



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
January 26, 2026 – 5:30 PM

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

1. **CALL TO ORDER.**

2. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the Board on an item on the agenda shall speak during this section. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees.

3. **PUBLIC HEARINGS.**

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

A. Public Hearing to obtain citizen views and comments regarding Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

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

A. Approval of the July 28, 2025 regular meeting minutes. (G. Calderon, Interim City Manager)

5. **DISCUSSION ITEMS**

6. **ACTION ITEMS.**

Action items are to be accompanied by a brief statement of facts, including where funds are coming

from, if applicable. (Action items limited to 10 per meeting).

- A. Approve Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

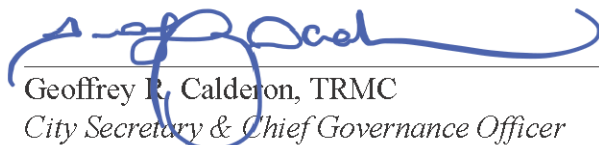
7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com/agenda pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on January 21, 2026, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL
this 21 day of January 2026.**



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



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

January 26, 2026

Agenda Item No. 3A

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

Geoffrey R. Calderon, City Secretary

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

January 26, 2026

Agenda Item No. 4A

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the July 28, 2025 regular meeting minutes. (G. Calderon, Interim City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 7-28-25 P&Z minutes
-

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary

City Of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, July 28, 2025 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

2. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the Board on an item on the agenda shall speak during this section. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees.

Board Members Present:

Commissioner Linda Molinar
Commissioner Thomas Griffith
Commissioner Lisa Nix
Commissioner Joanna Laxton
Chair Matt Walter

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary
Jessica Isley, Building Official
Robert Rükces, Council Member Ward 4

Not Present:

Commissioner Tara Gaugler
Commissioner Benjamin Garcia

Others Present: 5 other attendees

3. **PUBLIC HEARINGS.**

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

- A. Public Hearing to obtain citizen views and comments regarding Variance 2025-08-01, a variance application that would allow the applicants, Alvaro Martinez and Elizabeth Martinez, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the city's code. The non-conforming subject in question was established prior to adoption of the city's code and setback requirements. The subject property is located at 502 S. 5th Street and is legally described as Block 1, Lots 1-4, Ferguson Addition to the City of Alpine, Brewster County, Texas. The property owner of record is Jaquez Alberto Dec'd C/O Alvaro Martinez. The Property ID of the subject property is 10377. The current zoning classification of the property is R-3 Apartment District. If the variance is approved the zoning classification of the subject property will be R-3 Apartment District.

Public Comments:

- Kara Coats, Ward 4, property owner of 508 S. 5th Street.
- Alvaro Martinez, Ward 4, applicant.

- Elizabeth Martinez, Ward 4, applicant.

B. Public Hearing to obtain citizen views and comments regarding Replat 2025-08-01, an replat application to allow the applicants, Michael & Lynn McCarson, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about the corner of West Brown Street and 16th Street. The subject property is legally described as a replat Block 1 to 6, Colima Addition to the City of Alpine, Subdivision Plat on file in Envelope 67, Plat Records of Brewster County Texas. The record property owner is Michael Freeman McCarson & Elizabeth Lynn McCarson. The Parcel Identification Numbers of the subject properties are 10309, 10310, 10311, 10312, 10313, and 10314. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will remain R-2 Two Family District.

Public Comments: None.

C. Public Hearing to obtain citizen views and comments regarding Rezone 2025-08-01, a rezone application allowing the applicant, Melinda Vega, to establish a commercial rental at the subject property. The subject property is located at 601 S. Walker and is legally described as Lots No. Three (3), Four (4), and Five (5), Block Forty-Nine (49), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the same appears in the Plat Records of Brewster County, Texas. The property owner of record is Melinda A. Vega. The property identification number of the subject property is 10842. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-0 Office Services District.

Public Comments:

- Martin Villarreal, Ward 4.
- Melinda Vega, Ward 4, applicant.

