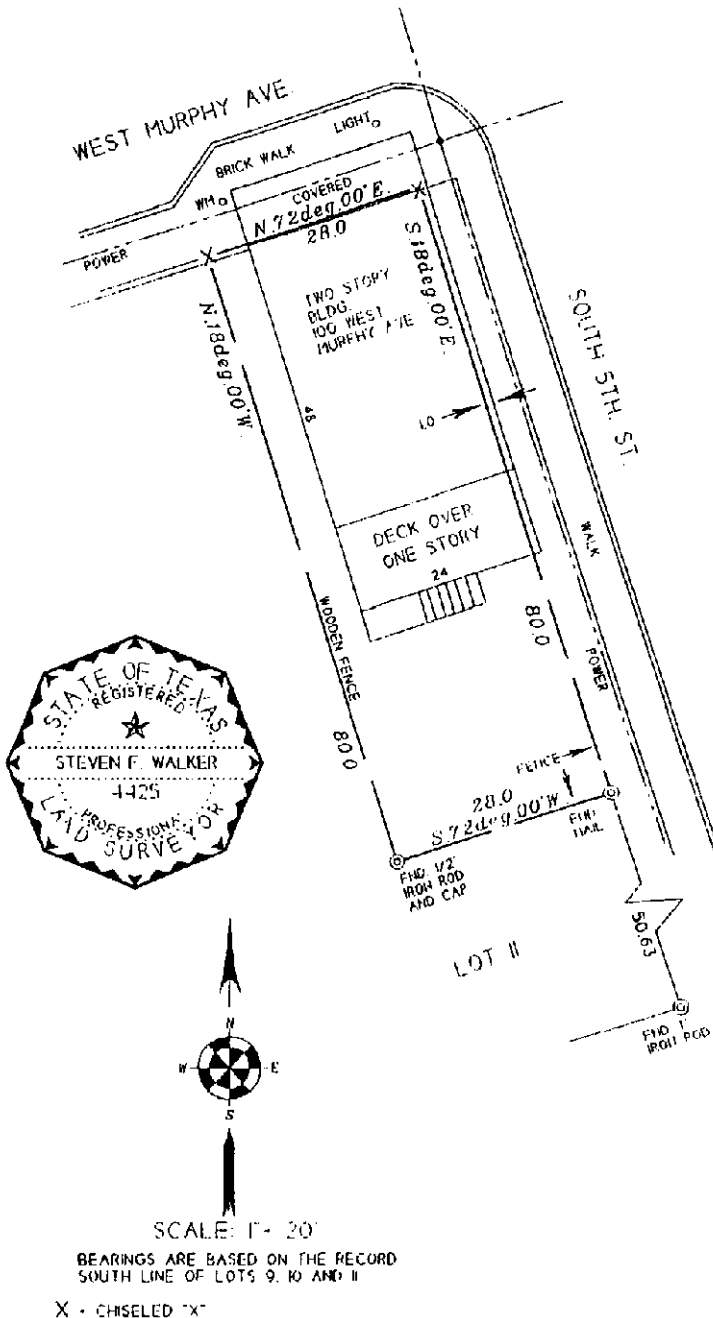

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

BIG BEND TITLE, LLC
P.O. BOX 813
FORT DAVIS, TX 79734
GF# 11257-22-B

PREPARED IN THE LAW OFFICE OF:

JOSEPH P. JAMES
ATTORNEY AT LAW
P.O. BOX 2013
FORT DAVIS, TX 79734



PLAT of a survey of a 0.051 acre tract of land described in Vol. 226, P. 197, Official Public Records, out of Lot II, Block 55, Original Townsite of Alpine, as per a plat on file in Envelope #184, Plat Records, in the office of the County Clerk, Brewster County, Texas

ACCORDING TO THE FIRM MAP, COMMUNITY-PANEL NUMBER 480085 0002 B, DATED NOVEMBER 16, 1990, THIS TRACT IS IN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOODPLAIN

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

Steven F. Walker

Steven F. Walker
Registered Professional Land Surveyor #4425
Date: December 16, 2013

WALKER LAND SURVEYING
FIRM NO 10097800
405 East Ave. "B"
Alpine, TX
79830
432-837-7272

EXHIBIT A



Welcome to Leaning Tower of Alpine!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Brewster County Sheriff's Department – 432.837.3488

Fire Department Non-Emergency Only – 432.837.2366

Animal Control – 432.837.3486

Poison Control – 800.222.1222

Host April – 432.538.4182

SEVERE WEATHER ALERTS

Tune into local radio stations KVLB 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network: TBD

Password: TBD

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8H

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 Special Use Permit 2025-04-05, a special use permit allowing a short term rental to be established at 409 N. 6th Street. The applicant is April McAnally. The property owner of record is Jason Michelotti. The Parcel ID of the subject property is 11993. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

SUPPORTING MATERIALS

1. 409 N 6TH STR SUP_Redacted

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 - 4/1/2025
Approved - 4/1/2025
Final Approval - 4/6/2025

STR License

Letters

License holderApril McAnally

> Collapse details

Letters

Send license

Edit

License settings

Property Address
409 N 6TH ST ALPINE TX 79830
Property ID
11993

Permit Held By
Property Manager
Application Date
2025-03-24

Permit Holder

First Name
April
Last Name
McAnally
Phone Number
432-386-8296
Email

Mailing Address
Po Box 1235 Alpine, Tx 79831

Property Manager

First Name
April
Last Name
McAnally
Phone Number
432-386-8296
Email

Mailing Address
Po Box 1235 Alpine, Tx 79831

Property Owner(s)

Property Owner #1

First Name
JASON
Last Name
MICHELOTTI
Phone Number
406-570-5251
Email

Mailing Address
5710 Carry Back Ln Austin TX 78746

Local Representative

First Name
April
Last Name
McAnally
Phone Number
432-386-8296
Email

Mailing Address
Po Box 1235 Alpine, Tx 79831

Verification Documents

Letter
[letter_notification_2025-03-24-224212.pdf](#)
Floor Plan
[floor_plan_2025-03-24-224212.pdf](#)
Parking Plan Requirement
[parking_spaces_2025-03-24-224212.pdf](#)
Applicant's Driver's License
[drivers_license_2025-03-24-224213.pdf](#)
Proof of STR Property Ownership and/or authorization from property owner
[proof_of_ownership_2025-03-24-224213.pdf](#)
Info Sheet
[additional_requirements_form_2025-03-24-224213.pdf](#)

Possible Violations

No License Displayed
1360193220334037730

Add Note

Notes

Add

Supplemental Questions

Collapse all

How many bedrooms are in your short-term rental?

3

How many off-street parking spaces are available in your short-term rental?

2

Is this short-term rental your primary residence?

No

What is your taxpayer ID?



Are you registering a hotel property?



Yes



February 18, 2025

City of Alpine

100 N. 13th St., Alpine, TX 79830

Dear Geo Calderon and the Alpine City Council,

We are proposing that we use Alpine Adobe, located at 409 N 6th Street in Alpine, Texas as a short-rental property. This is a two-story historical home that the owners have been renovating since its purchase in 2022. This home was also on the Historic Alpine Holiday Tour this past December and the owners are excited to open it to guests and visitors to the area. They will be providing history of this home to guests. No harm will be caused to the value of the property or to other property in the neighborhood due to the use as a short-term rental.

Alpine Adobe will be managed by Bienvenido Big Bend which is a local professional management company that has a good relationship with the city and remits hotel occupancy taxes on all properties. Bienvenido Big Bend is excited to manage this property for this family. I am dedicated to representing this property, as well as, the City of Alpine as a positive and welcoming vacation destination to visitors while striving to reduce any inconvenience to residential neighbors.

Sincerely,

April McAnally
Owner
Bienvenido Big Bend

432-538-4182



Bienvenidobigbend.com



117 N 6th St. Alpine, Texas 79830



Alpine Adobe Fire Evacuation Plan



TX SURVEY FIRM NO. 10194432

22-0126

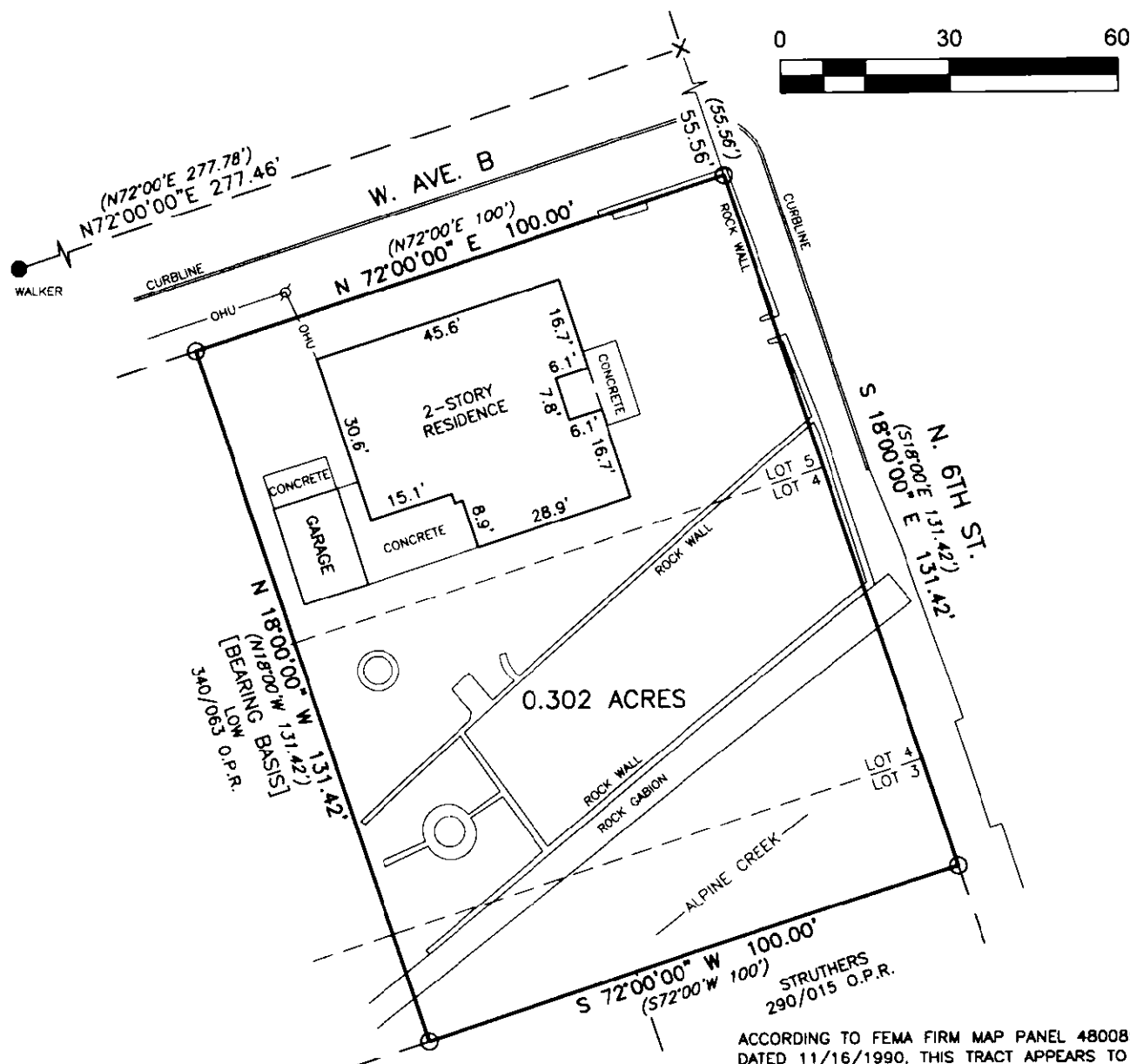
SURVEY PLAT

0.302 ACRES OUT OF BLOCK 35, ORIGINAL TOWNSITE OF ALPINE
VOLUME 2, PAGE 97, DEED RECORDS OF BREWSTER COUNTY, TEXAS

BEING A PORTION OF LOTS 3, 4, AND 5, OF SAID BLOCK 35

SAME BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 278, PAGE 277
OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS

409 N. 6TH ST. ALPINE, TEXAS

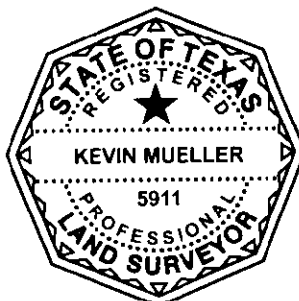


AN INDEPENDENT EXHAUSTIVE SEARCH OF THE
PUBLIC RECORD HAS NOT BEEN CONDUCTED.
EASEMENTS/RESTRICTIONS NOT SHOWN HEREON
MAY AFFECT THIS TRACT.

LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
- X "X" CHISELED IN CONCRETE FOUND
- CAPPED IRON ROD SET [MUELLER]
- UTILITY POLE
- OHU — OVERHEAD UTILITY
- () RECORD INFORMATION

BEARING BASIS: AS SHOWN



ACCORDING TO FEMA FIRM MAP PANEL 4800850002B,
DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN
ZONE AE [BASE FLOOD ELEVATIONS HAVE BEEN
DETERMINED].

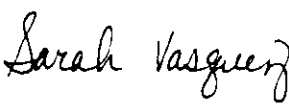
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN
ACTUAL ON THE GROUND SURVEY AND THAT THE LINES
AND CORNERS ARE TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

Kevin Mueller

3-14-2022

KEVIN MUELLER
105 N. COCKRELL ST.
(432) 538-2115
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

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

BREWSTER COUNTY Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366		DOCUMENT #: 115092 RECORDED DATE: 04/19/2022 01:13:40 PM 	
OFFICIAL RECORDING COVER PAGE			Page 1 of 6
Document Type: DEED Transaction Reference: Document Reference:		Transaction #: 75544 - 3 Doc(s) Document Page Count: 5 Operator Id: renee	
RETURN TO: ()		SUBMITTED BY: ELLYSON ABSTRACT , TX	
DOCUMENT # : 115092 RECORDED DATE: 04/19/2022 01:13:40 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Brewster County.			
		 Sarah Vasquez Brewster County Clerk	

PLEASE DO NOT DETACH
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

After Recording Return To:
JASON MICHELOTTI and MAY MICHELOTTI
5710 CARRY BACK LANE
AUSTIN, TX 78746

TEXAS GENERAL WARRANTY DEED

With Vendor's Lien

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Effective Date: **April 15, 2022**

Grantor (whether one or more): **JEAN HARDY PITTMAN**

Grantee (whether one or more): **JASON MICHELOTTI AND MAY MICHELOTTI, HUSBAND AND WIFE**

Grantee's Mailing Address: **5710 CARRY BACK LANE**
AUSTIN, TEXAS 78746

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **TWO HUNDRED SIXTY-EIGHT THOUSAND TWO HUNDRED AND NO/100 Dollars (\$268,200.00)** (the "Note"), executed by the Grantee and payable to the order of **SWBC MORTGAGE CORPORATION** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **EDWARD KERSHNER**, Trustee for the benefit of the Lender.

Property (including improvements):

That certain property located in **BREWSTER** County, Texas to-wit **SEE EXHIBIT 'A'**
ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to, validly existing easements, rights-of-way, and prescriptive rights, whether or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property, any discrepancies or conflicts in boundary lines, any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor

When the context requires, singular nouns and pronouns include the plural

Executed to be effective as of the Effective Date.

Jean Hardy Pittman by D P Hardy P.A
 JEAN HARDY PITTMAN BY, DAVID Date 12-Apr-2022
 PATRICK HARDY, AS ATTORNEY-IN-FACT

Acknowledgements

STATE OF TEXAS
 COUNTY OF HARRIS

This instrument was acknowledged before me on 04/12/2022 by
 JEAN HARDY PITTMAN BY, DAVID PATRICK HARDY, AS ATTORNEY-IN-FACT

Trisha Samanta 04/12/22
 Notary Public
 Printed Name: TRISHA SAMANTA.

(Seal)

Individual

STATE OF TEXAS
 COUNTY OF HARRIS

This instrument was acknowledged before me on 04/12/2022 by
DAVID P. HARDY

Trisha Samanta 04/12/22
 Notary Public
 Printed Name: TRISHA SAMANTA.

Corporate/Partnership

STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on _____ by
 on its behalf _____ of _____

(Seal)

Notary Public
 Printed Name _____

Escrow File No.: 202202127

EXHIBIT "A"

0.302 acres out of Block Thirty-five (35) ORIGINAL TOWNSITE OF ALPINE, Volume 2, Page 97, Deed Records of Brewster County, Texas, being a portion of Lots Three (3), Four (4) and Five (5) of said Block Thirty-five (35) same being all of that certain tract described in Volume 278, Page 277, Official Public Records Brewster County, Texas and more particularly described in Exhibit "A", metes and bounds Exhibit "B" survey by Kevin Mueller R.P.L.S. 5911, dated March 14, 2022, attached hereto and incorporated herein for all purposes.

SAW TOOTH SURVEY
FIRM NO. 10194432

BLOCK 35, OT ALPINE
BREWSTER COUNTY, TEXAS

220126

0.302 ACRES

0.302 ACRES OUT OF BLOCK 35, ORIGINAL TOWNSITE OF ALPINE, PER PLAT ON FILE IN VOLUME 2, PAGE 97, DEED RECORDS OF BREWSTER COUNTY, TEXAS, BEING A PORTION OF LOTS 3, 4, AND 5, OF SAID BLOCK 35, SAME BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 278, PAGE 277, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.302 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod [MUELLER] set for the northeast corner of said Block 35 and **POINT OF BEGINNING** of the herein described tract;

THENCE with the east line of said Block 35, **S 18°00'00" E**, a distance of **131.42 feet** to a capped iron rod [MUELLER] set for the southeast corner of the herein described tract;

THENCE over and across said Lots 3, 4, and 5, the following two (2) courses:

- 1) **S 72°00'00" W**, a distance of **100.00 feet** to a capped iron rod [MUELLER] set for the southwest corner of the herein described tract, and
- 2) **N 18°00'00" W**, a distance of **131.42 feet** to a capped iron rod [MUELLER] set in the south line of W. Ave. B for the northwest corner of the herein described tract;

THENCE with the south line of said W. Ave. B, **N 72°00'00" E**, a distance of **100.00 feet** to the **POINT OF BEGINNING** of the herein described tract, containing **0.302 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 February and March 2022, and is true and correct to the best of my knowledge.



3-14-2022



KEVIN MUELLER
SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831
(432) 538-2115

TX SURVEY FIRM NO. 10194432

22-0126

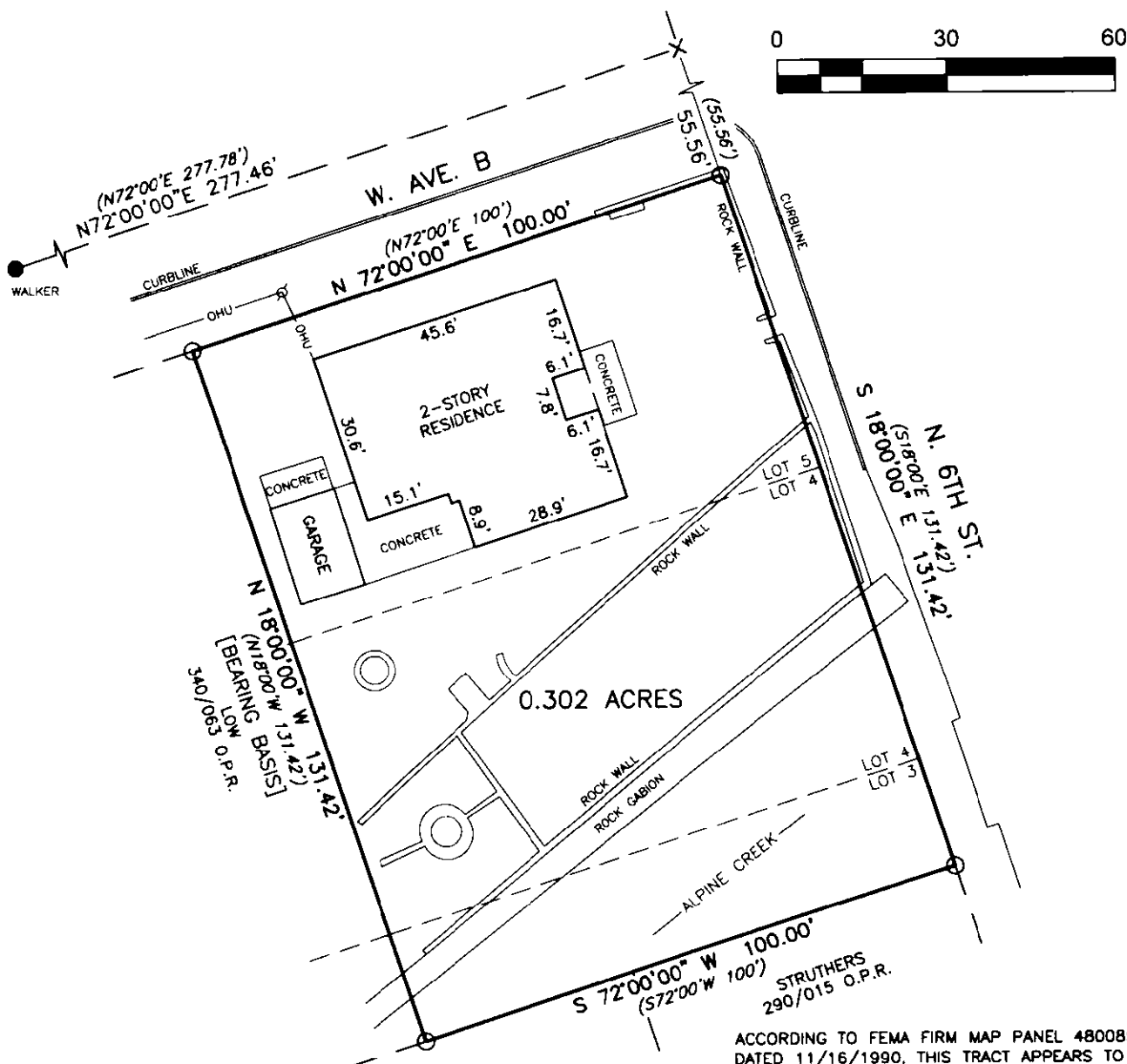
SURVEY PLAT

0.302 ACRES OUT OF BLOCK 35, ORIGINAL TOWNSITE OF ALPINE
VOLUME 2, PAGE 97, DEED RECORDS OF BREWSTER COUNTY, TEXAS

BEING A PORTION OF LOTS 3, 4, AND 5, OF SAID BLOCK 35

SAME BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 278, PAGE 277
OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS

409 N. 6TH ST. ALPINE, TEXAS



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]
- X "X" CHISELED IN CONCRETE FOUND
- CAPPED IRON ROD SET [MUELLER]
- UTILITY POLE
- OHU — OVERHEAD UTILITY
- () RECORD INFORMATION

BEARING BASIS: AS SHOWN



ACCORDING TO FEMA FIRM MAP PANEL 4800850002B,
DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN
ZONE AE [BASE FLOOD ELEVATIONS HAVE BEEN
DETERMINED].

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

Kevin Mueller

3-14-2022

KEVIN MUELLER
105 N. COCKRELL ST.
(432) 538-2115
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

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



Welcome to Alpine Adobe!

IN CASE OF EMERGENCY CALL 911

OTHER EMERGENCY NUMBERS

Brewster County Sheriff's Department – 432.837.3488

Fire Department Non-Emergency Only – 432.837.2366

Animal Control – 432.837.3486

Poison Control – 800.222.1222

Host April – 432.538.4182

SEVERE WEATHER ALERTS

Tune into local radio stations KVLV 1240 AM or KALP 92.7 FM

WIFI CONNECTION INFO

Network:

Password:



Check Out the
Digital Guide!

House Rules – No smoking, no parties, no pets.

TV Info – There are smart TVs so you can login to your own apps to watch your favorite shows.

You will need your own account to access the apps, such as, Netflix and Hulu.
Don't forget to sign out of your account before checking out.

Trash – There are two dumpsters near the home. Both are on Ave B (side street by driveway). One located a bit west of the home in the middle of the block. One is a bit east of the home on the next block.

Parking – There is parking in the driveway off of Ave B.

Attractions –

Museum of the Big Bend
Museumofthebigbend.com

Gage Gardens
gagehotel.com/experience/gage-gardens

Post Park
texasmountaintrail.com

McDonald Observatory
mcdonaldobservatory.org

Balmorhea State Park
tpwd.texas.gov

Kokernot 06 Cowboys Baseball Stadium
alpine.pecosleague.com

Hiking –

Point of Rocks
Alltrails.com

Chihuahuan Desert Research Institute
cdri.org

Hancock Hill/Desk Hike
Alltrails.com

Big Bend National Park
Nps.gov

Big Bend Rach State Park
tpwd.texas.gov

Davis Mountain State Park
tpwd.texas.gov

Gas – (* Pro Tip – Full up before heading south)

Stripe's

The Triangle

Uncles

Groceries, ATM –

Blue Water Natural Food
One Mile South 45978, TX-118
Alpine, Texas 79830

Lowe's Market
101 E Sul Ross Street
Alpine, Texas 79830

Events –

For updated info on Events check with:

Chamber of Commerce
www.visitalpinetx.com

Big Bend Tourism Council
visitbigbend.com

Alpine Avalanche
alpineavalanche.com

Laundry – Alpine Laundromat 24/7 (801 N 5th St, Unit B, Alpine, TX 79830)

Restaurants – For updated info on local restaurants and food trucks check with www.visitalpinetx.com

CHECKOUT INSTRUCTIONS

Our housekeepers work very hard to make sure everything is clean and sanitized before your arrival. They would greatly appreciate if you could do the following:

- Please leave all used beds unmade.
- Empty out the refrigerator completely.
- There are two dumpsters near the home. Both are on Ave B, (side street near driveway) one is located a bit west of the home in the middle of the block. The other is located east of the home on the next block.
- Load and run the dishwasher and wash any other used dishes.
- Lock all windows and doors, including decks and porches.
- Set thermostats to 65 in the winter and 74 in the summer.
- Double check drawers, closets, and washer and dryer, and check for phone chargers – there is a \$25 minimum shipping fee to return your items.
- Remember to sign out of all apps on the smart TVs (Netflix, Hulu, Amazon Prime)

Please text me so I know you have checked out. The housekeepers love when they can get an early start!

THANK YOU FOR STAYING!
COME BACK SOON!

MORE ABOUT BIENVENIDO BIG BEND

Hi! I'm April and most likely have been corresponding with you before your arrival. I "married into Alpine" over 20 years ago when I met my husband who was born and raised here. Having grown up on a cotton farm, I was used to rural living. But I never expected to fall in the love with the desert mountains. Alpine and the entire Big Bend is a truly unique area. The love of the area and my love of hospitality were married when I had the opportunity to manage short term rentals. I began Bienvenido Big Bend and have continued to add to my portfolio of vacation homes in Alpine.

I am honored that the owners of Alpine Adobe have entrusted me to manage their home, and grateful that you have chosen to reserve it for your stay. My staff and I take pride in providing clean and comfortable homes to visitors in the area.

Enjoy your stay and next time Book Direct and save money!
www.bienvenido.vacations



CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8I

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 Special Use Permit 2025-04-06, a special use permit allowing a short term rental to be established at 601 N. 8th Street. The applicant is Allison Davidson. The property owner of record is Allison Smith. The Parcel ID of the subject property is 10459. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 601 N 8TH STR SUP_Redacted

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 - 4/1/2025
Approved - 4/1/2025
Final Approval - 4/6/2025

STR License

Letters

License holderAllison Davidson

> Collapse details

Letters

Send license

Edit

License settings

Property Address
601 N 8TH ST ALPINE TX 79830
Property ID
10459

Permit Held By
Owner
Application Date
2025-03-25

Permit Holder

First Name
Allison
Last Name
Davidson
Phone Number
432-294-2740
Email

Mailing Address
601 N. 8th St

Property Manager

First Name
Allison
Last Name
Davidson
Phone Number
432-294-2740
Email

Mailing Address
601 N. 8th St

Property Owner(s)

Property Owner #1

First Name
Allison
Last Name
Davidson
Phone Number
432-294-2740
Email

Mailing Address
601 N. 8th St

Local Representative

First Name
Allison
Last Name
Davidson
Phone Number
432-294-2740
Email

Mailing Address
601 N. 8th St

Verification Documents

Letter
[letter_notification_2025-03-25-204757.jpeg](#)
Floor Plan
[floor_plan_2025-03-25-204757.jpeg](#)
Parking Plan Requirement
[parking_spaces_2025-03-25-204758.jpeg](#)
Applicant's Driver's License
[drivers_license_2025-03-25-204758.jpeg](#)
[drivers_license_2025-03-25-204758.jpeg](#)
Proof of STR Property Ownership and/or authorization from property owner
[proof_of_ownership_2025-03-25-204759.jpeg](#)
Info Sheet
[additional_requirements_form_2025-03-25-204759.jpeg](#)

Possible Violations

We found no violations for this property

Add Note

Notes

Add

Supplemental Questions

Collapse all

How many bedrooms are in your short-term rental?

1

How many off-street parking spaces are available in your short-term rental?

2

Is this short-term rental your primary residence?

No

What is your taxpayer ID?



Are you registering a hotel property?



Yes

From: Allison Davidson
Subject:
Date: February 5, 2025 at 6:07 PM
To:



February 6th, 2025

Attn: City of Alpine (STRP Application)

RE: Letter of proposed STR Use
Allison Davidson
601 N 8th St
Alpine TX 79830
432-294-2740

To Whom it may concern,

I am writing to request the allowance of STR use for the 2nd lot of my property at this time only. The main lot/home is currently being occupied by myself full time. The 2nd lot is a small "tiny home" that includes a bathroom, shower, sink and toilet. No Kitchen, a microwave, mini fridge, twin trundle beds, and storage space in the loft area above. This would be available for STR via Air BNB only, capable of allowing 2 people max to occupy the space. There is one carport space available when I am occupying my home on the separate lot, as well as additional parking space for one car next to the driveway (#3 on survey).

Given the main home was originally an air B&B property, I do not see any harm to the neighborhood by allowing periodic rental of my tiny home (lot 2). My next door neighbor is very accepting, and is aware I am filing for STR permit.

I believe this additional STR listing will allow visitors of Alpine additional options to stay in the neighborhood, close within walking distance to businesses in town. It will also allow visitors passing through an option that's affordable, comfortable and inviting. I will also make sure to prescreen any potential reservations for positive reviews on Air Bnb. I want to keep my home and neighborhood peaceful and inviting for my neighbors and myself.

Sincerely,

A handwritten signature in black ink, appearing to read "Allison Davidson", with a stylized, flowing script.

Allison Davidson

EVALUATION ROUTE

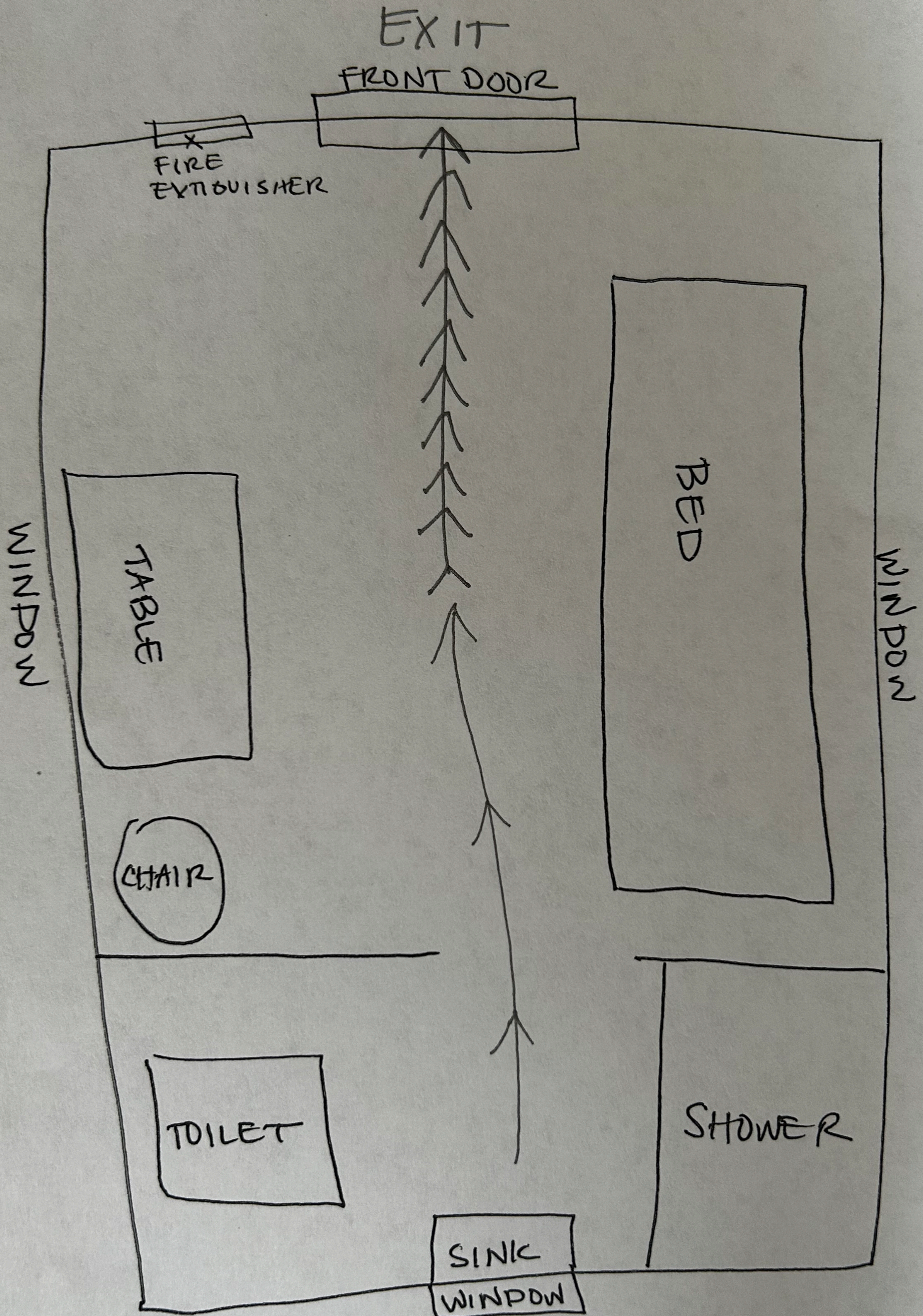


Exhibit C
Parking Plan

dotloop signature verification:

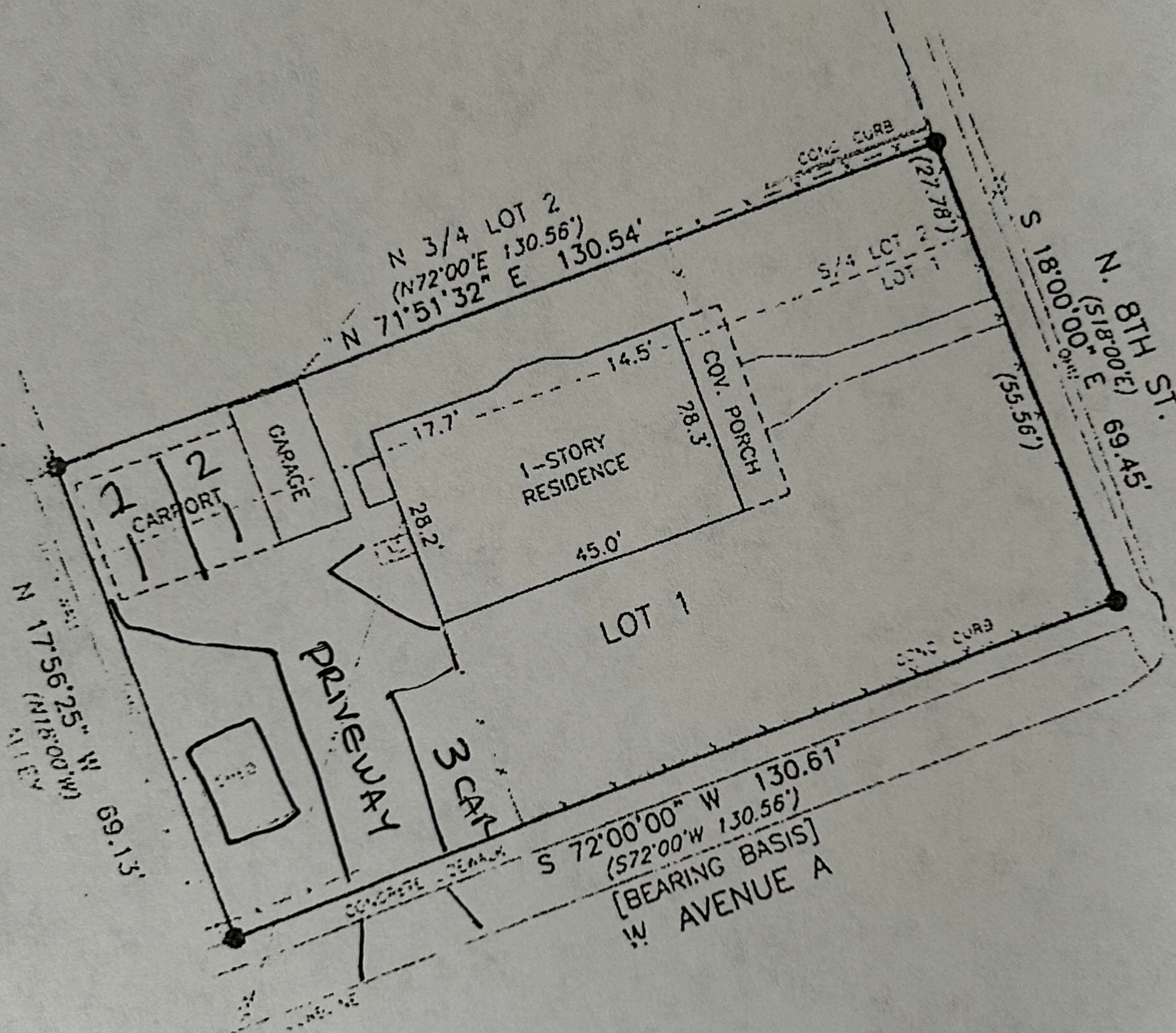
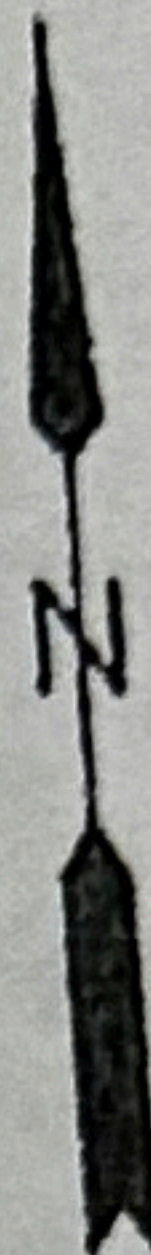
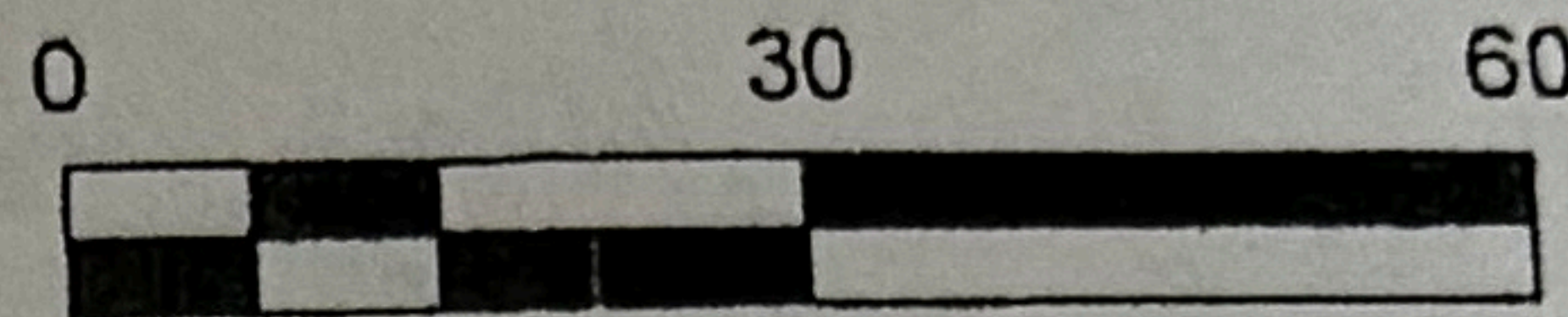
7. SURVEY FIRM NO. 10194432

SURVEY PLAT

21-0146

ALL OF LOT 1 AND THE SOUTH QUARTER (S/4) OF LOT 2, BLOCK G-2, GILLIS 2ND ADDITION TO ALPINE
PLAT RECORDS OF BREWSTER COUNTY, TEXAS

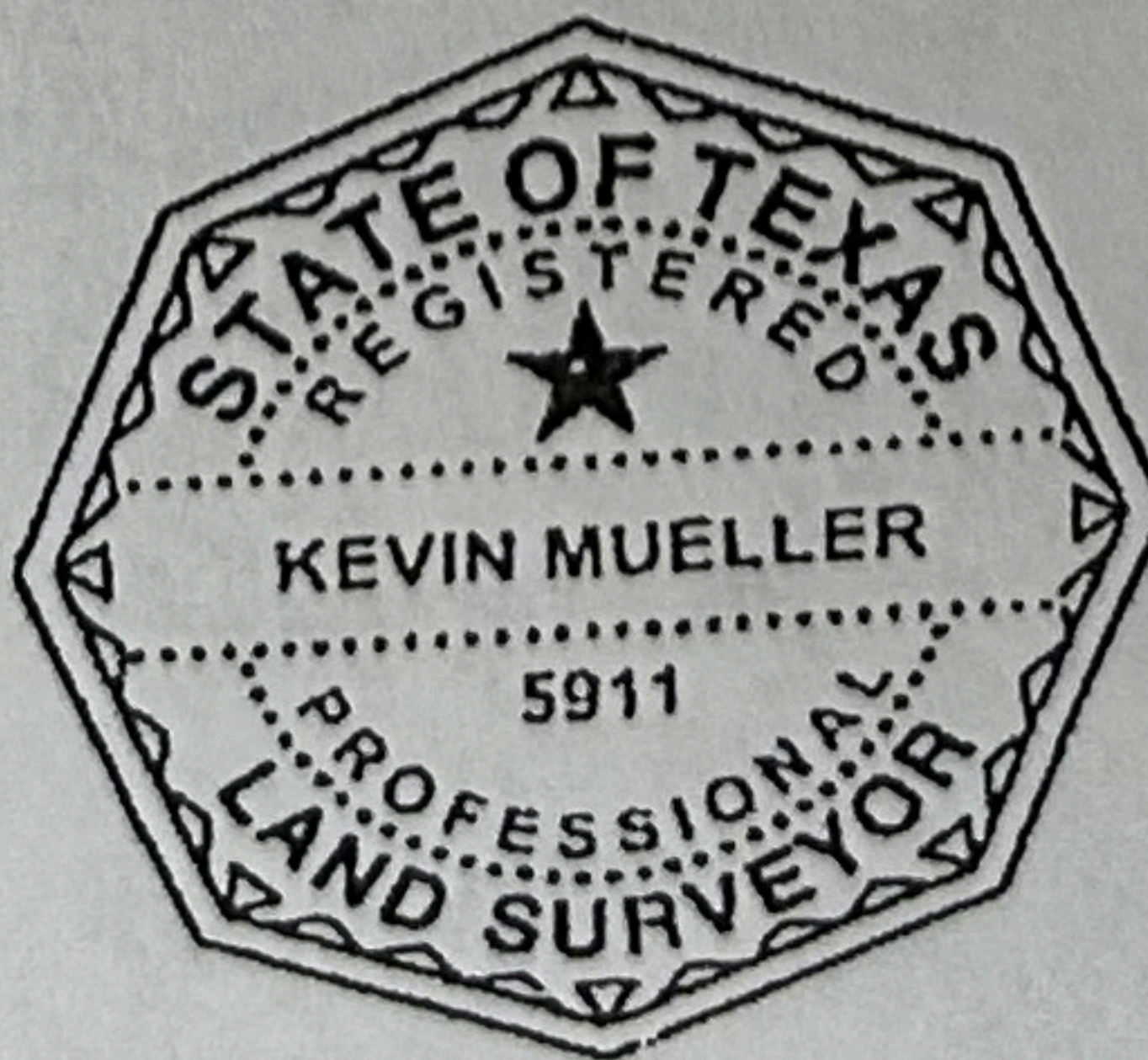
601 N. 8TH ST. ALPINE, TEXAS



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)
- UTILITY POLE
- OVERHEAD UTILITY
- FENCE
- RECORD INFORMATION
- BEARING BASIS AS SHOWN



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

9-8-2021

KEVIN MUELLER
105 N. COLUMBIA ST.
(432) 538-0112
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

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

Cause Number:

FMB23235

Name Change of:

In the

29th

☐ District Court

☐ County Court at Law

Allison Michele Smith

Brewster

County,
Texas

Order Changing the Name of an Adult

A hearing took place on: October 13, 2023

1. Appearances

The Petitioner appeared in person without an attorney.

FILED
At 4:15 o'clock P M

2. Jurisdiction.

The Court finds that it has jurisdiction over this case and the Petitioner.

NOV - 2 2023

3. Record.

- ☒ A court reporter recorded today's hearing.
☐ A court reporter did not record today's hearing.

Sarah Feltow, Notary
District Clerk, Brewster County, TX
By [Signature]

4. Findings

The Court finds that Petitioner's personal information is as follows:

- a. Current legal name: Allison Michele Smith
b. Home Address: 601 N. 8th St. Alpine Brewster TX 79830

Or ☐ Petitioner is not required to provide their home address because they are a participant in the Office of the Attorney General's Address Confidentiality Program.

c. Social Security Number [REDACTED]

Or ☐ Petitioner does not have a Social Security Number

d. All driver's license numbers issued to Petitioner during the last 10 years:

Driver's License Number

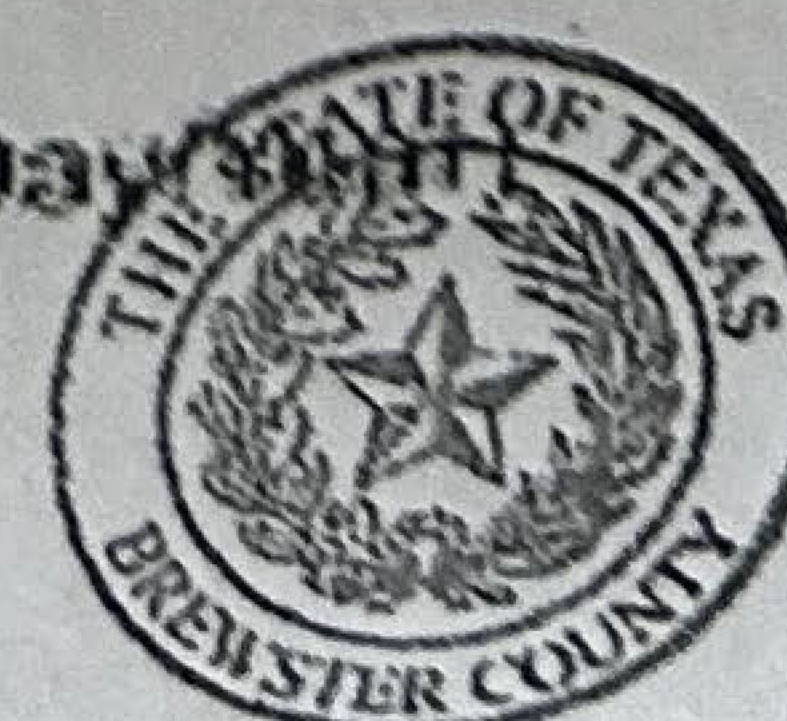
State that Issued License

Texas

Or ☐ Petitioner has not had a driver's license during the last 10 years

e. Date of birth: [REDACTED]

(Month/Day/Year)



A TRUE AND CORRECT
COPY OF ORIGINAL
FILED IN THE BREWSTER
COUNTY DISTRICT CLERK'S
OFFICE.

This is NOT a Tax
Statement

PROOF OF ~~OWNERSHIP~~ OWNERSHIP
2024 Notice of Appraised Value

Do Not Pay From
This Notice

BREWSTER COUNTY APPRAISAL DISTRICT
1604 W. HWY 90
ALPINE, TX 79830
Phone: 432-837-2558 Fax: 432-837-3871

Property ID: 10459
Ownership %: 100.00
Geo ID: 971200020001000000
Legal: GILLIS 2ND, BLOCK G2, LOT 1 & S/4' OF 2
Legal Acres: 0.2073
Situs: 601 8TH ALPINE, TX 79830
Owner ID: 39508
Efile PIN: XXXXXXXXXXXXXXXXXXXXXXXX

DATE OF NOTICE: May 6, 2024

Property ID: 10459 - 971200020001000000
SMITH ALLISON
601 N 8TH ST
ALPINE, TX 79830

Dear Property Owner,

We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2023	Proposed - 2024	
Market Value of Improvements (Structures / Buildings, etc.)				234,764	
Market Value of Non Ag/Timber Land				47,250	
Market Value of Ag/Timber Land				0	
Market Value of Personal Property/Minerals				0	
Total Market Value				282,014	
Productivity Value of Ag/Timber Land				0	
Appraised Value				222,873	
Homestead Cap Value/Circuit Breaker Limitation				222,873	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)				HS	
2023 Exemption Amount	2023 Taxable Value	Taxing Unit	2024 Proposed Appraised Value	2024 Exemption Amount	2024 Taxable Value
5,000	197,612	Brewster County	222,873	5,000	217,873
5,000	197,612	Big Bend Regional Hospital	222,873	5,000	217,873
0	202,612	City of Alpine	222,873	0	222,873
120,261	82,351	Alpine ISD	222,873	128,201	94,672
0	202,612	Central Appraisal District	222,873	0	222,873

The difference between the 2019 appraised value and the 2024 appraised value is 72.28%.

An (*) next to the Taxing Unit name indicates a tax ceiling exists for the taxing unit.

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age 65 or older or disabled person homestead exemption, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase, and the appraisal district only determines the property's value.

LOCAL PROPERTY TAX DATABASE

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: Brewster County Tax Assessor/Collector's Office 107 W. Ave. E.#1, Alpine, TX 79830 432-837-6200

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection (j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 1604 W. Hwy 90, Alpine, TX 79830

Deadline for filing a protest: June 6, 2024

Location of Hearings: 1604 W. Hwy 90, Alpine, TX 79830

ARB will begin hearings: June 10, 2024

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet and (2) notice of protest. Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Chief Appraiser

From: Allison Davidson [REDACTED]
Subject:
Date: February 5, 2025 at 6:31 PM
To:



Info Sheet
601 N 8th St
Alpine, TX 79830

24 Contact:
Allison Davidson
601 N 8th St
Alpine, TX 79830
#432-294-2740

allindavidson@gmail.com

Neighborhood Info:
Parking - Left Carport space & Right of driveway in gravel

Trash collection: Every Wednesday, dumpster on curb left of driveway on A Street

Noise restrictions: Quiet after 10pm

Emergency numbers: 911
432-538-2106 Alpine Volunteer Fire Dept
432-294-1529 Gas Emergency after business hours
432-837-3447 Big Bend Regional Medical Center
800-834-0654 Family Crisis Center of Big Bend

Non Emergency numbers:
432-837-3486 Alpine police

Severe Weather alerts: forecast.weather.gov

Allison Davidson
[REDACTED]

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 8J

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation:



AGENDA ITEM

Approval of payment of March 2025 monthly billing summary for Bojorquez Law Firm services.
(M. Antrim, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. BLF - March 2025 Invoice

BUDGET CONSIDERATIONS

Expenditure Required: \$8,968.96

Savings Anticipation: N/A

Current Budget FY2024- \$100,000.00

2025:

Additional Funding: N/A

APPROVERS

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

Approved - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025

INVOICE

Number	13272
Issue Date	3/31/2025
Due Date	4/30/2025

City of Alpine
Megan Antrim, City Manager
100 N 13th St.
Alpine, TX 79830

Alpine - Code Enforcement

Total for Alpine - Code Enforcement	\$73.80
-------------------------------------	---------

Alpine - General

Total for Alpine - General	\$3,550.66
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Alpine - Litigation

Total for Alpine - Litigation	\$2,893.20
-------------------------------	------------

Alpine - Municipal Court

Total for Alpine - Municipal Court	\$987.40
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Alpine - Open Records

Total for Alpine - Open Records	\$1,388.90
---------------------------------	------------

Alpine - Personnel

Total for Alpine - Personnel	\$75.00
------------------------------	---------

Total (USD)	\$8,968.96
Paid	\$0.00
Balance	\$8,968.96

Terms & Conditions

WARNING: While this document is a public record subject to release under Tex. Gov't Code Ch. 552.022(a), it might contain *Confidential/Privileged* information exempt from disclosure.