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

A. Approval of the June 23, 2025 regular meeting minutes. (G. Calderon, Interim City Manager)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Lisa Nix to approve, the Planning & Zoning Commission unanimously adopted the motion.

5. **DISCUSSION ITEMS**

6. **ACTION ITEMS.**

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

A. Approve Variance 2025-08-01, a variance application that would allow the applicants, Alvaro Martinez and Elizabeth Martinez, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the

property line, which typically does not meet the requirements for a residential lot under the city's code. The non-conforming subject in question was established prior to adoption of the city's code and setback requirements. The subject property is located at 502 S. 5th Street and is legally described as Block 1, Lots 1-4, Ferguson Addition to the City of Alpine, Brewster County, Texas. The property owner of record is Jaquez Alberto Dec'd C/O Alvaro Martinez. The Property ID of the subject property is 10377. The current zoning classification of the property is R-3 Apartment District. If the variance is approved the zoning classification of the subject property will be R-3 Apartment District. (G. Calderon, Interim City Manager)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Lisa Nix to approve, discussion ensued.

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Lisa Nix to amend the original motion & provide the specific setbacks, the Planning & Zoning Commission unanimously adopted the original motion as amended.

- B. Approve Replat 2025-08-01, a replat application to allow the applicants, Michael & Lynn McCarson, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about the corner of West Brown Street and 16th Street. The subject property is legally described as a replat Block 1 to 6, Colima Addition to the City of Alpine, Subdivision Plat on file in Envelope 67, Plat Records of Brewster County Texas. The record property owner is Michael Freeman McCarson & Elizabeth Lynn McCarson. The Parcel Identification Numbers of the subject properties are 10309, 10310, 10311, 10312, 10313, and 10314. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will remain R-2 Two Family District. (G. Calderon, Interim City Manager)

On a motion by Commissioner Lisa Nix and seconded by Commissioner Joanna Laxton to approve, the Planning & Zoning Commission unanimously adopted the motion.

- C. Approve Rezone 2025-08-01, a rezone application allowing the applicant, Melinda Vega, to establish a commercial rental at the subject property. The subject property is located at 601 S. Walker and is legally described as Lots No. Three (3), Four (4), and Five (5), Block Forty-Nine (49), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the same appears in the Plat Records of Brewster County, Texas. The property owner of record is Melinda A. Vega. The property identification number of the subject property is 10842. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-0 Office Services District. (G. Calderon, Interim City Manager)

On a motion by Commissioner Lisa Nix and seconded by Commissioner Joanna Laxton to approve, discussion ensued.

On a motion by Commissioner Linda Molinar and seconded by Commissioner Joanna Laxton to amend the original motion to include approval of the findings of facts included in the meeting packet;

- 1. **Substantial Public Purpose:** The Commission finds that the proposed rezoning to C-0 Office*

Services District serves a substantial public purpose by promoting small-scale economic development along a major arterial roadway (S. Walker) and aligning with long-term objectives to commercialize gateway corridors into the City.

*2. **Lack of Substantial Detriment:** The Commission finds that the proposed use as a low-impact art studio and rental office will not materially disrupt surrounding residential properties and is consistent with the mixed-use character increasingly observed along S. Walker.*

*3. **Unsuitability of Current Zoning:** The Commission finds that the R-4 Mixed Residential District designation is unsuitable for the subject property due to its proximity to a state highway and the absence of mobile home development on the property or in the immediate area.*

*4. **Relationship to Public Welfare:** The Commission finds that rezoning the property bears a substantial relationship to the public welfare by enabling productive use of a long-underutilized parcel in a manner that supports cultural and commercial activity without imposing undue burden on infrastructure or neighborhood character.*

*5. **Limitation of Precedent:** The Commission further finds that approval of this rezoning request is based on specific, narrowly tailored findings and does not establish a general precedent for approving non-contiguous zoning in the absence of substantial justification.*

The Planning & Zoning Commission unanimously adopted the amendment. The commission then adopted the original motion as amended.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

Adjourn (6:54 P.M.)

APPROVED:

ATTEST:


Officer of the Board

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

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com/agenda pursuant to Section 551.043, Texas Government Code. The said notice was posted by 5:00 P.M. on July 22, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 22nd day of July, 2025.



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



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

January 26, 2026

Agenda Item No. 6A

Department: Administration

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

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The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Replat 2026-02-01_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary
Geoffrey R. Calderon, City Secretary



APPLICATION FOR PLAT

City of Alpine Building Services Department
 309 W. Sul Ross Av., Alpine Texas, 79830
 432.837.3281

Application Fee is \$500.00 per property (non-refundable)

*Application must be completely filled out. Subsequent applications will require a new fee.

Please check one.		
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Preliminary Replat	<input checked="" type="checkbox"/> Final Replat	<input type="checkbox"/> Amended
<input type="checkbox"/> Minor		
SECTION 1		
Proposed Subdivision Name		Unit No.
Location Description/ Nearest Intersection 200 North Orange St Alpine, TX 79830		
Acreage .801	Number of existing lots 6	Proposed 2
Reason (s) for Platting/ Replatting Purchase		Parcel ID No. 11327
SECTION 2		
Owner/Applicant Eric Delaney		
(if applicant is person other than owner, a letter of authorization must be proved from owner)		
Address 203 Pinon Dr Alpine, TX 79830		
Primary Telephone Number	Email Address	
SECTION 3		
Licensed Engineer/ Surveyor Name Sawtooth Survey / Kevin Mueller	TDLR No.	
Address		
Primary Telephone Number	Email Address	
SECTION 4		
List any variances requested Setbacks on existing building (on Orange St + Ave E)		
Reason for request (list any hardships, and please provide an in-depth description of why application is required) Property has an existing structure that doesn't meet setback requirements		
City Limits: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Is any part of the property in a flood plain? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.		

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

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

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

I agree to comply with all platting and subdivision requirements of the City of Alpine.


Eric Delaney
11/25/25
 Signature of Owner Printed Name & Title Date

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

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

All filing fees for plats are payable at time of initial submittal.
All necessary signatures must be included. Signatures include: Planning & Zoning chair, City Secretary, Mayor, County Clerk. (must include blank spaces for recollection information).

****All documents must indicate "replat", "amended" in the title if being revised.**

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

IMPORTANT NOTES:

*For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.

FOR STAFF USE ONLY

Date Application Fee Received 12/29/2025		Received By Jessica Isley		Receipt No. 25-008288	Cash/Check No.	
Amount Received \$ 5000	3 Copies X	Street names appr. list X	TxDOT approval letter N/A	Letter of authorization X	Proof of ownership X	HOA document N/A
Plat review meeting date				Planning Commission meeting date		

COUNTY CLERK RECORDING REQUIRED:

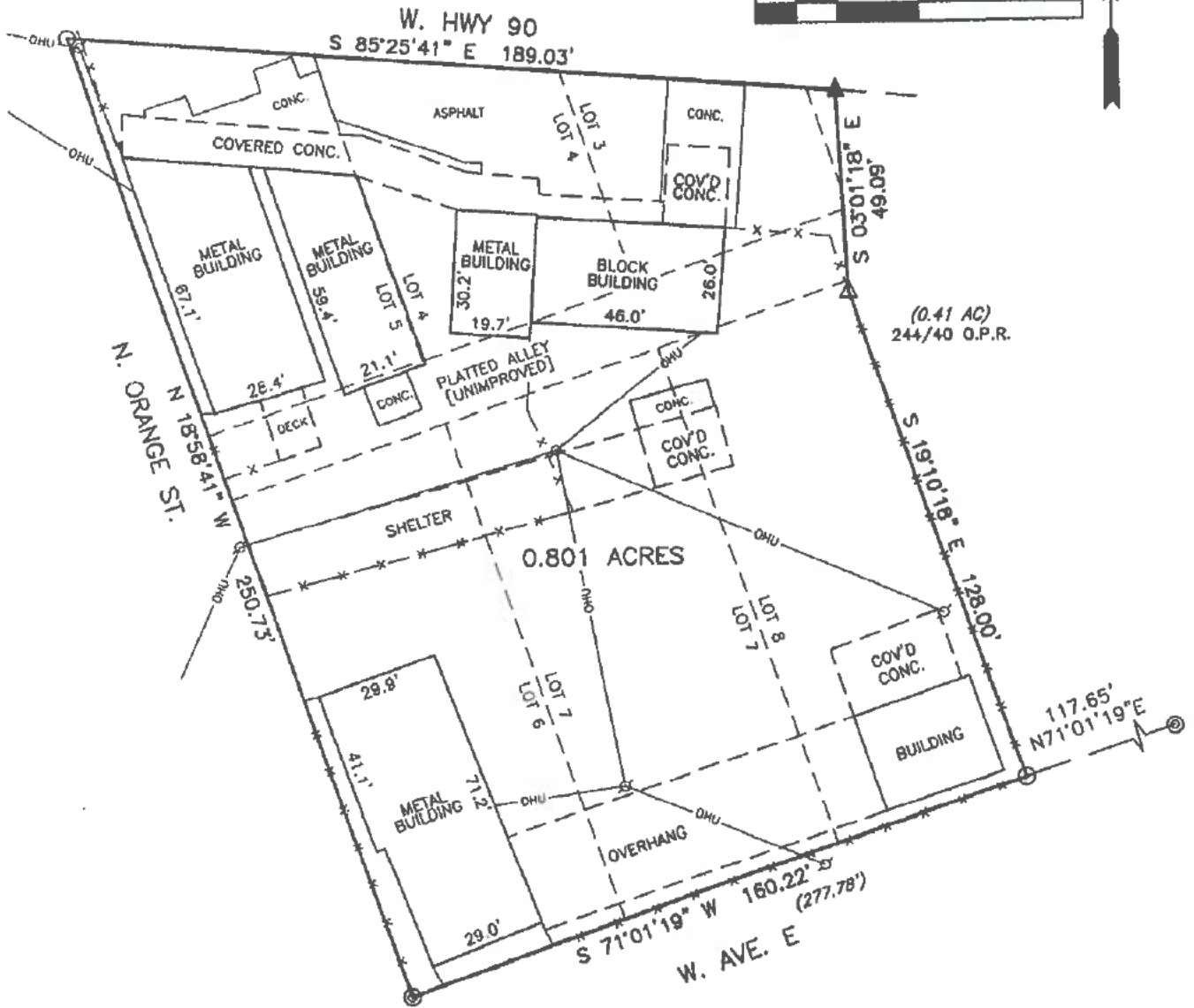
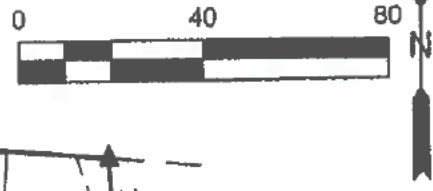


SURVEY PLAT

0.801 ACRES OUT OF BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 286, PAGE 501 OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS

ALPINE, TEXAS



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

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

LEGEND

- ⊙ IRON PIPE FOUND
- ▲ PK NAIL FOUND
- CAPPED IRON ROD SET [MUELLER]
- △ NAIL SET
- ⊕ UTILITY POLE
- OHU — OVERHEAD UTILITY
- x - x - FENCE
- () RECORD INFORMATION

BEARING BASIS: WGS 84



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.