Make checks payable to Bojorquez Law Firm, PC

Tax ID#27-0818127

11675 Jollyville Road, Suite 300

Austin, TX 78759

ALL PAST DUE AMOUNTS ARE SUBJECT TO INTEREST CHARGES

Timekeeper Totals

Name	Rate	Hours	Total
Nicole E Hipp-Follweiler	\$108.00	8.60	\$928.80
Cynthia Trevino	\$207.38	36.20	\$7,507.00
Sylvia B Firth	\$250.00	1.40	\$350.00
Jessica Grosek	\$108.00	0.80	\$86.40

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 10A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Update from the Alpine Country Club. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

None

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 - 4/7/2025

Approved - 4/7/2025

Final Approval - 4/7/2025

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 10B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

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

EXECUTIVE SUMMARY

None

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 - 4/7/2025

Approved - 4/7/2025

Final Approval - 4/7/2025

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 10C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

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

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. EMS Stats 25

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 - 4/7/2025

Approved - 4/7/2025

Final Approval - 4/7/2025

EMS Statistics													
<i>Brewster Co/Alpine</i>													
<i>2024</i>													
	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
Total EMS Calls	93	86	91										
Medical	53	45	54										
Trauma	27	24	21										
Transports	80	69	75										
No Transports	13	17	16										
False Alarms													
# Fire Assists	0	0											0
Mutual Aid Requested	0	0	0	0	0	0	0	0	0	0	0	0	0
Mutual Aid Provided	0												5
Average Times													
Time to En Route	7.4	6.24	8.09										
On Scene	8.4	10.67	11										

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 11A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss third party management options for the Utility Department. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

As of the preparation deadline for the April 15th City Council packet, the City of Alpine has actively reached out to three organizations—SGR (Strategic Government Resources), Water Work Force, and U.S. Water Services Corporation—to explore options for securing a temporary Utility Director to serve a term of approximately 6 to 8 months. This position is intended to provide critical oversight and operational leadership for the Utility Department during a transitional period.

Organizations Contacted:

- **SGR (Strategic Government Resources)**
SGR specializes in recruiting and staffing leadership roles in local government, including interim management positions. Known for its extensive network of experienced municipal professionals, SGR offers customized recruitment and placement services tailored to the unique needs of public sector clients.
- **Water Work Force**
Water Work Force is a staffing agency focused specifically on water and wastewater utility operations. The company provides certified professionals for temporary, interim, and long-term roles, helping municipalities maintain compliance and continuity in essential water services.
- **U.S. Water Services Corporation**
A national provider of water and wastewater utility operations, U.S. Water Services Corporation delivers both staffing and full-service management solutions. The company supports municipalities with licensed utility professionals, technical expertise, and regulatory support tailored to local utility needs.

The City is currently pending response and availability from each organization and will provide further updates and recommendations once viable options are presented.

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 - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 11B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager



Staff Recommendation:

AGENDA ITEM

Discuss next steps with initiating a pilot program for AMI water meters through Premier Water Works. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Implementation of Smart Meter System for Water Utilities

To enhance operational efficiency, customer service, and accuracy in utility billing, the City of Alpine is evaluating the implementation of a smart meter system for water utilities. The enclosed quote proposes establishing a trial period to test and evaluate the system's effectiveness before broader deployment.

Key Benefits of Smart Meter Technology:

1. **Improved Efficiency and Reduced Labor Costs:** The current manual meter reading process requires significant staff time and resources each month. A smart meter system will automate meter readings, significantly reducing the time and labor required for this task, and allowing employees to redirect their efforts to other critical operational needs.
2. **Increased Accuracy and Billing Confidence:** Manual readings are prone to human error, misreads, or reliance on estimates, which can lead to customer disputes, billing adjustments, and inefficiencies. A smart meter system provides precise and consistent data, eliminating estimation practices and reducing the risk of error-related conflicts.
3. **Enhanced Customer Access and Transparency:** Smart meters will allow real-time or near-real-time access to water usage data, empowering customers to monitor their consumption more frequently. This supports better water conservation habits, earlier detection of potential leaks, and more confidence in monthly billing.
4. **Data-Driven Utility Management:** The City will gain access to detailed analytics on usage patterns and system performance, supporting more informed decision-making in planning, maintenance, and future rate structures.

Next Steps:

The attached quote outlines the cost and scope of a trial period, which will allow the City to test the system's functionality, evaluate user experience, and identify any operational adjustments needed prior to full-scale implementation.

This proactive step is in alignment with the City's goals for improved service delivery, operational modernization, and fiscal responsibility.

SUPPORTING MATERIALS

1. Alpine Trial Site Estimate
2. Water Smart Meter Information

BUDGET CONSIDERATIONS

Expenditure Required: \$27,797.00 plus the cost of each meter
Savings Anticipation: N/A
Current Budget FY2024- \$150,000.00 (Distribution System Maintenance)
2025:
Additional Funding: N/A

APPROVERS

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

Approved - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025



PREMIER WATERWORKS

Quote

Date: April 6, 2025
Invoice #:
Customer ID:
Expiration Date:

To: City of Alpine
Demo Offer

		Job: Demo	Payment Terms	Due Date
		Alpine, Tx. AMI	90-days	
Qty	Description	Unit Price	Line Total	PAYMENT TERMS
	BRONZE STRAINERS			
1	ALLEGRO BASE STATION KIT	\$ 39,995.00	\$ 39,995.00	60 DAY DEFERRED PAYMENT
1	INSTALLATION OF BASE STATION	\$ 19,998.00	\$ 19,998.00	DUE ON RECEIPT
1	HARMONY ENCORE MDM SOFTWARE	\$ 15,397.00	\$ 15,397.00	60 DAY DEFERRED PAYMENT
1	HARMONY BILLING SYSTEM INTEGRATION TRIAL SITE (TOTAL PRICE QUOTED \$8419.95)	\$ 6,500.00	\$ 6,500.00	DUE ON RECEIPT (PD TOWARDS TOTAL)
1	FCC APPLICATION FEE (EST 6 WEEKS TO RECEIVE)	\$ 1,299.00	\$ 1,299.00	DUE ON RECEIPT
1	5/8 X 3/4 SONATA ULTRASONIC METERS	\$ 335.00	\$ 335.00	DUE ON RECEIPT
1	1" SONATA ULTRASONIC METERS	\$ 448.63	\$ 448.63	DUE ON RECEIPT
				DUE ON RECEIPT
		Subtotal	\$ 83,972.63	\$27,797.00
				PLUS METERS
		Total	\$ 83,972.63	???

AMI Benefits

Meter Operations

- No manual meter reading
- Two-way meter communication
- Track real-time consumption (hourly to yearly)
- Remotely detect continuous usage & consumption anomalies
- Identify vacancies
- Identify tampering
- Detect non-communication or meter errors
- Automate backflow

Customer Service

- Resolve customer inquiries with real-time data
- Improve billing
- Give customers agency to access their data online
- Flag potential high consumption before customer receives bill
- Enhanced fine collection from illegal connections
- Stabilized rate and revenue variability

Employees

- Improve employee safety
- Decrease health risk exposures and injuries
- Decrease vehicle accidents
- Improve job ownership & career prospects by training meter readers to install & repair meters
- Shorten routes
- Shorten meter repair response time

Water System Operations & Planning

- Communicate better and more accurately
- Analyze data more easily
- Increase revenue
- Increase efficiency
- Decrease non-revenue water (NRW)
- Pressure management in flat areas (pilot)
- Detect leaks

Environmental & Water Resources Sustainability

- Decrease fuel consumption
- Reduce emissions from vehicle routes
- Decrease per capita consumption (GPCD) of water
- Decrease overall water demand through efficient use and leak detection

HARMONY ENCORE SOFTWARE

METER DATA MANAGEMENT + ANALYTICS



INFORMATION STUNNINGLY PRESENTED

Harmony Encore represents much more than a face lift to our award-winning Harmony MDM software. We've completely reimagined our software with faster performance, a refined, more intuitive user experience, and improved functionality.

Harmony Encore is the direct result of ideas and input from collaboration with water utilities during early design. Data is made more useful through enhanced clarity and design simplicity. Easily review system-wide consumption and make sense of it with a wide array of chart and map views. Analyze consumption trends relative to precipitation with Harmony Encore's "Consumption Cluster" mapping tool for a graphical model of high-and-low consumption regions.

VISIBILITY SNAPSHOT

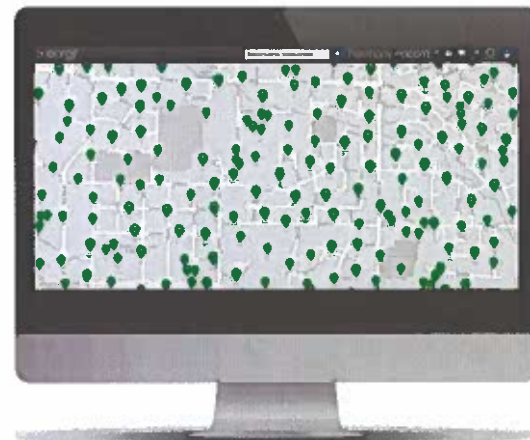
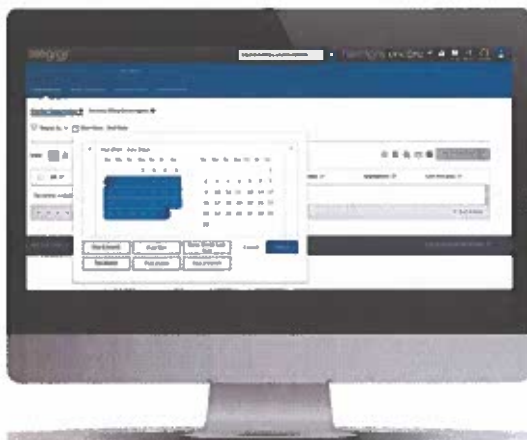
- Technology platform agnostic - Harmony Encore loves 3rd party data
- Simple, scalable HANDHELD → AMR → AMI technology migration
- Dynamic 2-way communication with endpoints and field assets
- Scalable, Microsoft® Azure™ Cloud hosted software supports any account size
- Cross platform SaaS works seamlessly with Windows and Apple environments
- Multiple GIS data layers including Google Streetview™ for quick service location inspection prior to truck roll
- Easily create District Metered Areas (DMA) with Harmony Encore's Polygon + Tool™ to analyze water loss and flow

CUSTOMIZABLE REPORTS

Leveraging the Microsoft® Azure™ cloud, Harmony Encore creates an exceptionally intuitive user experience for displaying and analyzing important data in a multitude of ways such as customizable reports, charts, graphs, and analyzing data from AMI and mobile data acquisition systems and providing insights. Harmony Encore also offers end-to-end data security and deep encryption to protect your customer's information and network access.

24/7 MONITORING

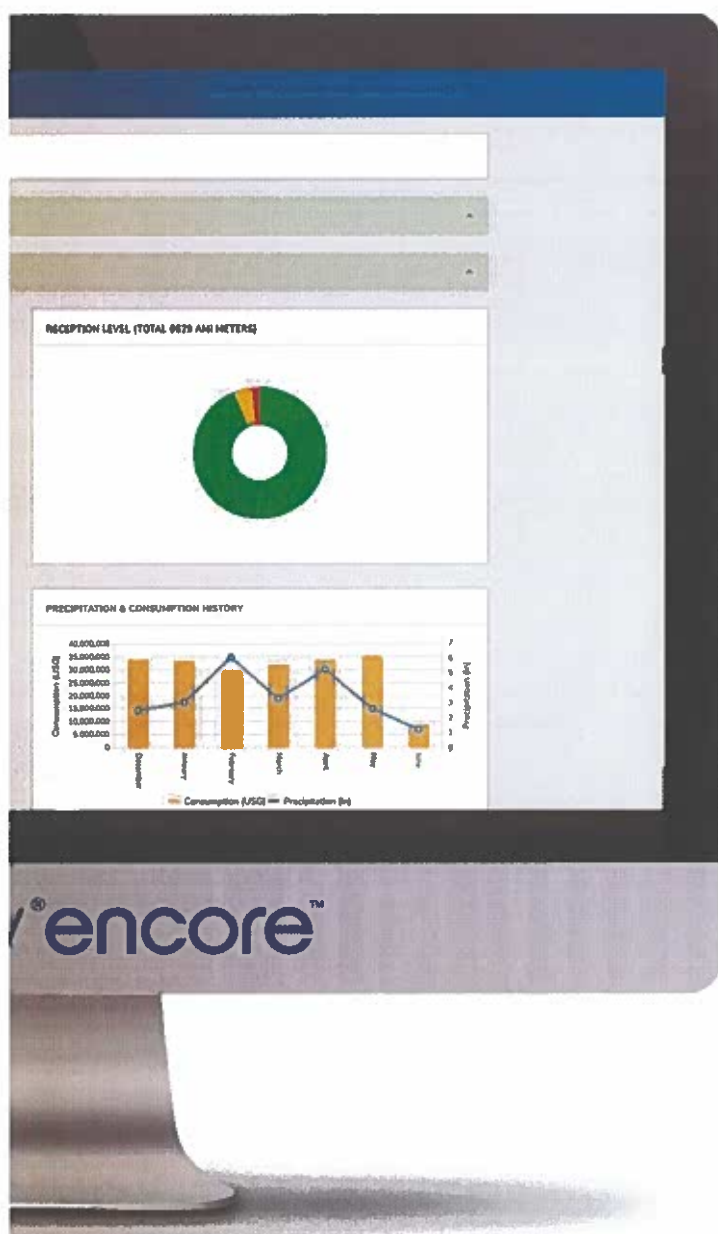
Harmony Encore monitors both water loss and network performance in real time using Allegro Licensed AMI. Critical alerts such as leak, tamper or reverse flow trigger timely notifications to utility personnel. Leverage an AMI network's two-way communication capabilities using On-Demand Reads and Data Logging directly from within Harmony Encore. Quickly scroll and zoom to view RF performance and network health to preemptively manage issues before they become serious.





REVENUE IMPACT ALERTS™

Leak Alerts and Flow Monitoring assist in reclaiming lost revenue from unaccounted for water and right-sizing of meters. In addition, notifications for theft and tamper are relayed back to the Cloud for analysis and action. Inactive meters are also identified and queued for inspection.



ANY METER. ANYWHERE.

Harmony Encore's integrated API capabilities will eliminate 3rd party software incompatibility challenges and foster seamless integration and system future proofing. This new level of software flexibility makes possible the integration of nearly every meter data source for every meter. The utility receives a robust, multifaceted data platform that supports two-way communication and provides consumption analysis down to 15 minutes. Remote programming of Meters and Remote Firmware Upgrades are also available through Harmony Encore's Enterprise platform while using the Allegro AMI system.

FEATURES FOCUS:

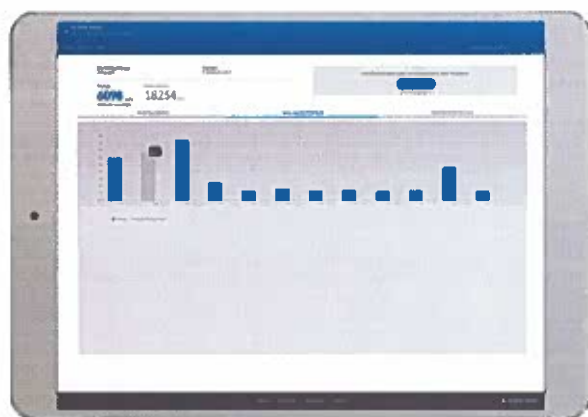
- MDM is agnostic towards the chosen meter and AMI tech
- Flexible, modular software is forward-ready to support future growth in functionality
- Secure offsite cloud-based data redundancy and remote storage
- Designed for utilities by utilities with continually enhanced features and modules
- Integration of external data: GIS, CIS and other applications via APIs

MY WATER ADVISOR™ CUSTOMER ENGAGEMENT SUITE



CUSTOMER WEB PORTAL + SMART PHONE INTEGRATION

Place the power of Harmony Encore in the hands of your utility customer, with the My Water Advisor™ customer engagement web portal. The online application allows for convenient access to up-to-date hourly usage information. The chart view allows for daily, monthly, and yearly review of water usage and also shows a comparison to the user for real accountability. This full-featured water portal allows the user to set up alerts for on-premises leak detection, over-budget notifications, and gives the ability to set vacation periods to be notified of unusual, unauthorized usage while a customer is away.



Both iOS and Android can easily display My Water Advisor™. This water management software for the consumer puts the power of the online portal in the rate-payer's hands allowing for simple management of their usage via a smart phone.





The Sonata Residential Ultrasonic water meter is Master Meter's next step in unifying our ultrasonic solid-state measurement profile. Utilizing advanced ultrasonic flow measurement, the Sonata greatly improves low flow measurement compared to residential mechanical meters, making it an ideal solution for addressing Non-Revenue Water (NRW). The Sonata is fully Internet of Things (IoT) ready and capable of meeting the challenges of tomorrow's smart water networks.

Technical Specifications:

AWWA Standard: Meets ANSI/AWWA Standard C715-18 and ISO 4064 rev. 2014

NSF / ANSI Standard: Compliant with NSF/ANSI 372, NSF/ANSI 61, and SDWA.

Working Pressure: 175 PSI

Liquid Temperature: 33° F – 122° F

Ambient Temperature: -13° F – 131° F for the display

Power Source: Sonata with Integrated Allegro operates on one D Cell Lithium Thionyl Chloride battery. All other Sonata configurations operate with two C Cell Lithium Thionyl Chloride batteries.

Environmental Protection: Factory potted design provides NEMA 6P (IP68) for meter pit submersion.

Features & Benefits:

- Low Flow accuracy starting as low as 0.03 GPM. Powerful solution to reduce non-revenue water.
- Compliant with Safe Drinking Water Act (SDWA).
- No moving parts for lifetime accuracy.
- 20 year warranty (10 years full / 10 years prorated).
- Patented obstruction free flow tube minimizes head loss and risk of damage to sonic reflectors.
- Detailed LCD features totalized flow, rate of flow, battery alarm, leak alarm, burst pipe alarm, and tamper alarm.
- Fully submersible; IP68 design.
- Optional Internal RF module for Master Meter Allegro AMI or Master Meter 3G AMR Systems.
- Optional encoder output with a wired pigtail, Nicor compatible connector, Itron (ILC) compatible connector, or magnetic induction coil, allowing connectivity to third-party AMI or AMR systems
- Install in a wide variety of positions; horizontal, vertical, or inclined.
- IoT ready for connectivity to Smart City Networks.

Technical Specs (Cont'd):

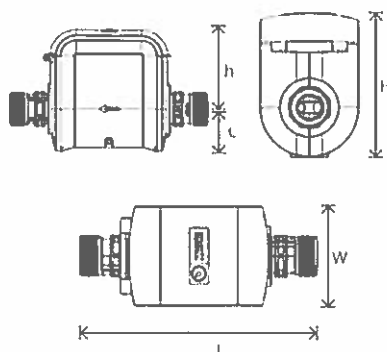
- **Display Units:** Multi line 9 digit LCD (Programmable flow measurement in USG, Cubic Feet, or Cubic Meters. Rate of Flow available in GPM, Lt/s, M³/h)
- **Output Configuration:** Integrated Allegro RF module, Integrated 3G RF module, or encoder output cable with wired pigtail, Nicor compatible connector, Itron (ILC) compatible connector, or magnetic induction coil, allowing connectivity to third-party AML or AMR systems.
- **Data Logging:** Internal data logger with consumption reports and alarms.
- **Construction Material:** Lead-free construction available in HP Glass Reinforced Polymer.
- **Flow Tube:** Patented flow tube design utilizes a "Z" shape sonic beam flight pattern. Sound waves are directed along the wider axis of the flow tube and aligned with the majority of the fluid flow. This oblong design of the flow tube minimizes flow disruptions near the transducers, such as cavitation, swirls, and eddies to ensure a wider range of meter accuracy. Moving the transducers to the side walls of the flow tube, rather than on the top of the flow tube, places wide beam ultrasonic soundwaves out of the general path of entrained air bubbles, which typically move to the top of an internal surface.

Operating Characteristics and Dimensions:

Sonata Operating Characteristics and Dimensions	5/8" x 1/2" (15 x 13 mm)	5/8" x 3/4" (15 x 20 mm)	3/4" Short (20 mm)	1" (25 mm)
Safe Maximum Operating Capacity	25 GPM (5.7 m ³ /h)	35 GPM (7.9 m ³ /h)	35 GPM (7.9 m ³ /h)	55 GPM (12.5 m ³ /h)
Normal Operating Range (98.5% - 101.5% Accuracy)*	0.10 - 25 GPM (0.023 - 5.7 m ³ /h)	0.10 - 35 GPM (0.023 - 7.9 m ³ /h)	0.10 - 35 GPM (0.023 - 7.9 m ³ /h)	0.38 - 55 GPM (0.09 - 12.5 m ³ /h)
Extended Low Flow (97% - 103% Accuracy)	0.03 GPM (0.007 m ³ /h)	0.05 GPM (0.01 m ³ /h)	0.05 GPM (0.01 m ³ /h)	0.11 GPM (0.025 m ³ /h)
Length	7-1/2" (190 mm)	7-1/2" (190 mm)	7-1/2" (190 mm)	10-3/4" (273 mm)
Width	3-1/2" (87 mm)	3-1/2" (87 mm)	3-1/2" (87 mm)	3-1/2" (87 mm)
Height (Integrated Allegro)	5" (127 mm)	5" (127 mm)	5" (127 mm)	5-1/4" (132 mm)
Height from Center Pipe (Integrated Allegro)	3-1/4" (82 mm)	3-1/4" (82 mm)	3-1/4" (82 mm)	3-1/2" (89 mm)
Height (Encoder and Integrated 3G)	4-1/2" (117 mm)	4-1/2" (117 mm)	4-1/2" (117 mm)	4-3/4" (121 mm)
Height from Center Pipe (Encoder and Integrated 3G)	3" (80 mm)	3" (80 mm)	3" (80 mm)	3-1/4" (82 mm)
Weight	1.5 lbs (0.7 kg)	1.5 lbs (0.7 kg)	1.5 lbs (0.7 kg)	2 lbs (0.9 kg)

* In the water temperature of 45° to 85° F (7° to 30° C), meter consumption is accurately measured at:

- +/- 1.5% in the Normal Operating Range
- +/- 3% in the Extended Low Flow



Master Meter, Inc.

Toll Free: 800.765.6518

Fax: 817.842.8100

innovate@mastermeter.com

v0921.20



Available in sizes 1.5", 2", 3", 4", 6", 8", 10", and 12"

Octave brings the latest in ultrasonic metering technology to Commercial/Industrial (C&I) water meters and puts precise measurement where the real flows exist. An excellent alternative to mechanical compound, single-jet, floating ball, fire-service type and turbine meters, Octave excels at maintaining sustained accuracy for the life of the meter while providing smart AMR capabilities.

Technical Specifications:

Working Pressure - 175 PSI

Liquid Temperature - 33° - 122 °F

Metrological Characteristics - Meets ANSI/AWWA Standards C715-18, C750-19, ISO 4064 rev. 2014

Configuration - Compact-Display built into unit

Power Source - 2 x D Size Lithium Thionyl Chloride batteries - 10 year warranted life time

Environmental Protection - NEMA 6P+ (IP68+), Ambient operation temp. - 13 °F / +131 °F for the display

Display Units - Multi line 12 digit LCD (Programmable USG, Cubic Feet, Cubic Meters, Acre Feet for volume and GPM, Lt/s, or M³/h for rate of flow)

Output - Programmable Encoder, Pulse, 4-20, or Modbus; Optional dual output available in encoder + pulse

Features & Benefits:

- Grade 316 Stainless Steel (2"-8") or Epoxy Coated Ductile Iron (10"-12") body design provides full compliance with ANSI/NSF 372 (AB1953 or NSF610).
- No moving parts. Minimal flow intrusion. Enduring accuracy.
- Easy to install Floating Flanges on 2"-8" and Integrated Flanges on 10"-12".
- No required strainer.
- Wide beam ultrasonic measurement sensors for high accuracy and reliable operation.
- Industry standard communication protocol for integration with most third-party AMR/AMI systems.
- Active leak, burst, reverse flow, empty pipe, measurement failure, and low battery. LCD also displays rate of flow and water temperature.
- Ruggedized NEMA 6P/IP-68+ construction; fully submersible design.
- Designed to meet standards for both North American and International C&I water meters.
- Optional flow measurements; Forward Only, Net Volume or Alternating Display (Forward and Reverse Consumption displayed separately).