[Signature]
 KEVIN MUELLER
 105 N. COOKRELL ST.
 (512) 492-5502
 KEVIN.MUELLER@SAWTOOTHSURVEY.COM

8-13-2021

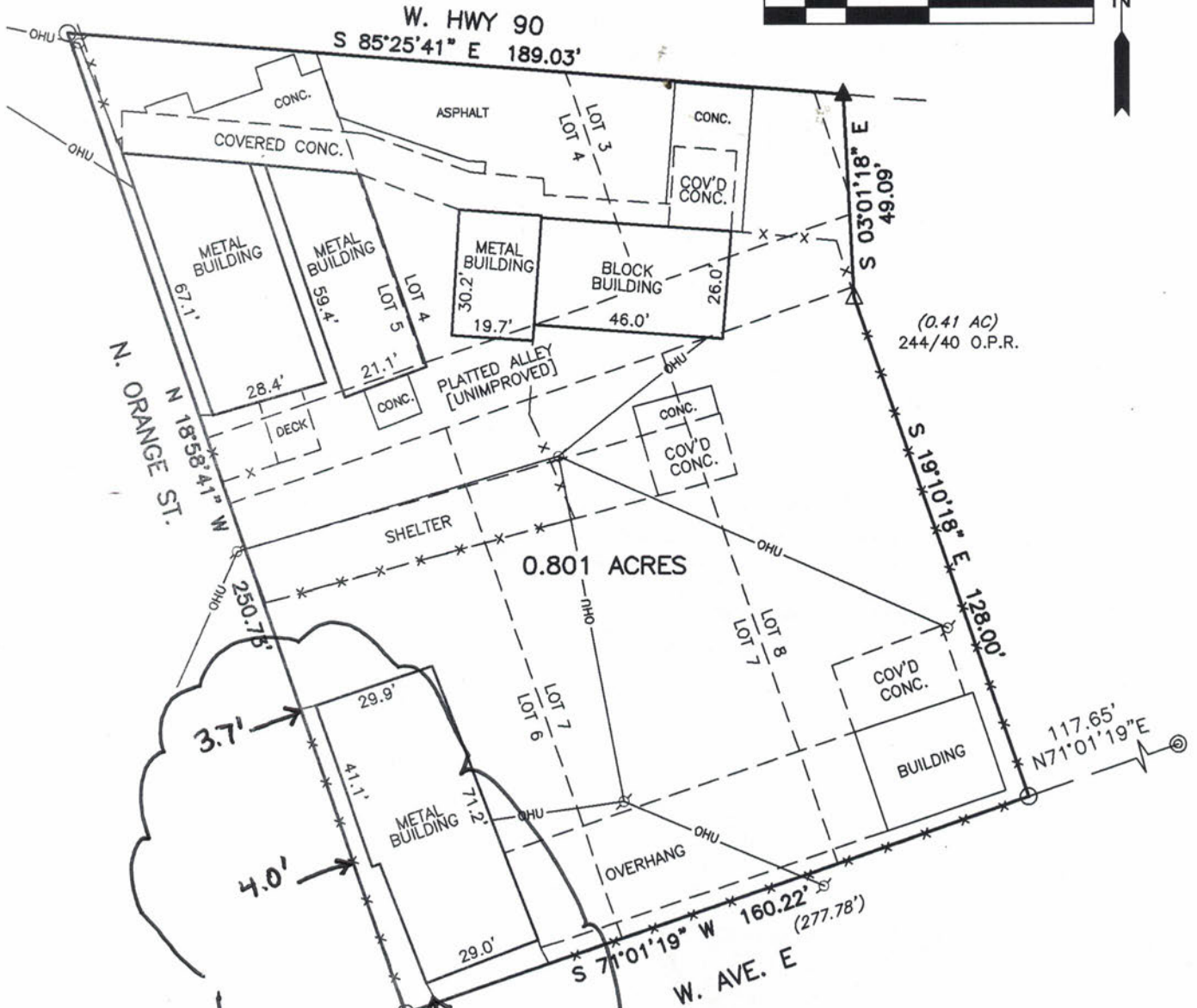
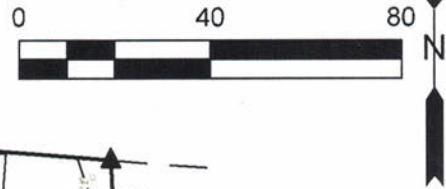
SAW TOOTH SURVEY
 P.O. BOX 1751
 ALPINE, TX 79831

SURVEY PLAT

0.801 ACRES OUT OF BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 286, PAGE 501 OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS

ALPINE, TEXAS



0.801 ACRES

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

LEGEND

- ⊙ IRON PIPE FOUND
- ▲ PK NAIL FOUND
- CAPPED IRON ROD SET [MUELLER]
- △ NAIL SET
- ⊕ UTILITY POLE
- OHU — OVERHEAD UTILITY
- x — x — FENCE
- () 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-YR FLOODPLANE].