Performance Data & Dimensions

Octave Operating Characteristics and Dimensions	1.5" x 1.5" (40 mm)	2" x 10" (50 mm)	2" x 1.5" 25" (50 mm)	2" x 17" (50 mm)
Safe Maximum Operating Capacity	250 GPM (57 m ³ /h)	250 GPM (57 m ³ /h)	250 GPM (57 m ³ /h)	250 GPM (57 m ³ /h)
Normal Operating Range (98.5% - 101.5% Accuracy) *	0.50 – 250 GPM (0.11 – 57 m ³ /h)	0.50 – 250 GPM (0.11 – 57 m ³ /h)	0.50 – 250 GPM (0.11 – 57 m ³ /h)	0.50 – 250 GPM (0.11 – 57 m ³ /h)
Extended Low Flow (97% - 103% Accuracy)	0.25 GPM (0.06 m ³ /h)	0.25 GPM (0.06 m ³ /h)	0.25 GPM (0.06 m ³ /h)	0.25 GPM (0.06 m ³ /h)
Length	13" (330 mm)	10" (250 mm)	15.25" (390 mm)	17" (432 mm)
Width	5-3/4" (146 mm)	5-3/4" (146 mm)	5-3/4" (146 mm)	5-3/4" (146 mm)
Height	6-3/4" (172 mm)	6-3/4" (172 mm)	6-3/4" (172 mm)	6-3/4" (172 mm)
Height from Center Pipe	2-1/8" (54 mm)	2-1/8" (54 mm)	2-1/8" (54 mm)	2-1/8" (54 mm)
Weight	20 lbs (9 kg)	15 lbs (7 kg)	22 lbs (10 kg)	24 lbs (11 kg)

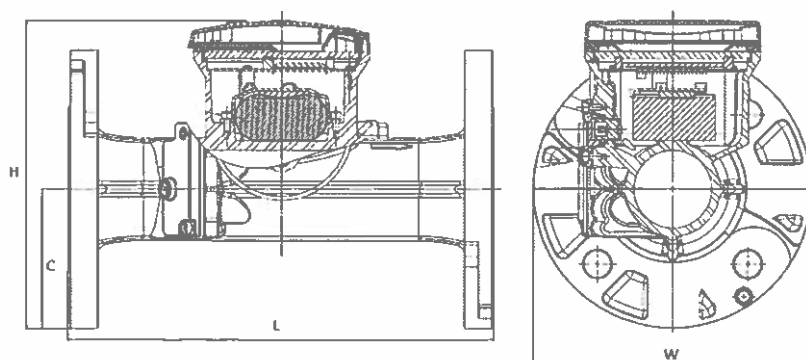
* In the water temperature of 45° to 85° F (7° to 30° C), meter consumption is accurately measured at:

- +/- 1.5% in the Normal Operating Range
- +/- 5% in the Extended Low Flow

Octave Operating Characteristics and Dimensions	3" (80 mm)	4" (100 mm)	6" (150 mm)	8" (200 mm)	10" (250 mm)	12" (300 mm)
Safe Maximum Operating Capacity	500 GPM (114 m ³ /h)	1,000 GPM (227 m ³ /h)	1,600 GPM (363 m ³ /h)	2,800 GPM (636 m ³ /h)	5,500 GPM (1,250 m ³ /h)	5,500 GPM (1,250 m ³ /h)
Normal Operating Range (98.5% - 101.5% Accuracy) *	1 – 500 GPM (0.23 – 114 m ³ /h)	1.5 – 1,000 GPM (0.34 – 227 m ³ /h)	3 – 1,600 GPM (0.68 – 363 m ³ /h)	5 – 2,800 GPM (1.5 – 636 m ³ /h)	14 – 5,500 GPM (3.2 – 1,250 m ³ /h)	14 – 5,500 GPM (3.2 – 1,250 m ³ /h)
Extended Low Flow (97% - 103% Accuracy)	0.5 GPM (0.11 m ³ /h)	0.75 GPM (0.17 m ³ /h)	2 GPM (0.45 m ³ /h)	4 GPM (0.9 m ³ /h)	8 GPM (1.8 m ³ /h)	8 GPM (1.8 m ³ /h)
Length	12" (305 mm)	14" (356 mm)	18" (457 mm)	20" (508 mm)	17-3/4" (451 mm)	19-3/4" (502 mm)
Width	7-1/2" (190 mm)	9" (229 mm)	11" (280 mm)	13-1/2" (343 mm)	16" (406 mm)	19-3/4" (502 mm)
Height	8-1/2" (216 mm)	9-7/8" (250 mm)	10-7/8" (276 mm)	12-7/8" (327 mm)	16-1/2" (419 mm)	19-3/4" (502 mm)
Height from Center Pipe	3-1/2" (90 mm)	4-1/2" (115 mm)	5-1/8" (130 mm)	6-3/8" (162 mm)	8" (203 mm)	9-7/8" (251 mm)
Weight	23 lbs (10.5 kg)	35 lbs (16 kg)	51 lbs (23 kg)	78 lbs (35 kg)	150 lbs (68 kg)	210 lbs (96 kg)

* In the water temperature of 45° to 85° F (7° to 30° C), meter consumption is accurately measured at:

- +/- 1.5% in the Normal Operating Range
- +/- 5% in the Extended Low Flow



NOTE — For Performance charts please see Engineering Document - Octave | Version 10.17

v0409.20F

PREMIER WATERWORKS METER SYSTEMS

*sends
info to
system*

AMI Systems

Odessa
Lubbock
Andrews
Hereford
Seminole
Crane
Slaton
Post
Gardendale
McCamey
Ransom Canyon
Olton
Claude
Crockett County
Colorado City
Panhandle
Spur
Petersburg

Drive by

AMR Systems

Levelland
Denver City
Monahans
Crosbyton
SW Sandhills
Channing
Littlefield
Eden
Big Lake
Roby
Paducah
Boise City
O'Donnell
Hartley Water
Smyer

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 12A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approve the second and final reading of Ordinance 2025-04-02, an ordinance amending Chapter 22 - Businesses to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Ordinance 2025-04-02: Alcoholic Beverages

Ordinance 2025-04-02 proposes comprehensive updates to Chapter 22, Article IV of the City of Alpine Code of Ordinances, relating to the regulation of alcoholic beverages within city limits. The ordinance is intended to modernize and clarify requirements around the sale, zoning, and permitting of alcohol to better reflect the City's current development patterns and public safety considerations.

This ordinance was first introduced at the April 1, 2025 Council Meeting, and the recommended changes discussed at that meeting have been incorporated into the final version now presented for second reading and adoption.

Purpose and Key Provisions:

- **Zoning Restrictions:** Clarifies and limits where alcohol may be sold for both on-premises and off-premises consumption, tied to specific commercial zoning districts and subject to special use permit requirements in certain cases.
- **Distance Requirements:** Establishes and affirms setback distances between alcohol sales locations and sensitive land uses such as schools, churches, hospitals, daycare centers, and residential areas.
- **Restrictions on sales from curb service restaurants.**
- **Gross revenue reporting requirements for restaurants selling alcohol.**

- Permit Fees and Nonconforming Uses: Imposes a city license/permit fee equal to half of the applicable state fee and prohibits permits for properties classified as nonconforming uses under the zoning ordinance.
- Penalties: Provides for enforcement through fines of up to \$500 per violation, per day.

This ordinance is the result of recommendations from the Planning & Zoning Commission and the Alpine City Council, aligned with Chapter 211 of the Texas Local Government Code, and aims to promote the health, safety, and welfare of the Alpine community through updated, enforceable regulations governing alcoholic beverage sales.

SUPPORTING MATERIALS

1. 2025-04-02 Ordinance Alcoholic Beverages

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 - 4/7/2025
 Approved - 4/7/2025
 Final Approval - 4/7/2025

ORDINANCE 2025-04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 22 - BUSINESSES TO THE ALPINE CODE OF ORDINANCES; ESTABLISHING REGULATIONS AND REQUIREMENTS REGARDING THE SALE OF ALCOHOL WITHIN THE CITY AND PROVIDING FOR SPECIFIC ZONING DISTRICTS IN WHICH ALCOHOL MAY BE SOLD; PROVIDING THE ESTABLISHMENT OF UP TO A \$500 PENALTY PER OCCURRENCE FOR VIOLATIONS OF THE ORDINANCE; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, PENALTY, SAVINGS, SEVERABILITY, PROPER NOTICE AND MEETING, AND EFFECTIVE DATE CLAUSES.

WHEREAS, the City of Alpine, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution, and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Alpine (“City”) adopted Ordinance No. 2003-2-5 and Ordinance No. 2010-06-02 which implemented the current regulations regarding alcoholic beverages within the city limits; and

WHEREAS, the Planning & Zoning Commission is composed of community members who advise the City Council on policy decisions that affect the health, safety, and character of the City through comprehensive zoning regulations; and

WHEREAS, the Planning & Zoning Commission has recommended amendments to the City Council that would implement and update requirements related to alcoholic beverage zoning regulations within the corporate city limits of Alpine; and

WHEREAS, the amendments recommended by the Planning & Zoning Commission will allow the City to provide a more effective and efficient service to the community and to ensure adequate zoning regulations within the City; and

WHEREAS, Chapter 211 of the Texas Government Code provides for the procedures governing the adoption of zoning regulations and district boundaries; and

WHEREAS, it is deemed by the City Council to be in the best interest of the City to amend the current zoning ordinances as recommended by the Planning & Zoning Commission and that such amendments will serve to protect the health, safety, and welfare of the citizens of the City and are in the best interest of the public.

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

**SECTION I
FINDINGS OF FACT**

The Alpine Code of Ordinances is hereby amended to reflect the changes hereto attached as Exhibit “A.” The premises attached as Exhibit “A” are found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

**SECTION II
INCLUSION IN THE CODE OF ORDINANCES**

The provisions of this ordinance shall become and be made a part of the Code of Ordinances of Alpine, Texas. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word

“ordinance” may be changed to “section,” “article,” or any other appropriate word. The codifier of the City is empowered to make amendments to match the style of the existing code.

SECTION III CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

SECTION IV PENALTY CLAUSE

Any person, corporation, or entity who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

SECTION V SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION VI SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should 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 or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

SECTION VII PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. A public hearing was held on April 15, 2025, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearing and notice of how to obtain copies of the proposed ordinance was published in the Alpine Avalanche, the official newspaper of the City of Alpine on April 10, 2025.

SECTION VII EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 15TH DAY OF APRIL 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING
APRIL 1, 2025

SECOND AND FINAL READING
APRIL 15, 2025

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

Additions are Underlined. ~~Omissions appear in red Strikethrough Text.~~

The portion of text replaced by the trunkus symbol (***) indicates that the particular portion of the code replaced by the symbol remains unchanged from one section to the next.

ARTICLE IV. ALCOHOLIC BEVERAGES¹

Sec. 22-121. ~~Reserved~~ Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcoholic beverages shall mean spirits, wine, beer, ale or other liquid containing more than one-half of one percent of alcohol by volume, excluding non-alcoholic beer, non-alcoholic wine, or kombucha, which is fit for beverage purposes or intended for beverage purposes.

Convenience store shall mean a convenience store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption.

Grocery store shall mean a grocery store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption.

¹Editor's note(s)—Ord. No. 2003-2-5, adopted Mar. 3, 2003, supplied provisions for a new Ch. 99 to be entitled Alcoholic Beverages. At the discretion of the editor, in order to preserve the style of the Code and facilitate use of the information, these provisions have been included herein as Ch. 22, Art. IV, §§ 22-121 and 22-122.

"Hotel" shall have the same meaning assigned by the comprehensive zoning ordinance of the city, as amended [appendix A to this Code].

Liquor or package store shall mean an establishment principally for the retail sale of all alcoholic beverages for off-premises consumption.

Major thoroughfare shall mean a roadway classified as a freeway, turnpike, regional arterial, arterial, collector (divided), collector (undivided) or residential collector on the city's master transportation plan as it is currently approved or may be amended.

Minor or secondary street shall mean a roadway classified as a local street on the city's master transportation plan as it is currently approved or may be amended.

Private club shall mean those establishments which hold a private club registration permit or an exempt private club registration permit, as authorized under V.T.C.A., Alcoholic Beverage Code.

Private recreation club shall mean a facility which provides recreation activities and facilities to members. The sale, dispensing or serving of alcoholic beverages shall be strictly incidental to the primary activities of the club.

Restaurant shall mean an establishment engaged primarily in the preparation and sale of food and beverages to the public for on-premises consumption and which receives at least 70 percent of its gross revenue from the sale of food.

Restaurant with curb service shall mean an establishment where food and/or beverage is delivered to a consumer who is in a motor vehicle or otherwise outside the building by a waiter, waitress or carhop, who is also outside the building, with the intent of said food or beverage being consumed on or off the premises.

Sec. 22-122. Penalty.

Except as stated otherwise, violations of this chapter are punishable as provided in section 1-8.

Sec. 22-123. Provisions of chapter controlling.

No alcoholic beverages shall be sold within the corporate limits of the city, and no license or permit shall be issued for the sale or serving of the same, except in areas authorized under this chapter. Temporary permits for festivals and similar activities that are approved by the Texas Alcoholic Beverage Commission are excluded from the requirements of this chapter.

Sec. 22-124. Sale of alcohol in residential areas.

The sale of alcohol at any location in the city that is within a residential zoning district or an identified portion of a planned development district restricted to residential uses is governed by the acceptable uses in the city's zoning code, except as allowed by this chapter and the comprehensive zoning ordinance. Absent specific approval in the zoning code, the sale of alcohol in any residential area is not authorized unless approved through the special use permit process.

Sec. 22-125. Sale for off-premises consumption limited to certain zoning districts.

The sale of alcoholic beverages for off-premises consumption shall be permitted only in areas zoned C-1 Neighborhood Commercial District, C-1a Neighborhood Commercial District, and C-2 Business District. Sales are permitted for a hotel when allowed by right or upon the approval of a special permit by the City Council.

Sec. 22-126. Sale for on-premises consumption limited to certain zoning districts.

The sale of alcoholic beverages for on-premises consumption shall be permitted only in areas zoned C-2 Business District, except where the property in question is directly abutting a residential district. The sale of alcohol on properties in the C-2 Business District that directly abut a residential district is not authorized unless approved through the special use permit process. The sale of alcoholic beverages may be allowed in C-1 Neighborhood Commercial District or C-1a Neighborhood Commercial District upon approval of a special use permit by the City

Council. Sales are permitted for a hotel when allowed by right or upon the approval of a special permit by the City Council.

Sec. 22-127. Restaurants to submit statement of gross revenue; keep books and records open for inspection.

All restaurants requesting a permit for sale or serving of alcoholic beverages for on-premises consumption shall, upon written request of the city, submit a sworn statement to the city secretary, 60 days prior to renewal of such permit, indicating the total amount of gross revenue received by the establishment for the preceding 12-month period and the amount received from food sales for the same stated period. Such establishment shall also make available to the city or its agents, during reasonable hours, its books and records for inspection if required by the city.

Sec. 22-128. Sale prohibited in curb service restaurants.

The sale of alcoholic beverages shall not be permitted on the premises of a restaurant with curb service.

Sec. 22-129. Sale prohibited in certain areas.

(a) No person may sell alcoholic beverages if the place of business is within:

- (1) Three hundred feet of a church, public or private school or public hospital;
- (2) One thousand feet of a public school, if the city council by resolution approves a request from the board of trustees of a school district under V.T.C.A., Education Code § 38.007;
- (3) One thousand feet of a private school, if the city council by resolution approves a request from the governing body of the private school.

(b) Subsection (a)(1) does not apply to the holder of:

- (1) A license or permit issued by the Texas Alcoholic Beverage Code who also holds a food and beverage certificate issued by the Texas Alcoholic Beverage Commission covering the premises that is located within 300 feet of a private school; or
- (2) A license or permit covering a premises where minors are prohibited from entering under V.T.C.A., Alcoholic Beverage Code § 109.53, (unaccompanied minor in package liquor store) and that is located within 300 feet of a private school.

(c) Subsections (a)(2) and (3) do not apply to the holder of:

- (1) A retail on-premises consumption permit or license issued by the Texas Alcoholic Beverage Commission if less than 50 percent of the gross receipts for the premises is from the sale or service of alcoholic beverages;
- (2) A retail off-premises consumption permit or license issued by the Texas Alcoholic Beverage Commission if less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages;
- (3) A wholesaler's, distributor's, brewer's, distiller's and rectifier's, winery, wine bottler's or manufacturer's permit or license, or any other license or permit held by a wholesaler or manufacturer as those words are used and understood in V.T.C.A. Alcoholic Beverage Code ch. 102.

(d) Subsection (a)(3) does not apply to the holder of:

- (1) A license or permit issued under V.T.C.A. Alcoholic Beverage Code ch. 27 (temporary and special wine and beer retailer's permit), V.T.C.A., Alcoholic Beverage Code ch. 31, (caterer's permit), or V.T.C.A., Alcoholic Beverage Code ch. 72, (temporary licenses) who is operating on the premises of a private school; or
- (2) A license or permit covering a premises where minors are prohibited from entering under V.T.C.A., Alcoholic Beverage Code § 109.53, and that is located within 1,000 feet of a private school.

- (e) For purposes of this section "private school" means a private school, including a parochial school, that: (1) offers a course of instruction for students in one or more grades from kindergarten through grade 12; and (2) has more than 100 students enrolled and attending courses at a single location.
- (f) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold, and public or private schools shall be: (1) in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or (2) if the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public or private school to the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- (g) For any dealer who held a license or permit from the Texas Alcoholic Beverage Commission September 1, 1983, the measurement of the distance between the place of business of the dealer and a public school shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.
- (h) Application of distance requirements.
 - (1) If at the time an original alcoholic beverage permit or license is granted by the Texas Alcoholic Beverage Commission for a premises, the premises satisfies the requirements regarding distance from schools, churches, and other types of premises set forth in this chapter, the premises shall be deemed to satisfy the distance requirements for all subsequent renewals of the license or permit.
 - (2) On the sale or transfer of the premises or the business on the premises in which a new original license or permit is required for the premises, the premises shall be deemed to satisfy any distance requirements as if the issuance of the new original permit or license were a renewal of a previously held permit or license. This subsection does not apply to the satisfaction of the distance requirement prescribed by subsection (a)(2) for a public school, except that on the death of a permit or license holder or a person having an interest in a permit or license [this] subsection does apply to the holder's surviving spouse or child of the holder or person if the spouse or child qualifies as a successor in interest to the permit or license. Subsection (1) does not apply to the satisfaction of the distance requirement prescribed by subsection (a)(2) for a public school if the holder's permit or license has been suspended for a violation occurring after September 1, 1995, of any of the following provisions of V.T.C.A., Alcoholic Beverage Code §§ 11.61(b)(1), (6)—(11), (13), (14), or (20); or §§ 61.71(a)(5)—(8), (11), (12), (14), (17), (18), (22), or (24).

Sec. 22-130. Sales near day-care centers or child-care facility.

- (a) This section applies only to a permit or license holder under V.T.C.A., Alcoholic Beverage Code chs. 25, 28, 32, 69 or 74, who does not have a food and beverage certificate.
- (b) With the exceptions provided for in subsection 22-129, the provisions of this Ordinance relating to a public school also apply to a day care center and a child development facility as those terms are defined by V.T.C.A., Human Resources Code § 42.002.

Sec. 22-131. Hours of operation.

It shall be unlawful for persons to be served alcoholic beverages in any private club or tavern during the following hours:

- (1) On Sundays at anytime between the hours of 2:00 a.m. and 12:00 noon.
- (2) On any other day between the hours of 2:00 a.m. and 7:00 a.m.

(Ord. No. 2003-2-5, 3-3-03)

~~Sec. 22-123.~~ Sec. 22-132. No smoking policy.

A "no smoking policy" [is] to be instituted in all establishments where beer, wine, and liquor are sold or consumed within the enclosed confines of a building. Outside areas or open air areas are exempted from this provision. Private establishments that require memberships shall be excluded from this provision.

(Ord. No. 2010-06-02, 7-12-10)

Editor's note(s)—Ord. No. 2010-06-02, adopted July 12, 2010 did not specify manner of inclusion. Hence, to facilitate indexing, said provisions have been included as § 22-123.

Sec. 22-133. Permit and license fees.

There is hereby levied a license and permit fee in the amount of one-half of the state license and permit fees for each state permit or license issued for a premises located within the city except for permits or licenses that are exempt from the municipal permit or license fee. The city license and permit fees shall be paid to the city at the same time the state license and permit fees are paid to the state.

Sec. 22-134. Property considered nonconforming use not eligible for permit.

Any use of property considered as a nonconforming use the zoning ordinance of the city [appendix C to this Code] shall not be permitted to apply for a license or permit under provisions of this chapter.

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

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 the second and final reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; 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

Ordinance 2025-04-04 - Right-of-Way Sale to Michael and Lynn McCarson

Ordinance 2025-04-04 authorizes the vacation, abandonment, and sale of unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Avenue, located within Blocks 1 through 6 of the Colima Addition in the City of Alpine. The original request for purchase was reviewed by City Council on November 19, 2024. It was tabled to allow for the requestor, Mike McCarson, to be available to discuss with City Council.

Key Highlights:

- The original request included a portion of Avenue "C", which was identified as a critical ingress/egress route for the area. Based on concerns raised at the January 21, 2025 Council Meeting, Avenue "C" was removed from the request.
- Mr. McCarson has agreed to the Council's request to exclude and maintain Avenue "C" as part of the public right-of-way.
- As a result, City staff recalculated the appraised fair market value of the property to reflect this change, adjusting it from \$30,000 to \$27,587.20.

Terms and Conditions:

- The City retains a permanent utility easement on the vacated property for existing and future public utilities and access by maintenance vehicles.
- The purchasers are responsible for all costs associated with replatting, appraisal, and recording of the transaction.

- Proceeds from the sale will be deposited into the General Fund and dedicated to street improvements, in accordance with the Texas Local Government Code.

This ordinance represents the final approval to proceed with the conveyance following public review, two readings, and the applicant's compliance with the revised terms set by City Council.

SUPPORTING MATERIALS

1. Ordinance 2025-04-04 M. McCarson ROW Sale
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: 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 - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025

ORDINANCE 2025-04-04

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 MORILOS AVE; 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, and Tuluco Avenue, all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; and

WHEREAS, the original request included Avenue "C" to be sold, but the City Council considered the request on January 21, 2025, and postponed the item due to Avenue "C" being a significant area of ingress/egress to the area; and

WHEREAS, the original 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), with a portion of Avenue "C" being included in the property; and

WHEREAS, City Administration calculated the market value of the property without the portion of Avenue "C" being included, and determined the updated value to be Twenty Thousand, Five Hundred and Eighty Seven Dollars and Twenty Cents (\$27,587.20); 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, and Tuluco Avenue, 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 Twenty Thousand, Five Hundred and Eighty Seven Dollars and Twenty Cents (\$27,587.20).

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 15th DAY
APRIL 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**

INTRODUCTION AND FIRST READING
APRIL 1, 2025

SECOND AND FINAL READING
APRIL 15, 2025

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 McCarron this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Michael McCarron
(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

RESPECTFULLY SUBMITTED BY Lynn McCarron this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Lynn McCarron
(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 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

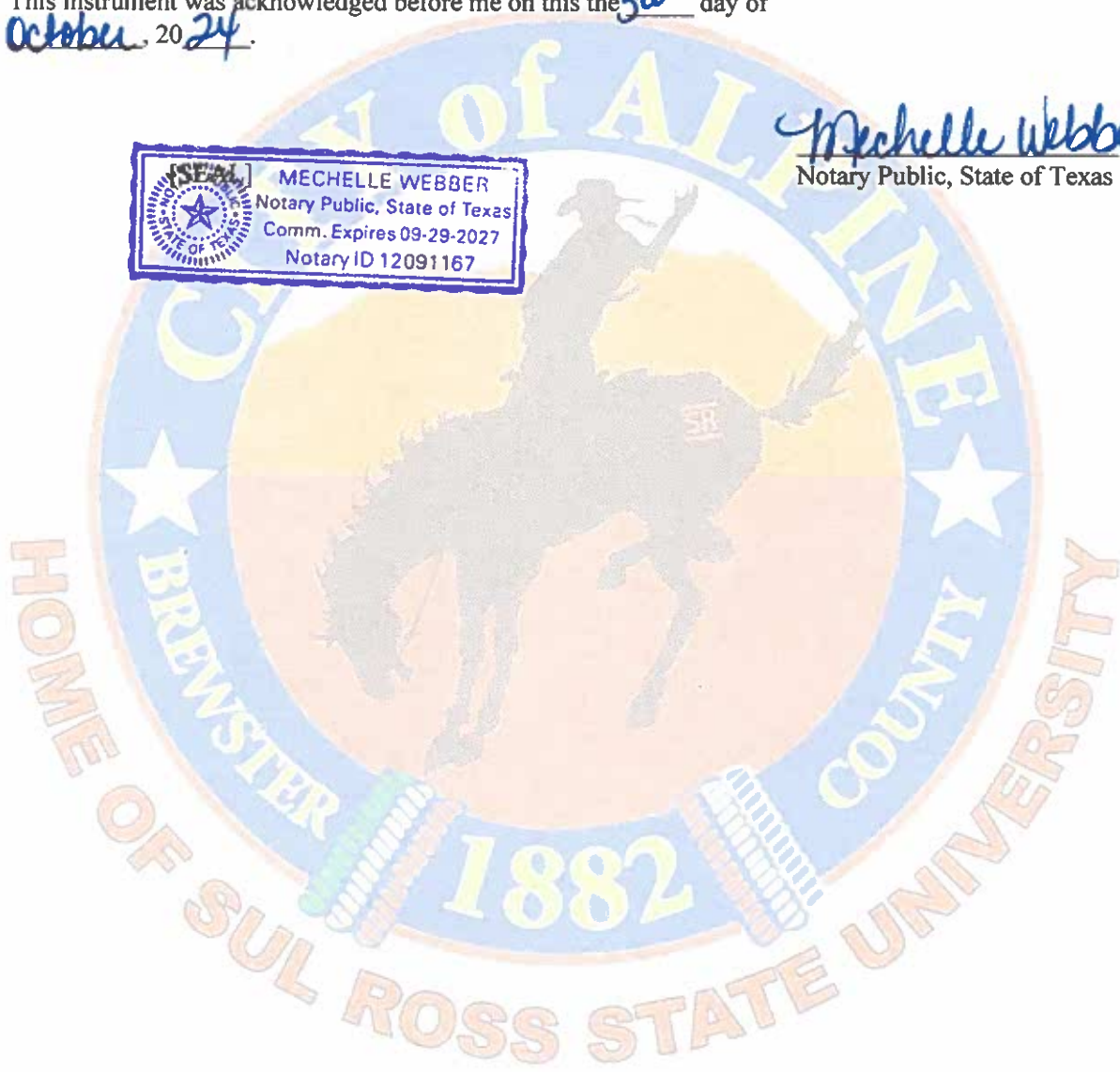


EXHIBIT 1

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.



Mechelle 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.



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

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

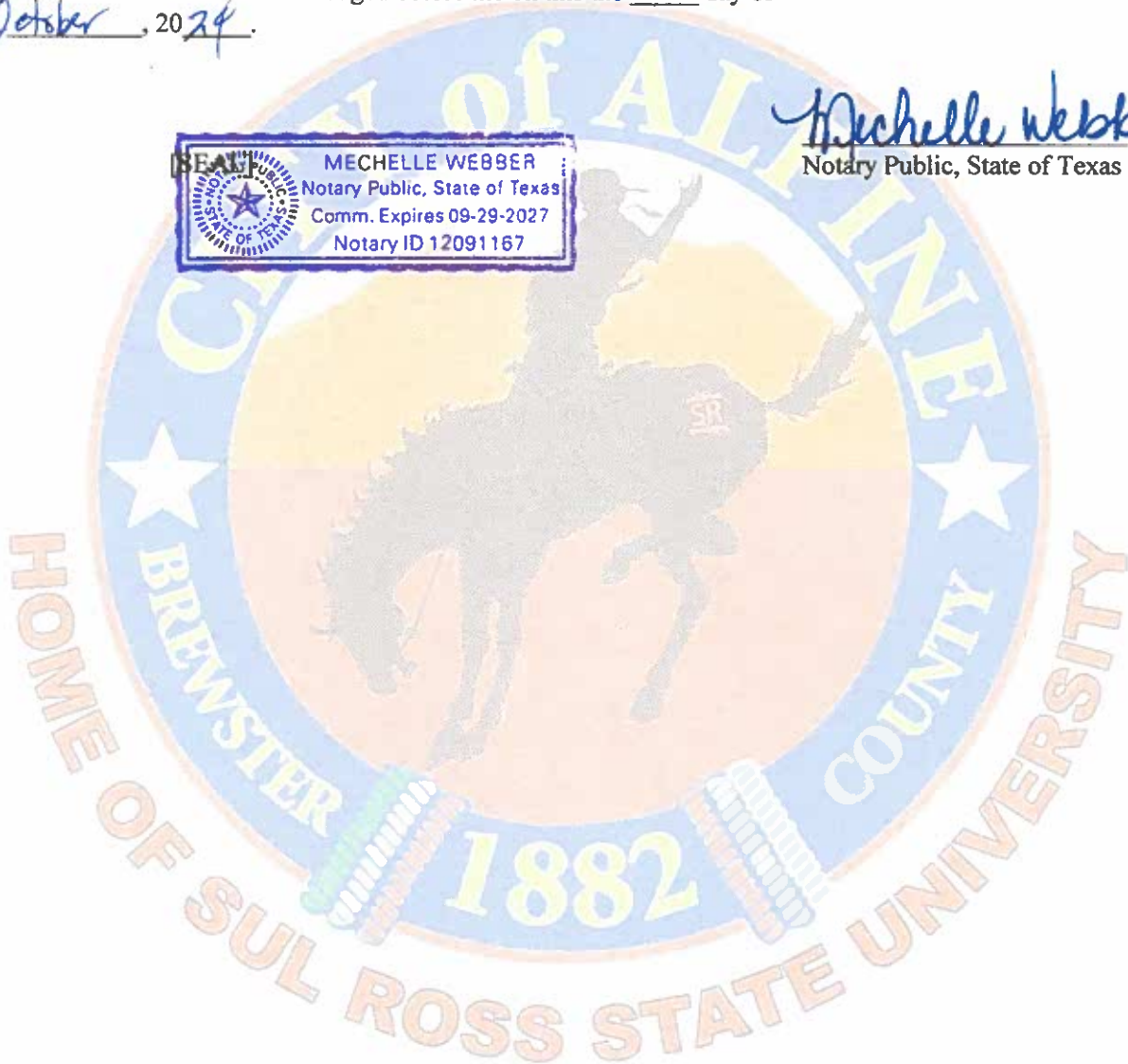


EXHIBIT 1

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 McCarson this the day 3rd of
(Printed Name of Purchaser) (Day)
October, 2024.
(Month) (Year)

Michael McCarson
(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.



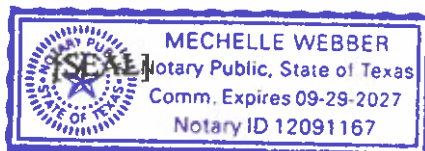
Mechelle Webber
Notary Public, State of Texas

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.

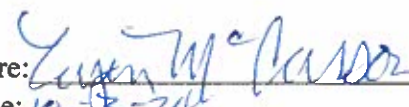
Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

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 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 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 McCusker

Printed name of Purchaser

Mia McCusker

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, 2024.
(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, 2024.



Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarsa this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

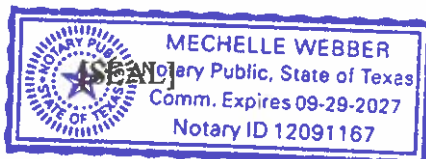
Lynn McCarsa
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Brewster §

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

October, 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

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

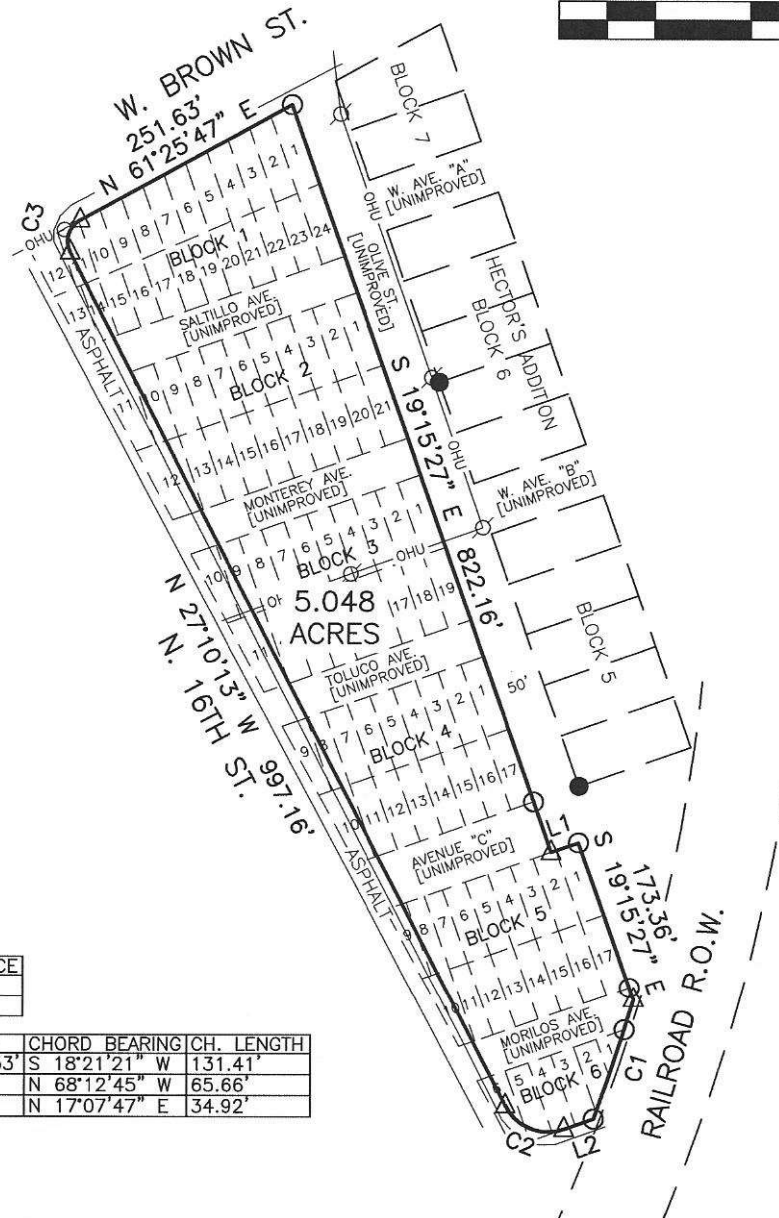
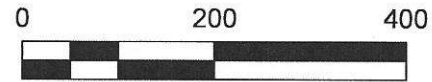


SURVEY PLAT

19-0110

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

ALPINE, TEXAS



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

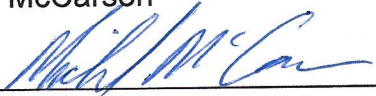
SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831

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

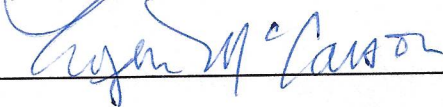
All of the property within the proposed replat of the Colima Addition is owned by Michael and Lynn McCarson, also petitioners of the replat. All other area land owners are separate from the proposed replat by existing or dedicated City of Alpine streets. There are no adjacent land owners within the proposed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

[REDACTED]

[REDACTED]



PARAMOUNT PROPERTY ANALYSTS

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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

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;

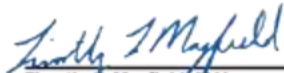
and (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale. (Source: *Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications*)

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



Timothy T. Mayfield, MAI
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Email: tim@ppabv.com



Sterling D. Fryar, MAI
State Certification TX-1380309-G
Ph: (325)-276-0757
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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 estimate 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 McCarson 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



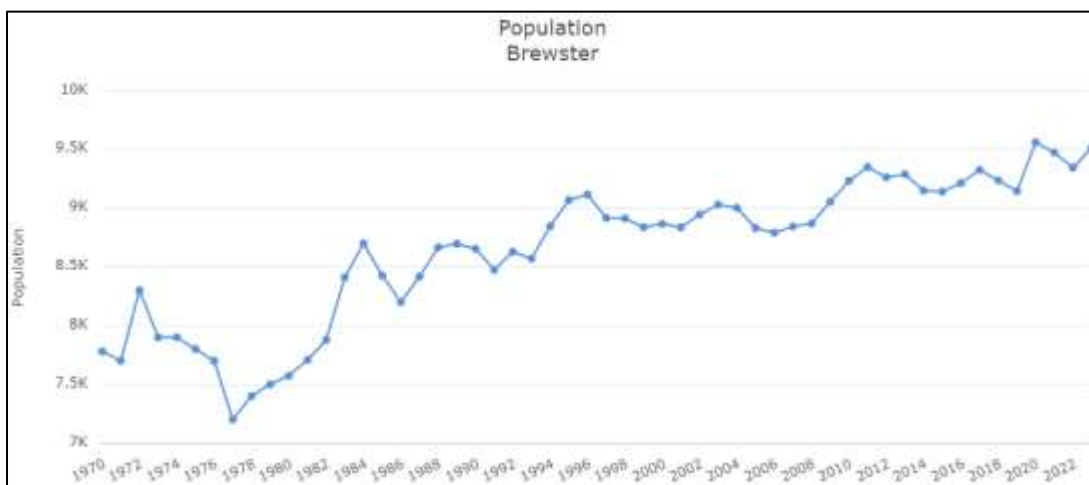
Area Data

BREWSTER COUNTY

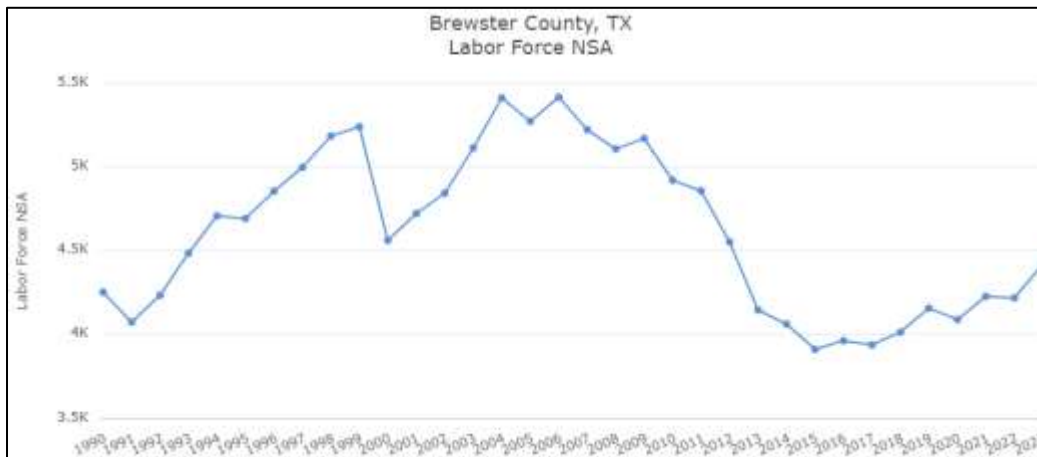
Brewster County, the largest county in Texas in land area, is located in the Trans-Pecos region of West Texas, and is the site of Big Bend National Park, the largest park in the state. Brewster County is bordered by Presidio County to the west, Jeff Davis County to the northwest, Pecos County and Terrell 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.

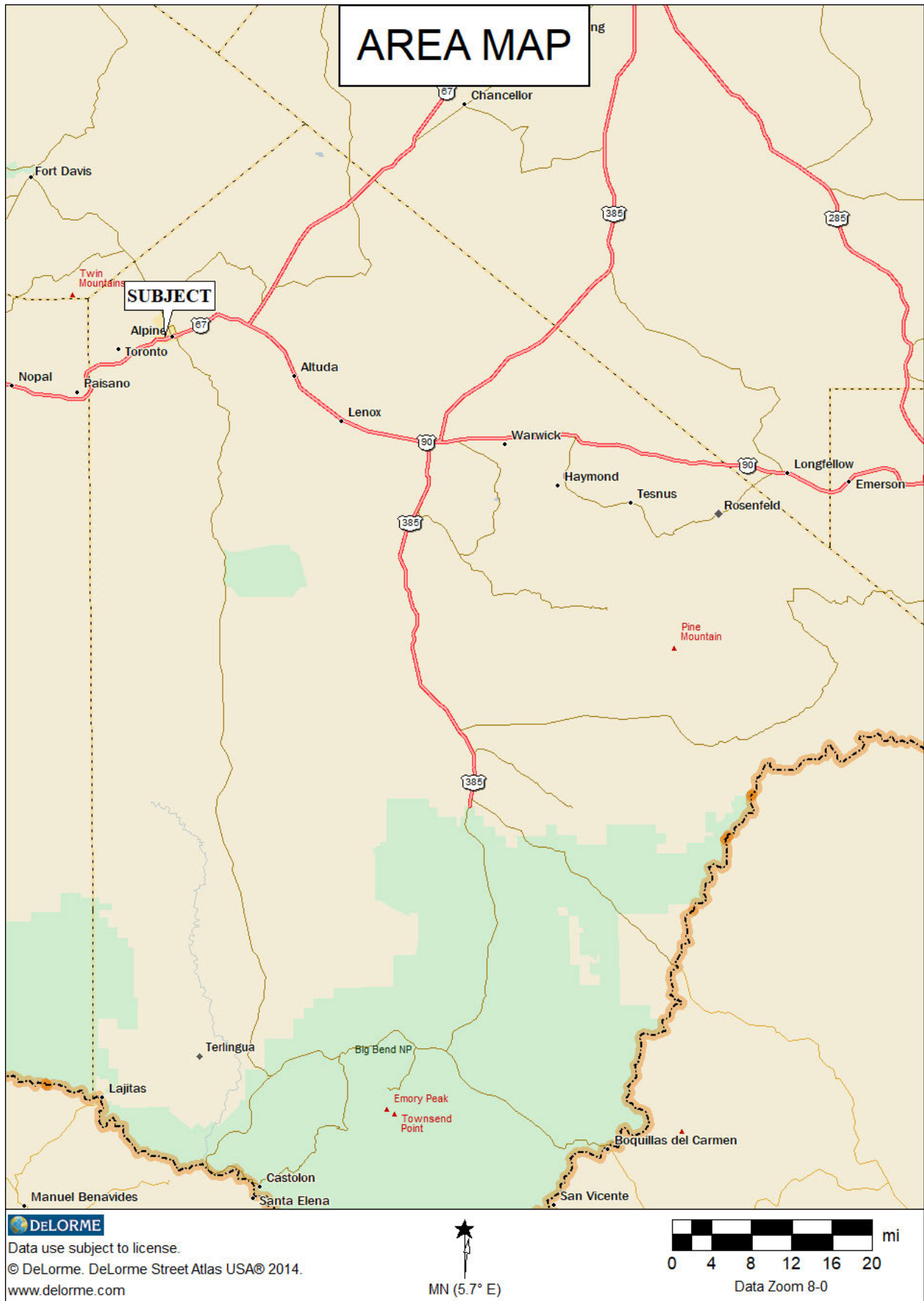
On the Texas Education Agency Report card for 2013-2014, the high school, with 277 students in grades 9-12, reached "Met Standard" overall, while receiving Distinction Designations in Mathematics, Social Studies, Top 25% Closing Performance gaps, and Postsecondary Readiness. Notably, average class sizes 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

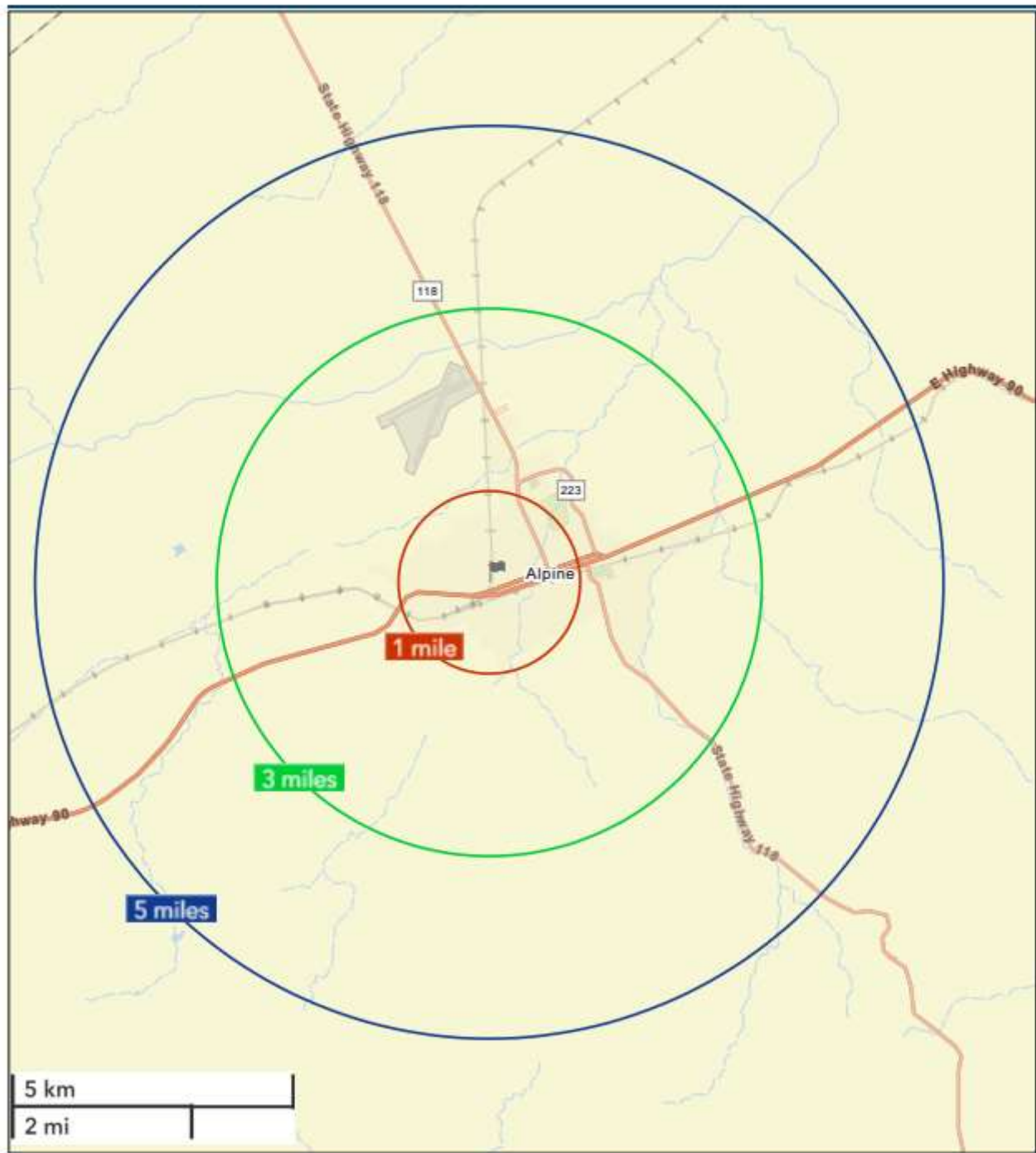
The subject neighborhood has convenient access to employment within the neighborhood and other nearby areas in Terrell, Jeff Davis, Reeves, Ward, Crane, and Crockett counties. Churches, retail centers, and recreation facilities are easily accessible from the neighborhood. There are several major traffic 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

*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% are 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

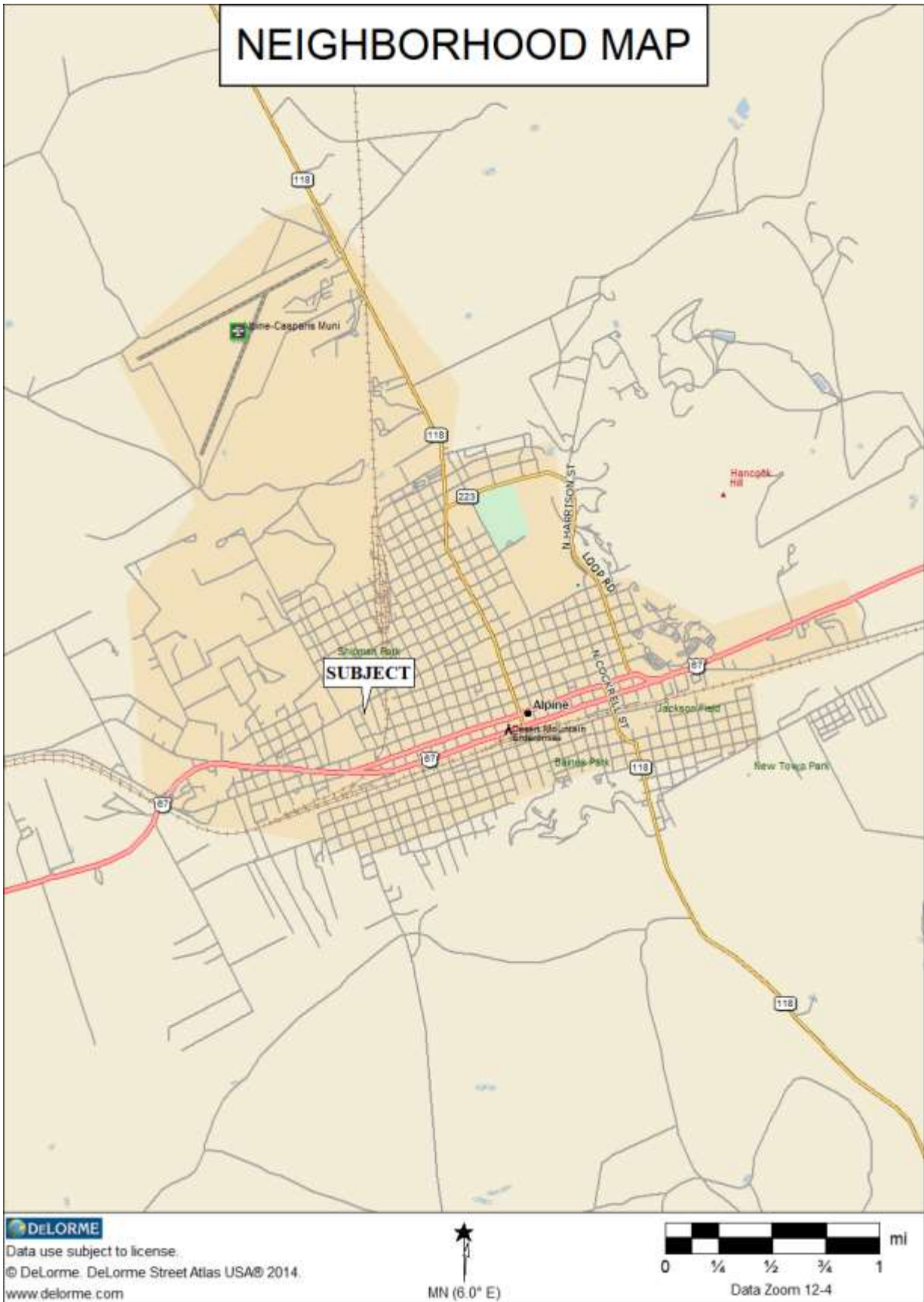
*Information provided by Esri and ArcGIS

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.