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.

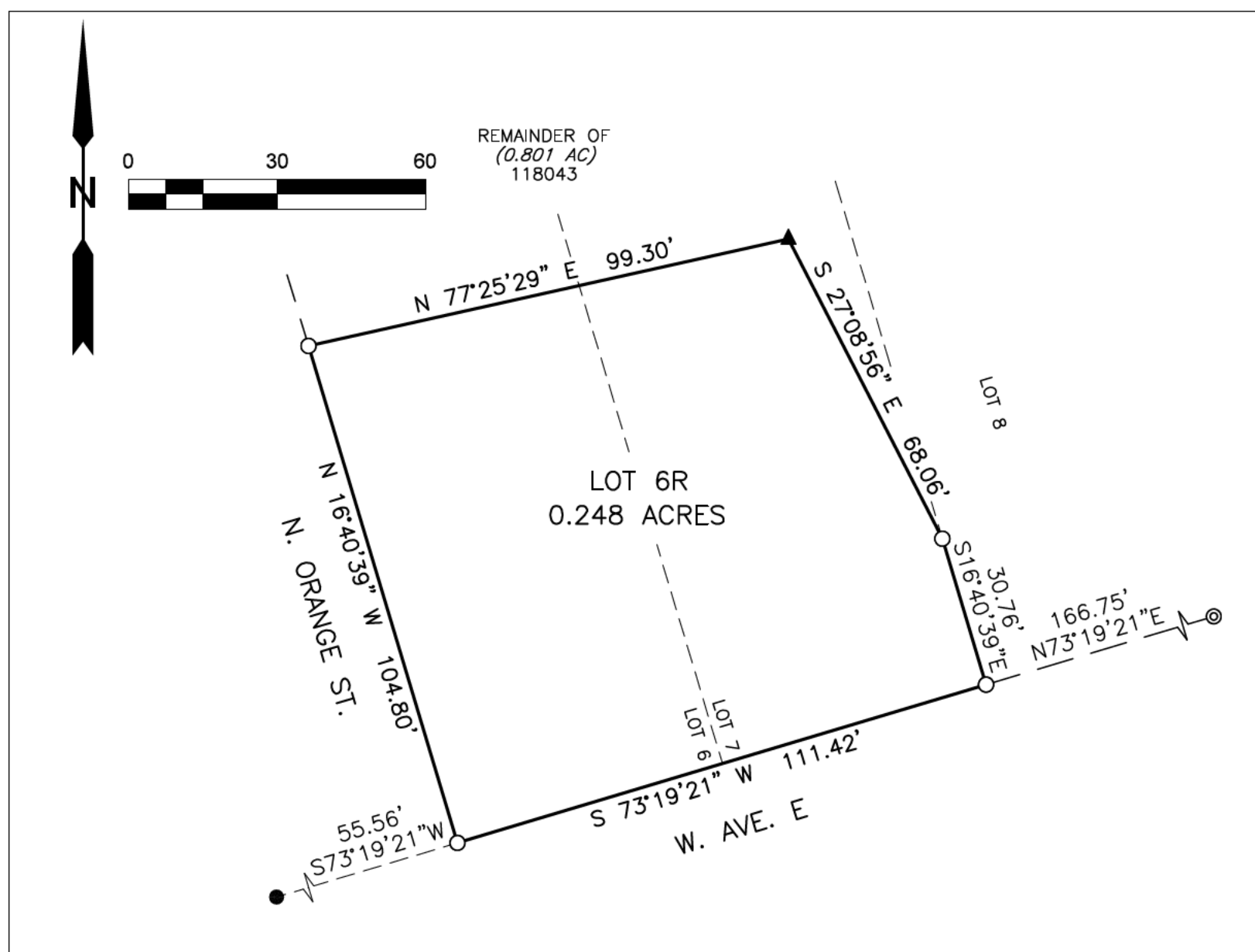
8-13-2021

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

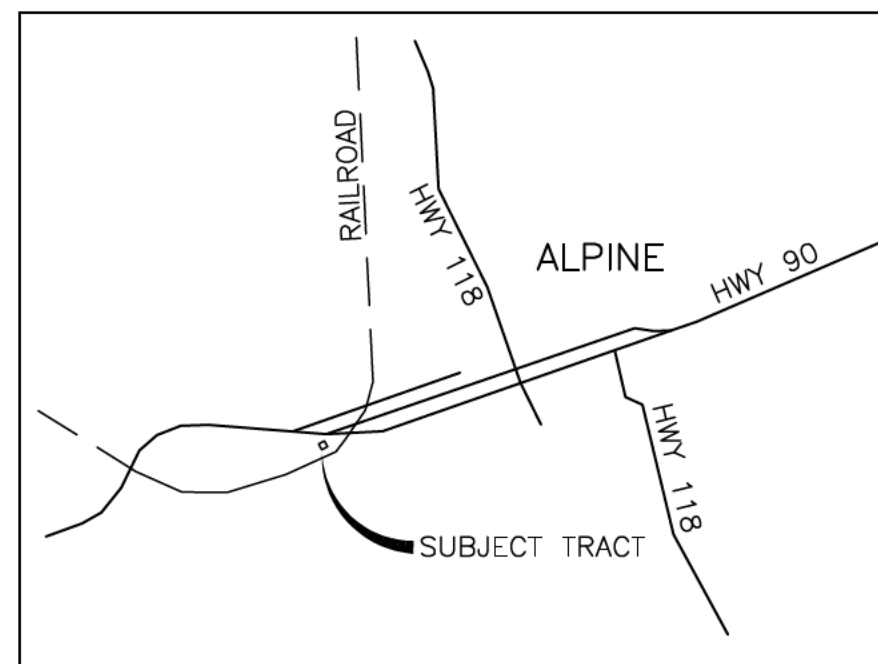
SAW TOOTH SURVEY
 P.O. BOX 1751
 ALPINE, TX 79831

REPLAT OF 0.248 ACRE PORTION OF LOTS 6 AND 7, BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE

SUBDIVISION PLAT ON FILE IN ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS



VICINITY MAP



N.T.S.

LEGEND

- ⊙ IRON PIPE FOUND
 - IRON ROD FOUND [CAPPED AS NOTED]
 - ▲ FENCE CORNER POST
 - CAPPED IRON ROD SET [5911]
 - () RECORD INFORMATION
- BEARING BASIS: NAD 83 TXSC 4204
COMBINED BEARING BASIS: 1.00028

NOTES:

1. ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT LIES WITHIN ZONE X [AREAS OUTSIDE THE 500-YR FLOODPLAIN].
2. THIS TRACT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF ALPINE.
3. NO ROAD IMPROVEMENTS ARE PROPOSED WITH THIS REPLAT.

METES AND BOUNDS DESCRIPTION OF 0.248 ACRES, BEING A PORTION OF LOTS 6 AND 7, BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE, ON FILE IN ENVELOPE 95, PLAT RECORDS OF BREWSTER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 0.801 ACRE TRACT DESCRIBED IN DOCUMENT NO. 118043, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, SAID 0.801 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET [5911] FOR THE SOUTHWEST CORNER OF SAID BLOCK 3 AND SOUTHWEST CORNER OF SAID LOT 6, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHEAST CORNER OF BLOCK 4 OF SAID METTA HARMS ADDITION BEARS, S 73°19'21" W, A DISTANCE OF 55.56 FEET;

THENCE WITH THE WEST LINE OF SAID BLOCK 3, N 16°40'39" W, A DISTANCE OF 104.80 FEET TO A CAPPED IRON ROD [5911] SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID LOTS 6 AND 7 THE FOLLOWING THREE (3) COURSES:

1. N 75°25'29" E, A DISTANCE OF 99.30 FEET TO A FENCE CORNER POST,
2. S 27°08'56" E, A DISTANCE OF 68.06 FEET TO A CAPPED IRON ROD SET [5911], AND
3. S 16°40'39" E, A DISTANCE OF 30.76 FEET TO A CAPPED IRON ROD [5911] SET IN THE SOUTH LINE OF SAID BLOCK 3 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE WITH THE SOUTH LINE OF SAID BLOCK 3, S 73°19'21" W, A DISTANCE OF 111.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.248 ACRES OF LAND, MORE OR LESS.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

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

MAYOR, CITY OF ALPINE

ATTEST: CITY SECRETARY

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

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
12-19-2025

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



STATE OF TEXAS
COUNTY OF BREWSTER

I, BENJAMIN GARCIA, DO HEREBY CERTIFY THAT ALP-1610 W HWY 90, A PROTECTED SERIES OF BG REAL PROPERTY HOLDINGS, LLC, IS THE OWNER OF THE HEREON DESCRIBED TRACT. AS SHOWN ON DEED RECORDED IN DOCUMENT NO. 118043, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, AND DO HEREBY REPLAT 0.248 ACRES OF SAID TRACT TO BE KNOWN AS:

REPLAT OF 0.248 ACRE PORTION OF LOTS 6 AND 7, BLOCK 3, AMENDED METTA HARMS ADDITION TO ALPINE

BENJAMIN GARCIA
MANAGER, ALP-1610 W HWY 90
211 E. HOLLAND AVE.
ALPINE, TEXAS 79830

STATE OF TEXAS
COUNTY OF BREWSTER

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

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

NOTARY PUBLIC'S SIGNATURE

SARAH VASQUEZ
BREWSTER COUNTY CLERK

Issued By:

Brewster County Tax Office
107 W Ave E #1 432-837-6200 ext 209
Alpine, TX 79830

Property Information

Property ID: 11327 Geo ID: 972900030003000000
Legal Acres: 0.0000
Legal Desc: METTA HARM, BLOCK 3, LOT: NPT 4,5,& SPTS 6,7 PT-8, ALLEY
Situs: 1610 W HWY 90 ALPINE, TX 79830
DBA:
Exemptions:

Owner ID: 39890 100.00%
ALP-1610 W HWY 90, BG REAL
PROPERTY HOLDINGS, LLC
211 E. HOLLAND AVE
ALPINE, TX 79830-4733

For Entities

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

Value Information

Improvement HS: 167,416
Improvement NHS: 0
Land HS: 44,284
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 211,700

Current/Delinquent Taxes

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

Table with 7 columns: Year, Entity, Taxable, Tax Due, Disc./P&I, Attorney Fee, Total Due. Rows include 2025 and 2024 taxes for Alpine ISD, City of Alpine, Big Bend Regional Hospital Dis, and Brewster County.

Effective Date: 12/23/2025

Total Due if paid by: 12/31/2025

8,534.54

Table with 2 columns: Tax Certificate Issued for, Taxes Paid in 2025. Rows include Brewster County, Big Bend Regional Hospital District, City of Alpine, and Alpine ISD.

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/23/2025
Requested By: ALP-1610 W HWY 90, BG REA
Fee Amount: 10.00
Reference #: ERIC DELANEY

Signature of Authorized Officer of Collecting Office

Assessed Value:	\$211,700
Ag Use Value:	\$0

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

Property Taxing Jurisdiction

Owner: ALP-1610 W HWY 90, BG REAL %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
2	Brewster County	0.370007	\$211,700	\$211,700	\$783.30
4	Big Bend Regional Hospital District	0.073713	\$211,700	\$211,700	\$156.00
11	City of Alpine	0.424737	\$211,700	\$211,700	\$899.10
21	Alpine ISD	0.970200	\$211,700	\$211,700	\$2,053.90
CAD	Central Appraisal District	0.000000	\$211,700	\$211,700	\$0.00

Total Tax Rate: 1.838657

Estimated Taxes With Exemptions: \$3,892.43

Estimated Taxes Without Exemptions: \$3,892.43