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



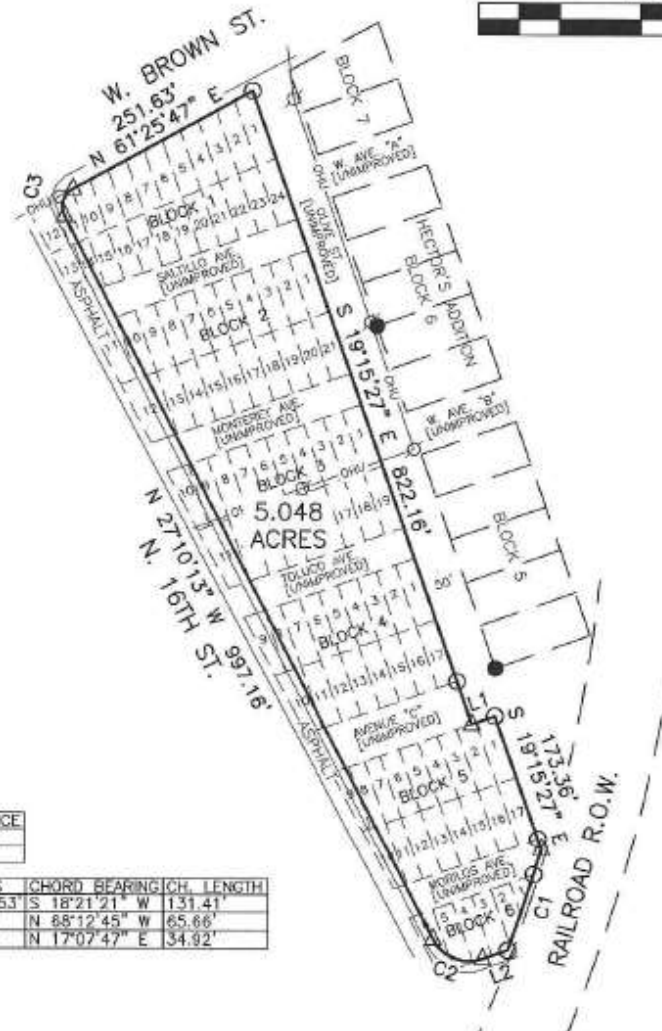
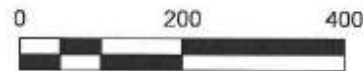
TOPOGRAPHY MAP



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



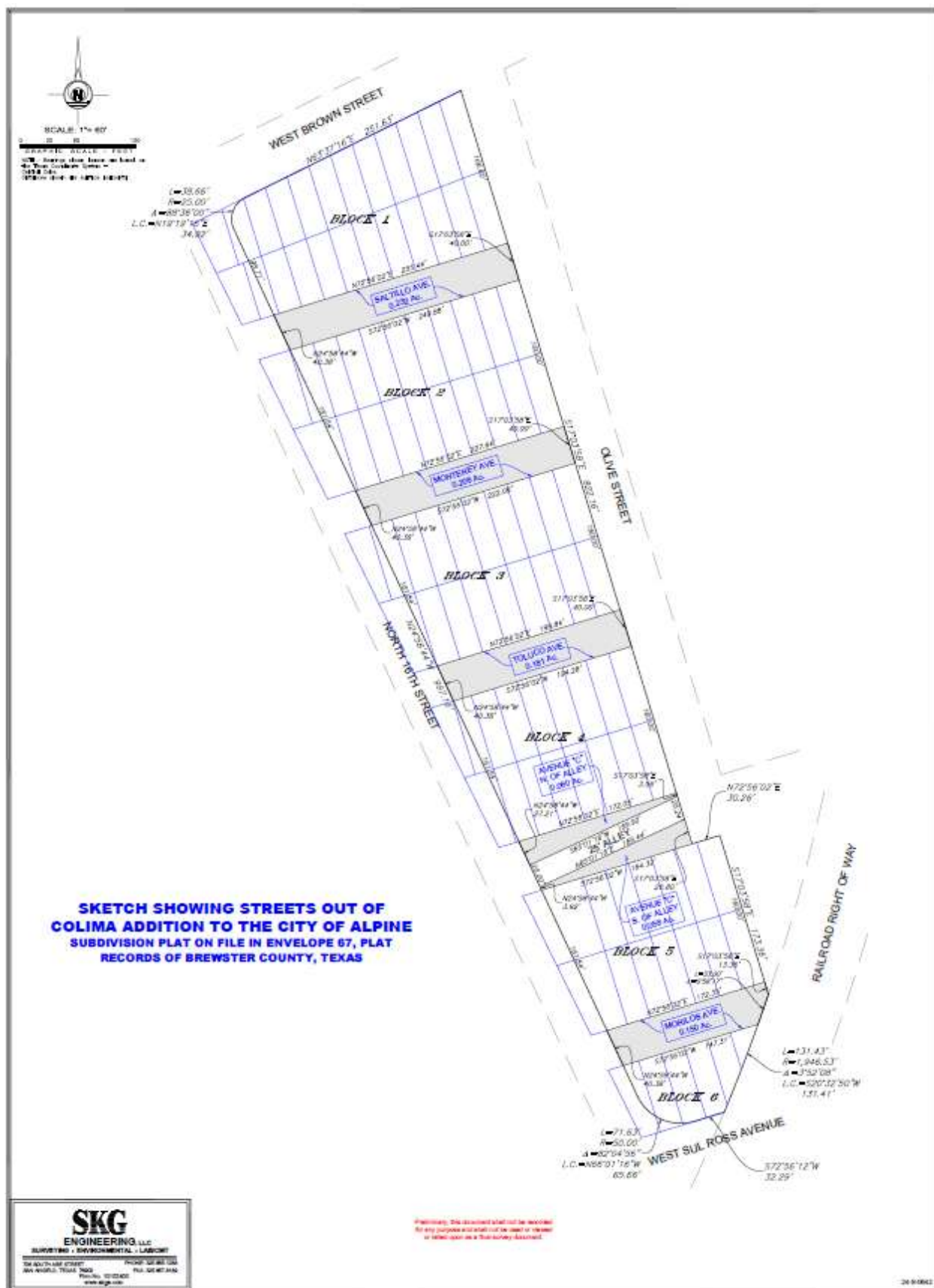
ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS OUTSIDE THE 500-YEAR FLOODPLAIN].

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 |

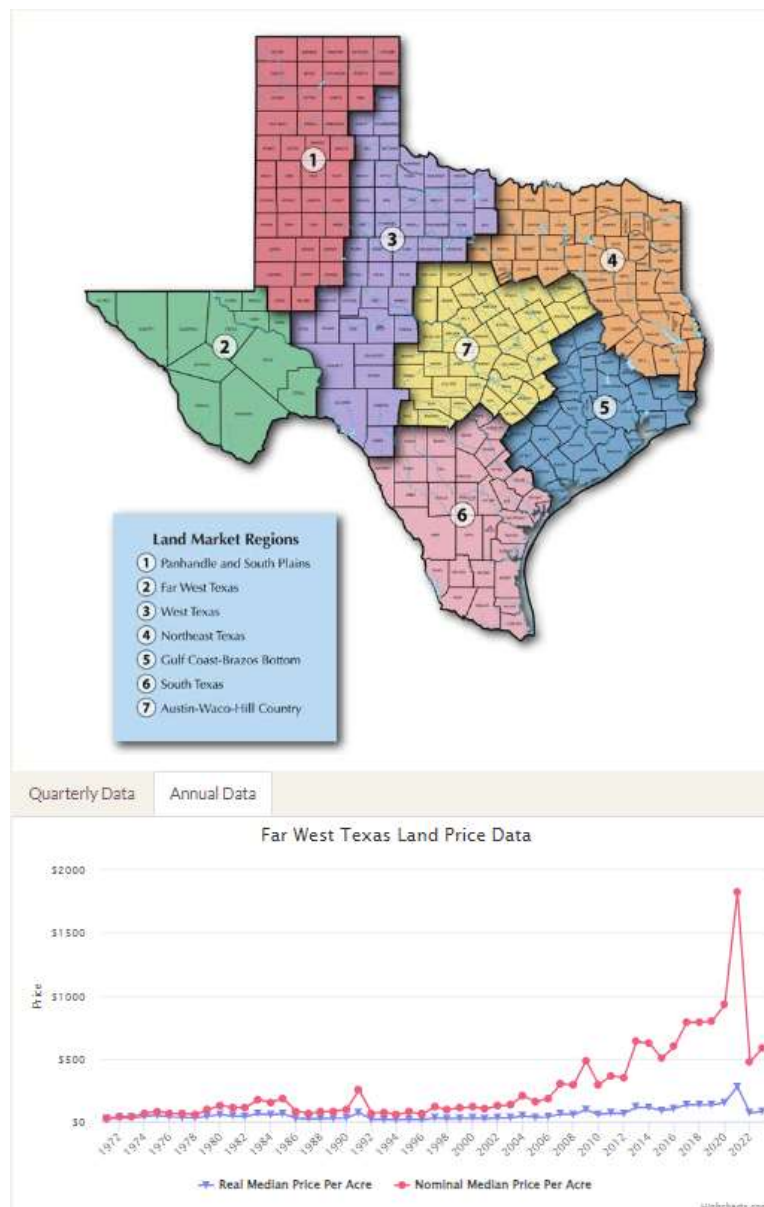
Powered by CoreLogic®

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

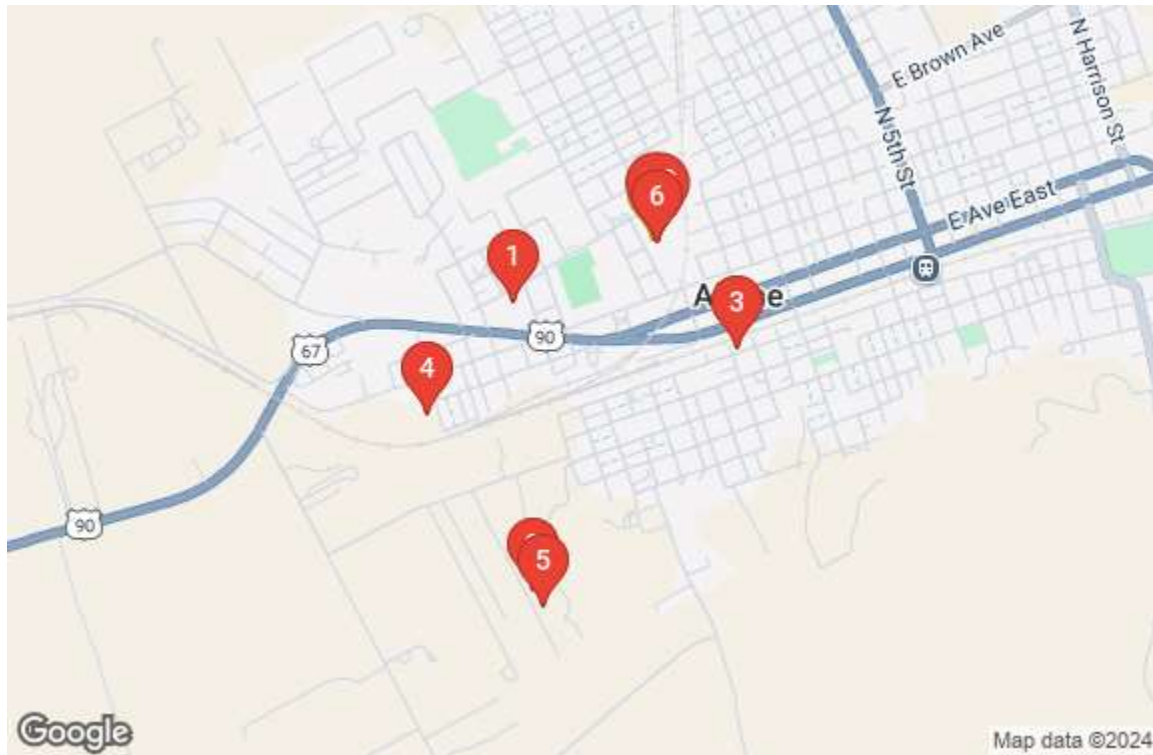
Site			
Acres	5.05	Topography	Generally Level
Land SF	219,891	Zoning	R-2: Two-Family District
Primary Frontage Street	N 16th Street, Brown Street	Flood Zone	None Apparent
Shape	Rectangular, more or less	Encumbrance or Easement	No adverse known
Utilities	Utilities Available along W Brown Avenue &	Environmental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

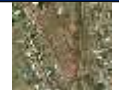
The subject sites do not appear to be situated in the 100-year flood plain, according to the available FEMA flood maps. However, the appraiser is not qualified to make a specific determination and therefore recommends that a determination be made by a qualified professional. We reserve the right to amend 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%	0	0.0%	0	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

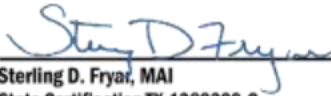
Effective Date: September 9, 2024

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

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

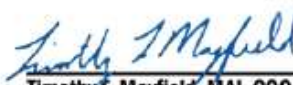
Print name and title

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	Various student housing apartment communities in College Campus cities in Southern US.
Multi-Family	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

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

January 2008 – Present

Vice President – West Texas Division

- 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

February 2019 – Present

Supervising Broker, REALTOR®, ABR®

- 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

August 2014 – February 2019

Broker Associate, REALTOR®, ABR®

- 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

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

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

April 15, 2025

Agenda Item No. 12C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2025-05-01, an Ordinance amending Chapter 74 - Parks and Recreation, Article II - Municipal Swimming Pool to the Alpine Code of Ordinances; Amending rules and regulations for the city pool. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Ordinance 2025-05-01 - Amendments to Municipal Swimming Pool Regulations

Ordinance 2025-05-01 updates Chapter 74, Article III of the City of Alpine Code of Ordinances, relating to the operation, conduct, and safety of the municipal swimming pool. These amendments were recommended by the Parks and Recreation Board and are intended to modernize and clarify pool rules to better support a safe and enjoyable public environment.

Key Updates Include:

- **Administrative Oversight:** Clarifies that City Council will designate a pool administrator and that admission charges will be established annually through the Parks & Recreation Fee Schedule.
- **Safety & Conduct Enhancements:** Age requirement updated: Children under 13 must now be accompanied by a responsible adult (previously under 6).
- **Expanded prohibitions:** Now explicitly bans vaping and tobacco use, not just smoking, and prohibits glass drink containers while allowing food (barbecue pits and electric grills remain prohibited).
- **Enforcement & Penalties:** A violation of the ordinance is considered a misdemeanor with penalties up to \$500 per occurrence.

These revisions ensure clearer enforcement, promote safer usage of the pool facility, and align with current public health and safety standards.

SUPPORTING MATERIALS

1. Ordinance 2025-05-01 Municipal Swimming Pool Regulations

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 - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025

ORDINANCE 2025-05-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 74 – PARKS AND RECREATION, ARTICLE II – MUNICIPAL SWIMMING POOL, TO THE ALPINE CODE OF ORDINANCES; AMENDING RULES AND REGULATIONS FOR THE CITY POOL; PROVIDING THE ESTABLISHMENT OF UP TO A \$500 PENALTY PER OCCURRENCE FOR VIOLATIONS OF THE ORDINANCE; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, PENALTY, SAVINGS, SEVERABILITY, PROPER NOTICE AND MEETING, AND EFFECTIVE DATE CLAUSES.

WHEREAS, the Parks and Recreation Board is composed of community members who advise the City Council on policy decisions that affect Parks and Recreation programs of the city; and

WHEREAS, the Parks and Recreation Board has recommended changes to the City Council that would amend rules and regulations for the municipal swimming pool; and

WHEREAS, the amendments recommended by the Parks and Recreation Board will provide clarification and enhancements to the existing rules, and ensure that the municipal pool is properly taken care of, managed, and regulated to the benefit of all pool users; and

WHEREAS, Chapter 331 of the Texas Local Government Code provides that municipal parkland is under the operation, maintenance, control, and management of the City; and

WHEREAS, the City of Alpine is a home-rule municipality that owns and operates city parks for the use and enjoyment of the general public; and

WHEREAS, the city endeavors to assert its rights as a property owner by implementing rules and regulations that will benefit the general public as recommended by the Parks Board.

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

SECTION I

FINDINGS OF FACT

The Alpine Code of Ordinances is hereby amended to reflect the changes hereto attached as Exhibit “A.” The premises attached as Exhibit “A” are found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

SECTION II

INCLUSION IN THE CODE OF ORDINANCES

The provisions of this ordinance shall become and be made a part of the Code of Ordinances of Alpine, Texas. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or any other appropriate

word. The codifier of the City is empowered to make amendments to match the style of the existing code.

SECTION III CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

SECTION IV PENALTY CLAUSE

Any person, corporation, or entity who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

SECTION V SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION VI SEVERABILITY CLAUSE

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

SECTION VII PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. A public hearing was held on May 6, 2025, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearing and notice of how to obtain copies of the proposed ordinance was published in the Alpine Avalanche, the official newspaper of the City of Alpine on May 1, 2025.

SECTION VIII EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 6th DAY OF MAY 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

APRIL 15, 2025

SECOND AND FINAL READING

MAY 6, 2025

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

Additions are Underlined. ~~Omissions appear in Strikethrough Text.~~

ARTICLE III. MUNICIPAL SWIMMING POOL¹

DIVISION 1. GENERALLY

Sec. 74-76. Council designated administrator.

The council ~~is designated as~~ shall designate the administrator of the municipal swimming pool under rules, regulations and directives that it may, from time to time, promulgate.

(Code 1978, § 19-19)

¹State law reference(s)—Authority to provide swimming pools, Vernon's Ann. Civ. St. art. 1015c-2.

Sec. 74-77. Admission charges.

Charges to be made for admission to the municipal pool shall be set ~~by the council, by resolution, annually,~~ in accordance with Appendix D: Parks & Recreation Fees, set by annual city council resolution. A copy of the Parks and Recreation appendix may be obtained at city hall during normal business hours or by visiting www.cityofalpine.com/fees.

(Code 1978, § 19-20)

~~Sec. 74-78. Additional rules.~~

~~Such other rules, regulations and administrative policies that, from time to time, are adopted by the council, shall be and become a part of this article as supplementary rules and regulations to this article, and violations thereof shall be subject to the penalties provided for violation of this Code.~~

(Code 1978, § 19-39)

Secs. 74-78~~9~~—74-100. Reserved.

DIVISION 2. CONDUCT IN POOL AREA

Sec. 74-101. Applicability of regulations.

This division shall govern all persons using the municipal pool or pool property, or present at such municipal pool or pool property. ~~Failure to comply with this division shall constitute a misdemeanor.~~

(Code 1978, § 19-21)

Sec. 74-102. Running prohibited.

There shall be no running in the pool area.

(Code 1978, § 19-22)

Sec. 74-103. ~~Drinks~~ Glass drinks prohibited, food allowed.

No glass drinks or containers of drinks of any kind shall be permitted in the fenced-in pool area. Food is allowed in the fenced-in pool area, but barbeque pits and electric grills are strictly prohibited.

(Code 1978, § 19-23)

Sec. 74-104. Number of divers on diving board.

There may be only one diver on the diving board at any given time.

(Code 1978, § 19-24)

Sec. 74-105. Swimming in diving area.

No swimming shall be permitted in the diving area, or under any diving board, except upon returning to the pool surface from a dive.

(Code 1978, § 19-25)

Sec. 74-106. Use of safety ropes.

Swimmers shall not use safety ropes except for emergency safety, and there shall be no playing upon or with such ropes.

(Code 1978, § 19-26)

Sec. 74-107. Rough play.

No dunking of others or rough play shall be allowed in the pool or pool area.

(Code 1978, § 19-27)

Sec. 74-108. Toys, floats, etc.

Inflatable toys, floats or other paraphernalia shall be permitted in the pool area only at the discretion of the pool manager.

(Code 1978, § 19-28)

Sec. 74-109. Number of swimmers.

The pool manager shall have the authority to determine the number of swimmers in the pool at any given time.

(Code 1978, § 19-29)

Sec. 74-110. Playing with pool equipment.

No playing shall be permitted upon ladders or diving boards, or upon or with other pool equipment.

(Code 1978, § 19-30)

Sec. 74-111. Talking to lifeguard.

There shall be no talking to the lifeguard on duty, except to call for assistance or instructions regarding pool safety or etiquette.

(Code 1978, § 19-31)

Sec. 74-112. Alcoholic beverages.

No alcoholic beverages in any form shall be permitted in the pool area or in the parking area adjacent to the pool area.

(Code 1978, § 19-32)

Sec. 74-113. Shower required.

All swimmers must take showers before entering the pool area.

(Code 1978, § 19-33)

~~Sec. 74-114. Bathing caps required.~~

~~Swimmers with long hair must wear bathing caps in the pool.~~
(Code 1978, § 19-34)

Sec. 74-115. Accompaniment of small children.

All children under ~~six~~ thirteen years of age in the pool area must be accompanied by a parent or other responsible adult person who is 18 years of age or older.
(Code 1978, § 19-35)

Sec. 74-116. Smoking.

No smoking, vaping, dipping, or other use of tobacco in the pool area shall be permitted.
(Code 1978, § 19-36)

Sec. 74-117. Refuse disposal.

No ~~refuse~~ household waste of any kind or nature shall be deposited, or permitted to be deposited, in any manner, in the swimming or wading pool, or in any other portion of the pool area, other than in designated receptacles.
(Code 1978, § 19-37)

Cross reference(s)—Solid waste, ch. 82.

Sec. 74-118. Trespassing.

No one, except authorized pool personnel, or other city employees engaged in their respective duties relative to city business, garbage collection or other designated duties, shall be permitted within the pool area except when the pool is open for business and regular attendants are on duty. Any violation of this section shall be declared a trespass, per se.
(Code 1978, § 19-38)

Sec. 74-119. Enforcement.

Any person, firm, or organization violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed five hundred dollars (\$500.00).

Secs. 74.120~~119~~—74-125. Reserved.

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 12D

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2025-05-02, an ordinance authorizing the vacation, abandonment, and sale of 0.046 acres out of S. 5th St. right of way, platted as part of Ferguson's Second Addition to the City of Alpine, Envelope 96, Plat Records of Brewster County, Texas; Authorizing the City Manager to execute a Deed without Warranty to the applicant, Horticultural Consulting, LLC; 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

Executive Summary – Ordinance 2025-05-02 - Sale of City Property to Horticultural Consulting, LLC (Kara Coats)

Ordinance 2025-05-02 authorizes the vacation, abandonment, and sale of approximately 0.046 acres of unimproved City right-of-way along South 5th Street, located within Ferguson's Second Addition to the City of Alpine. The request was submitted by Kara Coats, owner of Horticultural Consulting, LLC, an abutting property owner.

Key Updates and Background:

- Following the initial request to purchase a larger portion of City-owned right-of-way, Mrs. Coats agreed to revise the petition and proceed with the purchase of a smaller, reduced acreage.
- As part of this revised request, the property was resurveyed and reappraised by Borderland Appraisals, LLC, establishing the updated fair market value at \$4,900.00.

Terms of the Ordinance:

- The City will retain all necessary utility easements for public infrastructure and maintenance access.
- The purchaser is responsible for all replatting and recording costs, and the sale proceeds will be deposited in the General Fund for street improvements as required by law.
- The transfer will be finalized upon fulfillment of all terms, at which time a Deed Without Warranty and Certificate of Compliance will be issued by the City Manager.

This ordinance reflects the City's commitment to responsibly managing its assets while accommodating reasonable requests from property owners that do not conflict with public use.

SUPPORTING MATERIALS

1. 2025-05-02 ORD Sale of City Property to Kara Coats - Horticultural Consulting LLC
2. Revised Reduced Acreage Petition to Purchase Right of Way March 21, 2025 with Revised Appraisal_Redacted

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 - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025

ORDINANCE 2025-05-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE TEXAS, AUTHORIZING THE VACATION, ABANDONMENT, AND SALE OF 0.046 ACRES OUT OF S. 5TH ST. RIGHT OF WAY, PLATTED AS PART OF FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE, ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED WITHOUT WARRANTY; 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 the Horticultural Consulting, LLC, to purchase 0.046 acres, more or less, of property out of South 5th Street Right of Way; and

WHEREAS, an appraisal of the property was conducted by Borderland Appraisals, LLC, who has confirmed that the appraised fair market value of the property is \$4,900; 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 Kara Coats of Horticultural Consulting, LLC.

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 0.046 acres out of S. 5th St. right-of-way, Platted as part of Ferguson's Second Addition to the City of Alpine, Envelope 96, Plat Records of Brewster County, Texas, requested to be purchased by Horticultural Consulting, LLC, 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 unimproved alley described in Section 1 of this ordinance to the purchaser, Horticultural Consulting, LLC, 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 property 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 FOUR THOUSAND NINE HUNDRED DOLLARS (\$4,900.00).

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 the 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.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE ON THIS 6TH DAY OF MAY 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

**INTRODUCTION AND FIRST READING
APRIL 15, 2025**

**SECOND AND FINAL READING
MAY 6, 2025**

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney

Horticultural Consulting LLC
509 S. 5th Street, Alpine, TX 79830
504 W. 19th Street, Wilmington, DE 19802

March 21, 2025

Office of the City Secretary
100 N. 13th Street
Alpine, TX 79830

RE: REVISED REDUCED ACREAGE Petition to Purchase Right-of-Way at Terminus of South 5th St.
Mr. Calderon, City Secretary:

Thanks for your continued assistance with our right-of-way petition for the terminus of South 5th Street.

The original May 29, 2024, petition was not approved by City Council due to concerns expressed by Alpine's Utility Department regarding the existence of utilities in the right-of-way. Subsequent to that decision, in early November 2025 we met with the City Manager and the City's Utility Department and identified a smaller acreage that does not include any underlying City utilities. The Utility Department said that they no longer had any concerns with the reduced acreage.

City Council informally reviewed the preliminary documents submitted on Dec. 27, 2024, for the reduced acreage petition to purchase right-of-way at the terminus of S. 5th Street, during the Feb. 4, 2025, City Council Meeting and indicated that, if formally resubmitted with a new survey, that they would reconsider the petition favorably now that the City Utilities Department did not have any concerns.

Accordingly, please find a new survey showing the reduced acreage from the original 0.096 acres to 0.046 acres. Also attached please find a revised appraisal from a different appraiser, Borderland Appraisals LLC, since Mr. Loeffler passed away, showing the value for the reduced acreage of \$4,900 for 0.046 acres.

The Revised Reduced Acreage Petition is submitted by Horticultural Consulting LLC, confirmed through signatory authority by owner and manager Kara S. Coats, as per the attached Resolution of the LLC.

Sincerely,



Kara S. Coats

Enclosures:

1. Exhibit 1 – Signed Petition for Closure & Purchase of Right of Way (Notarized original) including signature of abutting property owners
2. Exhibit 2 – Petition to Replat Purchased Property (Notarized original)
3. Revised survey and metes and bounds for 0.046 acres
4. Name and contact information of the petitioner.
5. Texas Certificate of Fact for LLC; Delaware Certificate of Formation for LLC, and Resolution of LLC to acquire property.
6. Appraisal of the Right of Way by Borderland Appraisal LLC of Revised Reduced Acreage
7. LLC Resolution

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) Horticultural Consulting LLC 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: End of South 5th Street between 508/410378 and 509/410353 South 5th Street
(alley, street location and boundaries)

Said Horticultural Consulting LLC represents that they/he/she own(s) the following property:
(property owner(s))

508 S. 5th Street Alpine TX 79830 (Tax Parcel # 10378) and legally described as
(Street Address)

Lot 5, Block 1, J.W. Ferguson's 2nd Addition to Alpine, Enclave 96 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): To combine with tax parcel 10378

ABUTTING PROPERTY OWNER PETITION

I, Jenna Beaulieu 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: 605 South 5th St.
Phone Number: 0

Signature: Jenna Beaulieu
Date: 4/5/24

ABUTTING PROPERTY OWNER PETITION

I, MARTHA B. COATS 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: 509 S. 5th ALPINE TX
Phone Number: 1.362.545.7834 79830

Signature: Martha B. Coats
Date: APRIL 11, 2024

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 require 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.

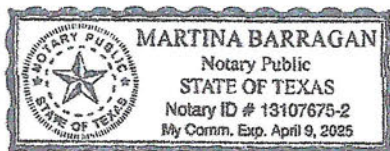
RESPECTFULLY SUBMITTED BY Kara Coats this the day 3rd of
(Printed Name of Purchaser) (Day)
May, 20 24.
(Month) (Year)

(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the 3 day of
May, 20 24.

[SEAL]



(Signature)
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY _____ this the day _____ of
(Printed Name of Purchaser) (Day)
_____, 20 _____.
(Month) (Year)

(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the _____ day of
_____, 20 _____.

[SEAL]

Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

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

End of South 5th Street between 508 (#10398) and 509 (#10388) South 5th Street
(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 May, 2024.

Kara S. Coats
Printed name of Purchaser

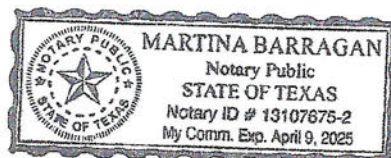
[Signature]
Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF BREWSTER §

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

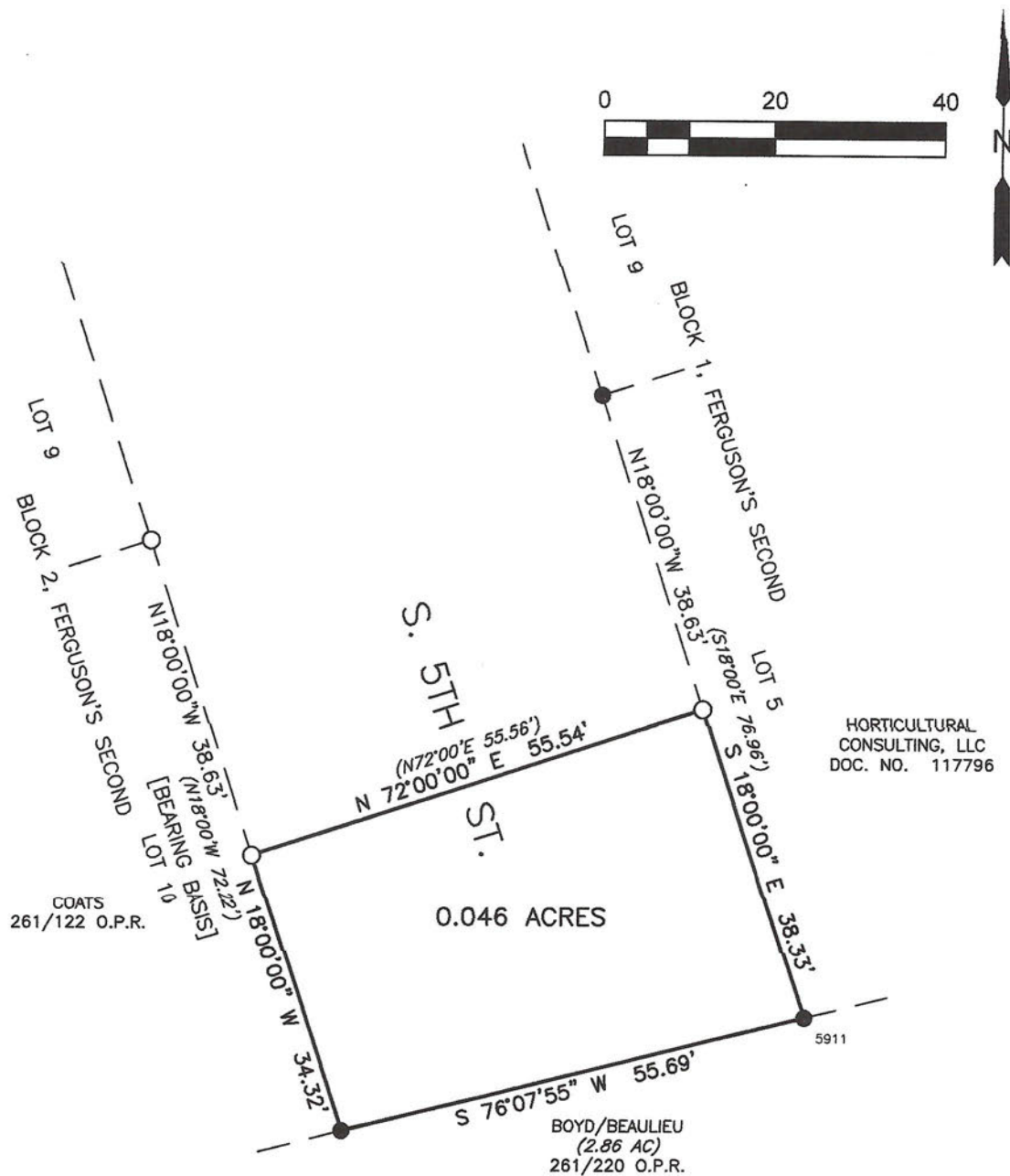
[SEAL]



[Signature]
Notary Public, State of Texas

SURVEY PLAT

0.046 ACRES OUT OF S. 5TH ST. RIGHT-OF-WAY, PLATTED AS PART OF FERGUSON'S SECOND ADDITION
TO THE CITY OF ALPINE, ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS
ALPINE, TEXAS



HORTICULTURAL
CONSULTING, LLC
DOC. NO. 117796

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 IRON ROD SET [5911]
 - () RECORD INFORMATION
- BEARING BASIS: AS SHOWN



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

Kevin Mueller

2-26-2025

KEVIN MUELLER
105 N. COCKRELL ST.
(432) 538-2115
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

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

0.046 ACRES

METES AND BOUNDS DESCRIPTION OF 0.046 ACRES OUT OF S. 5TH ST. RIGHT-OF-WAY, PLATTED AS PART OF FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE, ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.046 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod [5911] found for the southeast corner of S. 5th St., southwest corner of Lot 5, Block 1 of said Ferguson's Second Addition and **POINT OF BEGINNING** of the herein described tract;

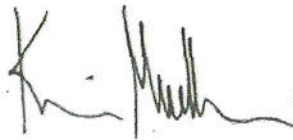
THENCE with the south line of said S. 5th St. and south line of said Ferguson's Second Addition, **S 76°07'55" W**, a distance of **55.69 feet** to an iron rod found for the southwest corner of said S. 5th St. and southeast corner of Lot 10, Block 2 of said Ferguson's Second Addition;

THENCE with the west right-of-way line of said S. 5th St. and east line of said Lot 10, **N 18°00'00" W**, a distance of **34.32 feet** to a capped iron rod [5911] set for the northwest corner of the herein described tract, from which a capped iron rod [5911] set for the northeast corner of said Lot 10 bears, **N 18°00'00" W**, a distance of 38.63 feet;

THENCE over and across said S. 5th St., **N 72°00'00" E**, a distance of **55.54 feet** to a capped iron rod [5911] set in the east right-of-way line of said S. 5th St. for the northeast corner of the herein described tract, from which the northwest corner of said Lot 5 bears, **N 18°00'00" W**, a distance of 38.63 feet;

THENCE with the east right-of-way line of said S. 5th St., **S 18°00'00" E**, a distance of **38.33 feet** to the **POINT OF BEGINNING** of the herein described tract, containing **0.046 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 February 2025, and is true and correct to the best of my knowledge.



2-26-2025

KEVIN MUELLER
SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831
(432) 538-2115



LAND APPRAISAL REPORT

IDENTIFICATION	Owner	City of Alpine		Census Tract	9503.00		Map Reference	Area not mapped		
	Property Address	ROW S 5th St								
	City	Alpine		County	Brewster		State	TX		
	Legal Description	See Attached Survey								
NEIGHBORHOOD	Sale Price \$	NA		Date of Sale	NA		Property Rights Appraised	☒ Fee ☐ Leasehold ☐ De Minimis PUD		
	Actual Real Estate Taxes \$	NA		(yr)			Loan Charges to be paid by seller \$	NA		
	Client	Horticultural Consulting LLC								
	Address	509 S 5th St #1, Alpine, TX 79830								
	Occupant	None		Appraiser	Dee A Perkins		Instructions to Appraiser			
	Intended User	Horticultural Consulting LLC		Intended Use			Current Market Value for Negotiation Purposes			
	Location	☒ Urban	☐ Suburban	☐ Rural						
	Built Up	☒ Over 75%	☐ 25% to 75%	☐ Under 25%						
	Growth Rate	☐ Fully Dev.	☒ Rapid	☐ Steady						
	Property Values	☐ Increasing	☒ Stable	☐ Declining						
Demand/Supply	☐ Shortage	☒ In Balance	☐ Oversupply							
Marketing Time	☐ Under 3 Mos.	☒ 4-6 Mos.	☐ Over 6 Mos.							
Present Land Use	☐ 75 %1 Family	☐ 2 %2-4 Family	☐ 0 % Apts	☐ 0 % Condo	☐ 12 % Commercial					
Change In Present Land Use	☒ Not Likely	☐ Likely(*)	☐ Taking Place (*)							
Predominate Occupancy	☒ Owner	☐ Tenant	☐ % Vacant							
Single Family Price Range	\$ 45 to \$ 1,275		Predominant Value \$ 200							
Single Family Age	0 yrs to 124 yrs.		Predominant Age 55 yrs							
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>Subject is located in a residential-use area consisting primarily of single-unit residences 0.5-mile southeast of the downtown area of Alpine. Subject has typical linkages to the hospital, courthouse, local university, schools, places of worship, etc. Proximity to local businesses is favorable due to Alpine being a small town. Unimproved land use it typical & market-accepted. Annual sales of unimproved lots are few due to the population/size of the market.</u>										
SITE	Dimensions	See Attached Survey		= 2004 sf		☐ Corner Lot				
	Zoning Classification	R-3 Residential								
	Highest and best use	☒ Present use		☐ Other (specify) _____						
	Public	☒ Other (Describe) _____								
	Elec.	☒		OFF SITE IMPROVEMENTS		Topo <u>Sloping to Steeply-Sloping</u>				
	Gas	☒		Street Access ☒ Public ☐ Private		Size 2004 sf				
	Water	☒		Surface ☐ Paved		Shape Rectangular				
	San. Sewer	☒		Maintenance ☒ Public ☐ Private		View Res/Avg				
		☐ Underground Elect. & Tel.		☐ Storm Sewer ☐ Curb/Gutter		Drainage <u>Appears adequate</u>				
		☐ Sidewalk ☐ Street Lights		Is the property located in a HUD identified Special Flood Hazard Area? ☒ No ☐ Yes						
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): <u>No adverse conditions were apparent; however, consultation with a professional surveyor is always recommended.</u>										
MARKET DATA ANALYSIS	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.									
	For the Market Data Analysis ☒ See grid below ☐ See narrative attachment									
		SUBJECT PROPERTY		COMPARABLE NO.1		COMPARABLE NO.2		COMPARABLE NO.3		
	Address	ROW S 5th St Alpine, TX 79830		Lot 2, Blk 57, Hancock Alpine, TX 79830		Lot 2, Blk 77, Original Town Alpine, TX 79830		Lots 3,4, Blk 3, Berkley Alpine, TX 79830		
	Proximity to Subject			0.49 miles E		0.16 miles W		0.30 miles NE		
	Sales Price	\$ NA		\$ 21,000		\$ 16,800		\$ 20,000		
	Price /	\$ 0		\$ 2.74		\$ 2.33		\$ 2.40		
	Data Source	NA		MLS#L1137904S		MLS#L1120291S		MLS#L1127196S		
	Date of Sale and	DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION		
	Time Adjustment	NA		01/20/2023		12/17/2021		09/23/2021		
	Location	Res/Avg		Res/Avg		Res/Avg		Res/Avg		
	Site/View	2004 sf		7667 sf		7223 sf		8320 sf		
	Utility	Reduced		Typical		Typical		Typical		
	Sales or Financing									
	Concessions									
Net Adj.(Total)			Plus X Minus \$ -16,200		Plus X Minus \$ -12,300		Plus X Minus \$ -14,600			
Indicated Value of Subject			Net=-77% Gross=77% \$ 4,800		Net=-73% Gross=102% \$ 4,500		Net=-73% Gross=104% \$ 5,400			
Comments on Market Data All sales are from subject's market & are reliable indicators of value; however, due to few similar sites from which to choose, all sales have large line item, net, & gross adjustment percentages and exceed 12-month period. All sales are adjusted for site size and superior utility due to subject's size and topography. Sales 2 & 3 are adjusted for time of sale. No other adjustments are justified.										
RECONCILIATION	Comments and Conditions of Appraisal: <u>The subject does not meet current zoning size requirements; therefore, no improvements can be made to the subject without a variance. It is assumed no adverse environmental conditions exist, and assignment results may change should information to the contrary become available.</u>									
	Final Reconciliation: <u>All sales receive equal weight in estimating subject's market value opinion due to similar market appeal.</u>									
ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 05/01/2024 to be \$ 4,900										

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: 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, 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 acting in what he or she considers his or her 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 anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Dee A Perkins
 Name Dee A Perkins
 Company Name Borderland Appraisals LLC
 Company Address PO Box 64
Alpine, TX 79831
 Telephone Number 432-364-2243
 Email Address _____
 Date of Signature and Report 03/21/2025
 Effective Date of Appraisal 05/01/2024
 State Certification # 1360468
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 10/31/2025

ADDRESS OF PROPERTY APPRAISED

ROW S 5th St
Alpine, TX 79830

APPRAISED VALUE OF SUBJECT PROPERTY \$ 4,900

CLIENT

Name _____
 Company Name Horticultural Consulting LLC
 Company Address 509 S 5th St #1
Alpine, TX 79830
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Borderland Appraisals LLC
COMMENT ADDENDUM

File No. 05012024b
Case No.

Borrower NA

Property Address ROW S 5th St

City Alpine County Brewster State TX Zip Code 79830

Lender/Client Horticultural Consulting LLC Address 509 S 5th St #1, Alpine, TX 79830

I certify that, to the best of my 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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I 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.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My 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.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

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.

As of the date of this report, I, Dee Ann Perkins, have completed the continuing education program for Designated Members of the Appraisal Institute.

This appraisal report is a revision of a previous report (File 05012024). The zoning classification has been corrected. The site size has been updated to reflect the new survey. The new survey has been added and the old one removed. The report's effective date remains the same. File name & signature date are updated.

Appraiser Name Dee A Perkins

Supervisor Name _____

File No. 05012024b
Case No.

Borrower	NA					
Property Address	ROW S 5th St					
City	Alpine	County	Brewster	State	TX	Zip Code 79830
Lender/Client	Horticultural Consulting LLC		Address 509 S 5th St #1, Alpine, TX 79830			



Borrower NA

Property Address ROW S 5th St

City Alpine

County

Brewster

State TX

Zip Code

79830

Lender/Client Horticultural Consulting LLC

Address 509 S 5th St #1, Alpine, TX 79830

InterFlood[®] by a la mode

Prepared for: Dee Perkins

S 5th St

Alpine, TX 79830



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
- Areas inundated by 100-year flooding
- Velocity Hazard

- Protected Areas
- Floodway
- Subject Area

Powered by CoreLogic[®]

Borderland Appraisals LLC
LOCATION MAP ADDENDUM

File No. 05012024b
Case No.

Borrower	NA	
Property Address	ROW S 5th St	
City	Alpine	County Brewster State TX Zip Code 79830
Lender/Client	Horticultural Consulting LLC Address 509 S 5th St #1, Alpine, TX 79830	



Borderland Appraisals LLC
LOCATION MAP ADDENDUM

File No. 05012024b
Case No.

Borrower	NA					
Property Address	ROW S 5th St					
City	Alpine	County	Brewster	State	TX	Zip Code 79830
Lender/Client	Horticultural Consulting LLC		Address 509 S 5th St #1, Alpine, TX 79830			



Borrower NA

Property Address ROW S 5th St

City Alpine

County

Brewster

State TX

Zip Code

79830

Lender/Client Horticultural Consulting LLC

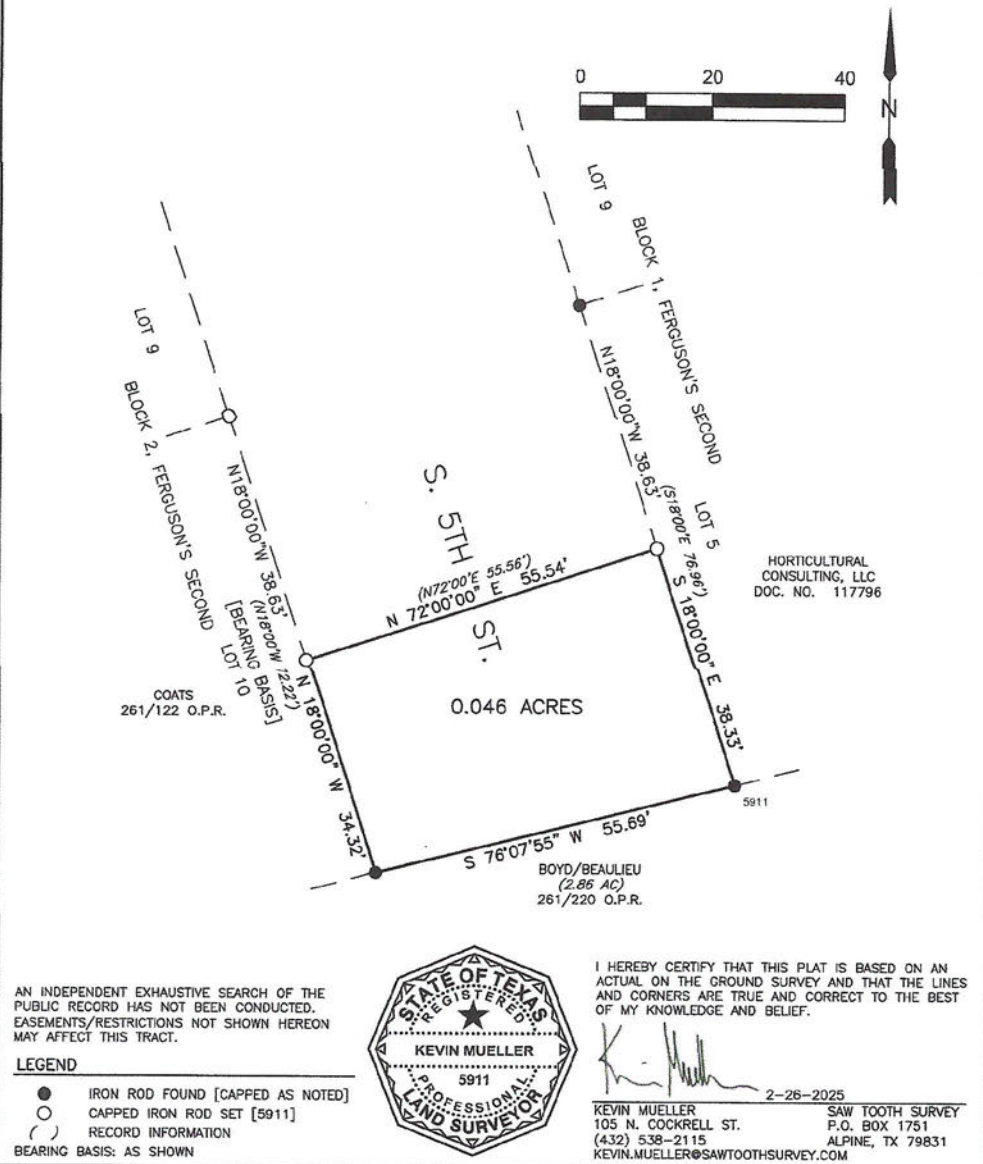
Address 509 S 5th St #1, Alpine, TX 79830

TX SURVEY FIRM NO. 10194432

SURVEY PLAT

25-0058

0.046 ACRES OUT OF S. 5TH ST. RIGHT-OF-WAY, PLATTED AS PART OF FERGUSON'S SECOND ADDITION
TO THE CITY OF ALPINE, ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS
ALPINE, TEXAS



Borrower NA

Property Address ROW S 5th St

City Alpine

County

Brewster

State TX

Zip Code

79830

Lender/Client Horticultural Consulting LLC

Address 509 S 5th St #1, Alpine, TX 79830

SAW TOOTH SURVEY
FIRM NO. 10194432FERGUSON'S SECOND ADDITION
BREWSTER COUNTY, TEXAS

FN250058

0.046 ACRES

METES AND BOUNDS DESCRIPTION OF 0.046 ACRES OUT OF S. 5TH ST. RIGHT-OF-WAY, PLATTED AS PART OF FERGUSON'S SECOND ADDITION TO THE CITY OF ALPINE, ENVELOPE 96, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.046 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod [5911] found for the southeast corner of S. 5th St., southwest corner of Lot 5, Block 1 of said Ferguson's Second Addition and **POINT OF BEGINNING** of the herein described tract;

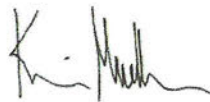
THENCE with the south line of said S. 5th St. and south line of said Ferguson's Second Addition, **S 76°07'55" W**, a distance of **55.69 feet** to an iron rod found for the southwest corner of said S. 5th St. and southeast corner of Lot 10, Block 2 of said Ferguson's Second Addition;

THENCE with the west right-of-way line of said S. 5th St. and east line of said Lot 10, **N 18°00'00" W**, a distance of **34.32 feet** to a capped iron rod [5911] set for the northwest corner of the herein described tract, from which a capped iron rod [5911] set for the northeast corner of said Lot 10 bears, **N 18°00'00" W**, a distance of 38.63 feet;

THENCE over and across said S. 5th St., **N 72°00'00" E**, a distance of **55.54 feet** to a capped iron rod [5911] set in the east right-of-way line of said S. 5th St. for the northeast corner of the herein described tract, from which the northwest corner of said Lot 5 bears, **N 18°00'00" W**, a distance of 38.63 feet;

THENCE with the east right-of-way line of said S. 5th St., **S 18°00'00" E**, a distance of **38.33 feet** to the **POINT OF BEGINNING** of the herein described tract, containing **0.046 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 February 2025, and is true and correct to the best of my knowledge.



2-26-2025

KEVIN MUELLER
SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831
(432) 538-2115

Borderland Appraisals LLC
SUBJECT PHOTO ADDENDUM

File No. 05012024b
Case No.

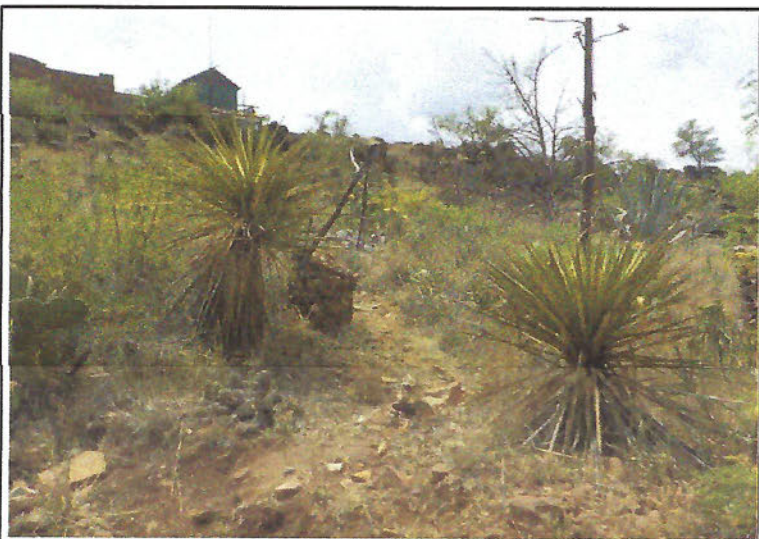
Borrower	NA					
Property Address	ROW S 5th St					
City	Alpine	County	Brewster	State	TX	Zip Code 79830
Lender/Client	Horticultural Consulting LLC		Address	509 S 5th St #1, Alpine, TX 79830		



View of Subject from South 5th Street
Looking South



Street View South 5th Street
Looking North

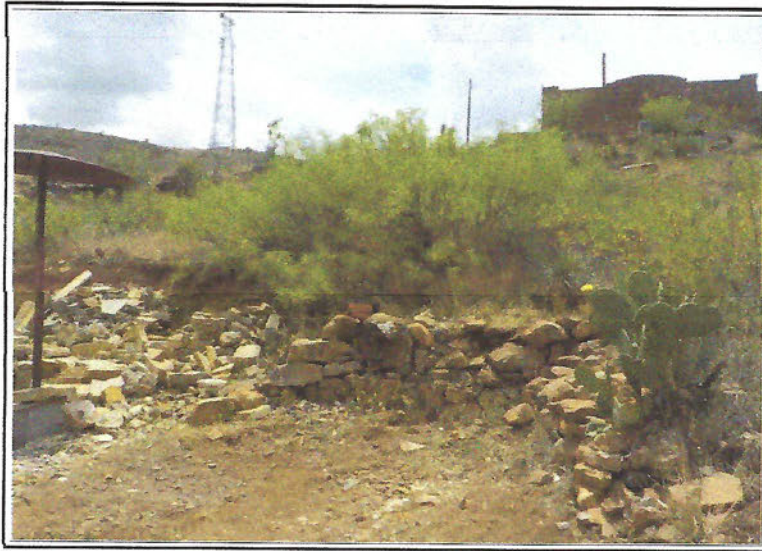


Typical view of Subject

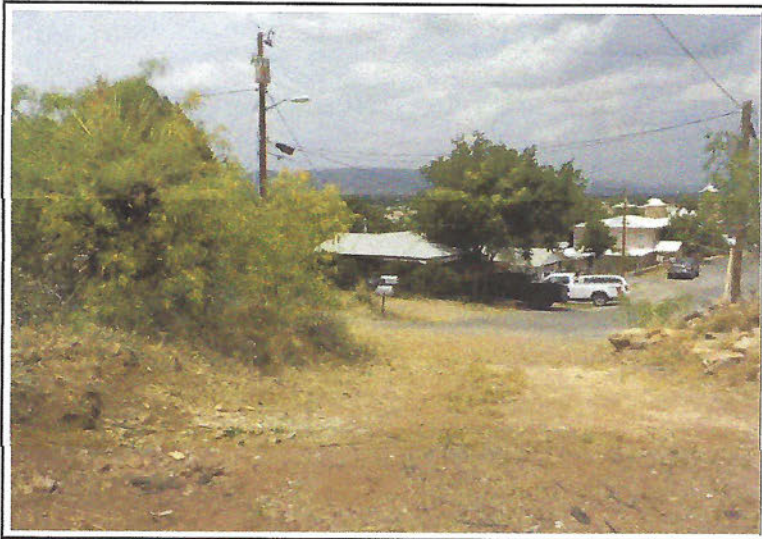
Borderland Appraisals LLC
SUBJECT PHOTO ADDENDUM

File No. 05012024b
Case No.

Borrower	NA					
Property Address	ROW S 5th St					
City	Alpine	County	Brewster	State	TX	Zip Code 79830
Lender/Client	Horticultural Consulting LLC		Address	509 S 5th St #1, Alpine, TX 79830		



Typical view of Subject



Typical view of Subject



Typical view of Subject

Borrower	NA					
Property Address	ROW S 5th St					
City	Alpine	County	Brewster	State	TX	Zip Code 79830
Lender/Client	Horticultural Consulting LLC		Address 509 S 5th St #1, Alpine, TX 79830			



COMPARABLE SALE # 1
Lot 2, Blk 57, Hancock
Alpine, TX 79830



COMPARABLE SALE # 2
Lot 2, Blk 77, Original Town
Alpine, TX 79830



COMPARABLE SALE # 3
Lots 3,4, Blk 3, Berkley
Alpine, TX 79830

Borderland Appraisals LLC
COMMENT ADDENDUM

File No. 05012024b
Case No.

Borrower	NA						
Property Address	ROW S 5th St						
City	Alpine	County	Brewster	State	TX	Zip Code	79830
Lender/Client	Horticultural Consulting LLC	Address	509 S 5th St #1, Alpine, TX 79830				

The CLIENT and INTENDED USER of this report is Horticultural Consulting LLC. This appraisal report has been prepared for the sole use and benefit of this client only. No other users are intended, and no other party may use or rely on the appraisal report or any content in this report for any purpose.

The INTENDED USE of this appraisal report is for the client to have a market value opinion for negotiating purposes as of the effective date, subject to the stated scope of work, purpose of the appraisal, reporting requirements and definition of Market Value.

The EFFECTIVE DATE of the opinions and conclusions of this report is 05/01/2024.

The SCOPE OF WORK includes observation of the subject property; work file review; public records and Odessa BOR MLS searches; and interviews with local real estate professionals.

HIGHEST AND BEST USE: Using the four tests of highest and best use (legally permissible, physically possible, financially feasible and maximally productive), the subject property's highest and best use is unimproved land due to its illegal size for current zoning requirements. A variance is required for any improvements.

EXPOSURE TIME: The estimated exposure time for the subject property is within 6-months when reasonably-priced.

The subject property does not have a tax assessor parcel identification number nor any real estate tax history information, per Brewster CAD website search.

Appraiser Name Dee A Perkins

Supervisor Name _____

Borrower NA

Property Address ROW S 5th St

City Alpine

County

Brewster

State TX

Zip Code

79830

Lender/Client Horticultural Consulting LLC

Address 509 S 5th St #1, Alpine, TX 79830



Certified Residential Real Estate Appraiser

Appraiser: **Dee Ann Perkins**License #: **TX 1360468 R**License Expires: **10/31/2025**

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 Residential Real Estate Appraiser

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


Chelsea Buchholtz
Commissioner

STATE OF DELAWARE CERTIFICATE OF FORMATION OF LIMITED LIABILITY COMPANY

The undersigned authorized persons, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certify as follows:

1. The name of the limited liability company is: Horticultural Consulting, LLC.
2. The Registered Office of the limited liability company in the State of Delaware is located at 504 W. 19th Street, in the City of Wilmington, DE 19802. The name of the Registered Agents at such address upon whom process against this limited liability company may be served is Kara S. Coats.

By:  _____ Authorized Person

Name: Kara S. Coats

Date: August 12, 2021



Office of the Secretary of State

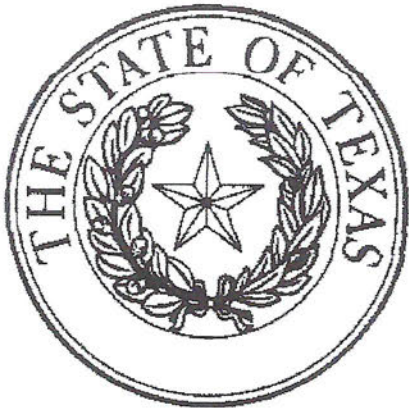
Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Application for Registration for Horticultural Consulting, authorized under the name Horticultural Consulting Alpine LLC (file number 804633993), a DELAWARE, USA, Foreign Limited Liability Company (LLC), was filed in this office on July 05, 2022.

It is further certified that the entity status in Texas is in existence.

Delayed Effective date: August 01, 2022

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on June 14, 2023.



A handwritten signature in cursive script that reads "Jane Nelson".

Jane Nelson
Secretary of State

RESOLUTION – APRIL 10, 2024

HORTICULTURAL CONSULTING, LLC

We, the undersigned, being all the Members of Horticultural Consulting, LLC, a Delaware Series corporation, having its principal office at 504 W. 19th Street, Wilmington, DE 19802, (the "LLC"), hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the two LLC Members on April 10, 2024.

THEREFORE, BE IT RESOLVED this 10 day of April 2024:

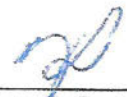
That Horticultural Consulting, LLC agrees to submit a petition to the City of Alpine, TX to request purchase of the unused right of way at the end of South 5th Street, Alpine, TX, 79830, adjacent to the property already owned by the LLC at 508 S. 5th Street, Alpine, TX, 79830.

As evidenced by the signatures below, both Members with the authority to bind the LLC approve the form and content of this resolution, to be effective immediately. The signature of one of the owners is sufficient to bind the LLC in execution of any of the steps in the process of acquiring the right of way.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, have duly executed this resolution as of the day and year first above written.



William S. Haldeman



Kara S. Coats

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 12E

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 Resolution 2025-04-11, a resolution adopting a swimming pool fee schedule for the Fiscal Year 2025 for the Alpine Municipal Swimming Pool. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 2025-04-11 Swimming Pool Fees

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 - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/8/2025

STATE OF TEXAS

CITY OF ALPINE

COUNTY OF BREWSTER

RESOLUTION 2025-04-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS
ADOPTING A SWIMMING POOL FEE SCHEDULE FOR THE FISCAL YEAR 2025 FOR
THE ALPINE MUNICIPAL SWIMMING POOL.**

WHEREAS, the City Council shall set a rate to charge for swimmers at the Alpine Municipal Swimming Pool pursuant to Section 74-77 of the Alpine Code of Ordinances; and

WHEREAS, City Administration anticipates the opening date of the Alpine Municipal Swimming Pool to be scheduled as soon as enough lifeguards are hired; and

WHEREAS, the City Council has been presented with proposed fees for the Fiscal Year 2024 and has determined that the proposed fees are appropriate and acceptable.

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

SECTION I. The tentative opening date of the Alpine Municipal Swimming Pool is Memorial Day Weekend The tentative closing date of the swimming pool is Friday, August 2, 2025, Staff and Weather permitting. Should rain begin to occur frequently, the City reserves the right to cancel the season early.

SECTION II. The following Swimming Pool Fee Schedule is hereby adopted:

PER DAY ADMISSION		ANNUAL SEASON PASS		POOL PARTY (2 HOURS)		NON-SWIMMING ADULTS
Children	\$3	Individual Pass	\$55	Fee	\$100	Free of Charge
Adults	\$4	Senior Citizen Pass	\$35	+ Deposit	\$30	
		Family (up to 5 members)	\$85			
		Family (over 5 members)	\$105			

Note: To purchase the senior pass, an individual must be over the age of 55 years and provide identification confirming qualifications for special pricing.

SECTION III. The following Tentative Activity Schedule is hereby adopted and may change upon approval of the City Manager.

11:00 A.M. – 12:00 P.M.	Lap Swimming (Dependent on Staffing)
12:00 P.M. – 5:00 P.M.	General Admission

5:00 P.M. – 6:00 P.M.	Water Aerobics (Dependent on Staffing)
6:00 P.M. – 8:00 P.M.	Pool Parties

SECTION IV. This Resolution is effective immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE OF THE CITY COUNCIL ON THE 15th DAY OF APRIL 2025.

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 12F

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager



Staff Recommendation: Approve

AGENDA ITEM

Approve the High Intensity Drug Traffic Award (HIDTA) for FY 2026. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

High Intensity Drug Trafficking Area (HIDTA) Grant

The High Intensity Drug Trafficking Area (HIDTA) grant, administered by the Office of National Drug Control Policy (ONDCP), plays a vital role in supporting the City of Alpine's efforts to combat drug-related criminal activity and enhance regional public safety.

This federally funded program is designed to assist areas identified as having significant drug trafficking challenges. Alpine's inclusion in the HIDTA program ensures access to critical resources that bolster law enforcement capacity and coordination with state, regional, and federal agencies.

Key Benefits and Impact:

- **Personnel Support:** The HIDTA grant fully funds two full-time law enforcement officers dedicated to narcotics enforcement and related investigative efforts. These positions significantly enhance the City's ability to address drug trafficking and associated criminal activity without impacting the City's general fund.
- **Vehicle Coverage:** In addition to personnel costs, the grant also covers the acquisition, maintenance, and operation of two dedicated law enforcement vehicles, ensuring these officers are equipped to perform fieldwork efficiently and safely.
- **Operational Capacity & Interagency Collaboration:** The HIDTA designation improves information sharing and operational coordination with other participating jurisdictions, increasing the effectiveness of investigations and enforcement activities.
- **Community Safety:** By focusing resources on disrupting drug trafficking operations, the program helps reduce associated crimes and enhances the overall safety and well-being of the Alpine community.

The continuation of the HIDTA grant is essential for sustaining a proactive and effective law enforcement presence in addressing the complex challenges associated with narcotics activity.

Its support allows the City to maintain enhanced enforcement without bearing the full financial burden.

SUPPORTING MATERIALS

1. FY2026 HIDTA Grant Application
2. 2026 HIDTA Estimated Budget

BUDGET CONSIDERATIONS

Expenditure Required: \$259,518.00
Savings Anticipation: N/A
Current Budget FY2024- N/A
2025:
Additional Funding: GRANT FUNDED

APPROVERS

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

Approved - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s)**

*** Other (Specify):**

*** 3. Date Received:**

01/30/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

CITY OF ALPINE

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

1746000025

*** c. UEI:**

PEA6LHD97RC4

d. Address:

*** Street1:**

100 NORTH 13TH STREET

Street2:

*** City:**

ALPINE

County/Parish:

*** State:**

TX: Texas

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

79830-4401

e. Organizational Unit:

Department Name:

ALPINE POLICE DEPARTMENT

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

MEGAN

Middle Name:

*** Last Name:**

ANTRIM

Suffix:

Title:

CITY MANAGER

Organizational Affiliation:

*** Telephone Number:**

432-837-3301

Fax Number:

432-837-2044

*** Email:**

megan.antrim@ci.alpine.tx.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

ONDCP

11. Assistance Listing Number:

95.001

Assistance Listing Title:

* 12. Funding Opportunity Number:

HIDTA

* Title:

HIDTA - HIGH INTENSITY DRUG TRAFFIC AREA

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HIGH INTENSITY DRUG TRAFFIC AREA

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

23

* b. Program/Project

TX-23

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/01/2026

* b. End Date:

12/31/2027

18. Estimated Funding (\$):

* a. Federal

259,518.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

259,518.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐

a. This application was made available to the State under the Executive Order 12372 Process for review on

☐

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

MEGAN

Middle Name:

* Last Name:

ANTRIM

Suffix:

* Title:

CITY MANAGER

* Telephone Number:

432-837-3301

Fax Number:

432-837-2044

* Email:

megan.antrim@ci.alpine.tx.us

* Signature of Authorized Representative:

* Date Signed:

04/15/2025

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013

Expiration Date: 02/28/2025

1. * Type of Federal Action: ☐ a. contract ☒ b. grant ☐ c. cooperative agreement ☐ d. loan ☐ e. loan guarantee ☐ f. loan insurance	2. * Status of Federal Action: ☐ a. bid/offer/application ☒ b. initial award ☐ c. post-award	3. * Report Type: ☒ a. initial filing ☐ b. material change
4. Name and Address of Reporting Entity: ☒ Prime ☐ SubAwardee * Name: CITY OF ALPINE * Street 1: 100 NORTH 13TH STREET Street 2: _____ * City: ALPINE State: TX: Texas Zip: 79830 Congressional District, if known: 23		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: 		
6. * Federal Department/Agency: EOC - ONDCP		7. * Federal Program Name/Description: Assistance Listing Number, if applicable: _____
8. Federal Action Number, if known: _____		9. Award Amount, if known: \$ _____
10. a. Name and Address of Lobbying Registrant: Prefix: _____ * First Name: N/A Middle Name: _____ * Last Name: N/A Suffix: _____ * Street 1: _____ Street 2: _____ * City: _____ State: _____ Zip: _____		
b. Individual Performing Services (including address if different from No. 10a) Prefix: _____ * First Name: N/A Middle Name: _____ * Last Name: N/A Suffix: _____ * Street 1: _____ Street 2: _____ * City: _____ State: _____ Zip: _____		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: _____ * Name: Prefix: Ms. * First Name: MEGAN Middle Name: _____ * Last Name: ANTRIM Suffix: _____ Title: CITY MANAGER Telephone No.: 432-837-3301 Date: 04/15/2025		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* APPLICANT'S ORGANIZATION

CITY OF ALPINE

* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: Ms. * First Name: MEGAN Middle Name:
* Last Name: ANTRIM Suffix:
* Title: CITY MANAGER

* SIGNATURE:

* DATE: 04/15/2025

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CITY MANAGER
APPLICANT ORGANIZATION CITY OF ALPINE	DATE SUBMITTED 04/15/2025

Standard Form 424B (Rev. 7-97) Back

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Assistance Listing Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. 95.01	95.01	\$	\$	\$ 259,518.00	\$	\$ 259,518.00
2.						
3.						
4.						
5. Totals		\$	\$	\$ 259,518.00	\$	\$ 259,518.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1) 95.01	(2)	(3)	(4)	
a. Personnel	\$ 184,074.00	\$	\$	\$	184,074.00
b. Fringe Benefits	42,268.00				42,268.00
c. Travel					
d. Equipment					
e. Supplies	10,000.00				10,000.00
f. Contractual	23,176.00				23,176.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	259,518.00			\$	259,518.00
j. Indirect Charges				\$	
k. TOTALS (sum of 6i and 6j)	\$ 259,518.00	\$	\$	\$	259,518.00
7. Program Income	\$	\$	\$	\$	

SECTION C - NON-FEDERAL RESOURCES						
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS		
8. ^{95.01}	\$	\$	\$			
9.						
10.						
11.						
12. TOTAL (sum of lines 8-11)	\$	\$	\$			
SECTION D - FORECASTED CASH NEEDS						
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	
13. Federal	\$ 259,518.00	\$ 64,879.50	\$ 64,879.50	\$ 64,879.50	\$ 64,879.50	
14. Non-Federal	\$					
15. TOTAL (sum of lines 13 and 14)	\$ 259,518.00	\$ 64,879.50	\$ 64,879.50	\$ 64,879.50	\$ 64,879.50	
SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT						
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)					
	(b) First	(c) Second	(d) Third	(e) Fourth		
16. ^{95.01}	\$	\$	\$			
17.						
18.						
19.						
20. TOTAL (sum of lines 16 - 19)	\$	\$	\$			
SECTION F - OTHER BUDGET INFORMATION						
21. Direct Charges:		22. Indirect Charges:				
23. Remarks:						

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 12G

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation:



AGENDA ITEM

Approve 2025 Tax Agreement between the Brewster County Tax Office and the City of Alpine for collection of City property tax. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Executive Summary – 2025 Tax Collection Agreement - City of Alpine & Brewster County

This agreement establishes the continued partnership between the City of Alpine and Brewster County, acting through the County Tax Assessor-Collector, for the assessment and collection of property taxes for the 2025 tax year and subsequent years. The agreement is authorized under Section 6.24 of the Texas Property Tax Code.

Key Provisions:

- **Scope of Services:** Brewster County will perform all necessary duties related to the assessment and collection of the City's property taxes, including tax rate calculations (if information is provided by August 1), issuing tax statements, preparing tax certificates, and managing current and delinquent tax rolls.
- **Reporting & Access:** The County will provide monthly reports and maintain transparency regarding tax collection operations.
- **Refunds & Dishonored Payments:** The County is authorized to issue refunds and handle dishonored payments, with the City responsible for reimbursing the County as needed.
- **Tax Rate Deadline:** The City must adopt its tax rate by September 30 or within 60 days of receiving the certified appraisal roll to avoid additional costs for separate billing.
- **Compensation:** The City agrees to pay the County either a lump sum of \$23,642.85 or in quarterly payments as its pro-rata share of the County's annual tax collection budget.
- **Remittances:** Tax collections will be remitted daily (Nov–Feb) and weekly (March–Oct), primarily via electronic funds transfer.
- **Audit Support:** The County will cooperate with any audits conducted by the City's independent auditors.
- **Delinquent Tax Collection:** The City retains the right to select its own legal representation for delinquent tax collection.
- **Bonding:** A \$100,000 surety bond (or higher, as required by law) will be maintained to assure proper performance by the County Tax Assessor-Collector.

- **Term & Termination:** The agreement renews annually unless terminated by written notice between February 1 and March 31, with termination effective August 31 of the same year.

Important Note: While this agreement is typically approved prior to the beginning of the fiscal year, it was overlooked by both entities for the 2025 tax year. This execution serves to formalize the continuation of services that have already been performed and to ensure compliance moving forward.

SUPPORTING MATERIALS

1. 2025 City of Alpine Tax Collection Agreement

BUDGET CONSIDERATIONS

Expenditure Required: \$23,642.85
Savings Anticipation: N/A
Current Budget FY2024- \$24,643.00
2025:
Additional Funding: N/A

APPROVERS

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

Approved - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025

STATE OF TEXAS

§

COUNTY OF BREWSTER

§

TAX COLLECTION AGREEMENT

WHEREAS the City of Alpine (CITY) has the power and authority pursuant to the temls of TEX. PROP. TAX Code § 6.24 to authorize Brewster County, Texas. Acting by and through its duly appointed County Tax Assessor-Collector ("COUNTY") to perform duties relating to the assessment or collection of taxes for CITY.

NOW, THEREFORE. For the consideration hereinafter expressed and the parties' covenants, obligations, terms and conditions set forth herein, it is mutually agreed by and between CITY and BREWSTER COUNTY as follows:

1. Under the provisions of TEX. PROP. TAX CODE § 6.24. As amended. The COUNTY, through its County Tax Assessor-Collector, shall perform duties relating to the assessment or collection of taxes for CITY for the 2025 tax year and subsequent years pursuant to the terms herein provided. The COUNTY agrees to perform for CITY all necessary duties relating to the assessment or collection of taxes, and CITY does hereby expressly authorize the COUNTY, acting by and through its County Tax Assessor-Collector to do and perform all acts necessary and proper to collect property taxes for CITY during the term of this Agreement.
2. COUNTY shall be responsible for any calculations necessary for CITY to comply with the statutory requirements for setting tax rates as specified in Chapter 26 of the Texas Property Tax Code beginning with the 2025 tax year provided CITY furnishes to COUNTY by August 1st all information required for the tax rate calculations.
3. COUNTY agrees to prepare and mail all tax statements, provide monthly collection reports to CITY, prepare tax certificates, develop, and maintain both current and delinquent tax rolls for CITY, comply with the requirements of the Texas Tax Code, as amended, and to develop and maintain such other records and forms as are necessary or required by law or state rules and regulations. COUNTY undertakes and agrees to make available to CITY full information about the tax collection operations of the COUNTY, and to promptly furnish written reports reasonably necessary to keep CITY advised of all tax collection data affecting CITY.
4. CITY authorizes COUNTY to approve on behalf of CITY all refunds pursuant to TEX. PROP. TAX CODE ANN. § 31.1 1. Refunds may be made from tax collections otherwise due to CITY, or if there are not sufficient current collections to make the refund. CITY shall, at the request of COUNTY, promptly return to the COUNTY sufficient money to pay the refund. COUNTY shall report to CITY all refunds made on behalf of CITY. Likewise, if a tax payment is made by check or

other medium that is later dishonored, the COUNTY shall withhold the dishonored amount from the tax collection amount otherwise due to be distributed to the CITY. If there are not sufficient current collections attributable to CITY to cover the revenue lost due to the dishonored instrument, the CITY shall promptly refund to the COUNTY sufficient sums to cover the amount of the dishonored instrument.

5. To enable the COUNTY to effectively serve all the other taxing units which contract with COUNTY for the collection of taxes, the CITY must set its tax rates not later than the 30th day of September or the 60th day after CITY received its certified appraisal roll, whichever is later, of each year. If the CITY does not meet this requirement the CITY shall bear all expenses of COUNTY for printing and mailing the tax statements in a separate notice or billing. By executing this Agreement, the CITY accepts such provisions and expressly agrees to be solely responsible for all expenses that might be incurred because of not timely communicating to the COUNTY its tax rate and all collateral or related information or documentation to allow COUNTY to timely meet its required obligations and duties to all other taxing units on whose behalf COUNTY also collects taxes.
6. The CITY agrees to pay COUNTY for the services provided to the CITY under the terms of this Tax Collection Agreement an amount equal to CITY'S pro- rata allocation of the total annual tax collection budget of COUNTY. The pro-rata allocation is calculated by dividing the amount of each year's tax levy of the CITY by the aggregate amount of the tax levies for each year of all the taxing entities, including the CITY whose taxes are collected by COUNTY. Remittance of the payment shall be made each quarter in accordance with Section 6.06(e), Texas Tax Code, beginning prior to January 1, 2025.
7. COUNTY shall cooperate with and respond to the inquiries of any independent certified public accountants employed by CITY to conduct an annual financial audit of CITY as such inquiries are related to the collection of taxes as provided for by this agreement.
8. COUNTY agrees to obtain a surety bond for the County Tax Assessor-Collector to assure proper performance of the tax collecting function provided in this agreement. Such bond shall be payable to CITY in the sum of \$100,000.00 unless applicable laws of the State of Texas require a larger sum and shall be executed by a solvent surety company.
9. The COUNTY agrees to endeavor to remit taxes collected into a depository bank selected by the CITY daily (unless circumstances, such as employee absences prevent a daily deposit, then it should be done as thereafter soon as possible) for the period from November 1st of each year through February 28th of the subsequent year, and on a weekly basis thereafter. Such payments may be made by electronic funds transfer, or such other means deemed acceptable to the COUNTY.
10. The CITY shall have the right to select and employ an attorney to collect the delinquent property taxes due to the CITY and nothing in this agreement shall impact or affect such right.
11. This agreement shall continue from year to year until terminated by the parties. Either party may terminate this contract by giving written notice of its intent to the other party between February 1st and March 31st on any calendar year during which this agreement is in effect, such termination to be effective on the close of business on August 31st, of the same calendar year. Upon such a termination, CITY shall assume all its tax collection responsibilities beginning September 1st of the year of termination. Also, either party may amend this agreement with 30 days written notice to the other party.

12. If this contract should terminate for any reason, including but not limited to termination because of agreement of both parties and termination by judicial decree, the tax records shall be returned to taxing unit by electronic medium.
13. This agreement supersedes all agreements and contracts by and between the parties relative to collection of current and delinquent property taxes.
14. Any issues not specifically addressed in this contract shall be resolved in accordance with the applicable provisions of the Texas Tax Code.
15. This contract is to be interpreted under the laws of the State of Texas. For purpose of this contract, any conflicts between the provisions of various laws of the State of Texas shall be governed by the provisions of said laws. Venue for any litigation arising regarding this contract shall lie in Brewster County, Texas. The prevailing party in any such litigation shall be entitled to recover its reasonable costs and attorney's fees.
- 16.A. Payment by CITY to COUNTY for the services contemplated for 2025 of this Agreement shall be made as follows:

An annual amount of \$23,642.85 to be paid in one lump sum on or before January 1, 2025, or in quarterly payments.

IN WITNESS WHEREFORE. These presents are executed by authority of the governing bodies of the respective parties hereto.

This Tax Collection agreement is executed in duplicate originals to be effective on the ____ Day of _____, 2025.

City of Alpine

By: _____

Title: _____

Attest: _____

Brewster County

By: _____

Title _____

Attest: _____

Sarah Vasquez
Brewster County Clerk

CITY COUNCIL AGENDA ITEM REPORT

April 15, 2025

Agenda Item No. 15A

Department: City Council

Sponsor: Lucy Escovedo, Councilor

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Consultation with Attorney § 551.071, Texas Government Code:

- a. Discussion with City Attorney regarding the current residential zoning of two properties, impact of previous zoning actions related to properties and legal options pursuant to the City's zoning code and state law concerning designation as commercial properties. The properties in question are:
 1. 1702 E Ave H. The property ID of the subject property is 12816. The property owner of record is Vicky Vega.
 2. 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A. Vega.
 3. 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (L. Escovedo, City Council)

EXECUTIVE SUMMARY

None

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 - 4/7/2025
Approved - 4/7/2025
Final Approval - 4/7/2025