



**CITY OF ALPINE**  
**PLANNING & ZONING COMMISSION MEETING**  
**March 23, 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 Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

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

A. February 23, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

5. **DISCUSSION ITEMS**

6. **ACTION ITEMS.**

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

A. Approve a recommendation to the City Council to approve Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)


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](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on March 17, 2025, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL**  
**this 17th day of March 2025.**

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



**PLANNING & ZONING COMMISSION AGENDA ITEM  
REPORT**

**March 23, 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**

---

February 23, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

---

**EXECUTIVE SUMMARY**

---

None

---

**SUPPORTING MATERIALS**

---

1. 2-23-26 Planning & Zoning Commission 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, February 23, 2026 – 5:30 PM**  
**Minutes**

1. **CALL TO ORDER.**

**Board Members Present:**

Place 1, Benjamin Garcia  
Place 3, Tom Griffith  
Place 4, Gerri Davis  
Place 5, Joanna Laxton  
Place 6, Chair Matt Walter  
Place 7, Lisa Nix

**City Staff and Stakeholders Present:**

Henry Arredondo, City Manager  
Geoffrey R. Calderon, City Secretary  
Jessica Isley, Building Official

**Not Present:**

Place 2, Linda Molinar

**Others Present:** 6 other attendees.

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.*

None

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 Ordinance 2026-03-01, an Ordinance Approving Rezone Application 2026-03-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 707 E. Ave F and Legally Described as the South 69.4 Feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the Same Appears in Plat Envelope No. 112 on File in the Office of the County Clerk of Brewster County, Texas, Save and Except the East 17.3' of Lot 6 Deeded by F.E. Weyerts to the City of Alpine, Texas, for Street or Highway Purposes, Dated August 30, 1947, Recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; Rezoning the Subject Property from R-2 Two-Family District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.

**Public Comments:** None

- B. Public Hearing to obtain citizen views and comments regarding Variance 2026-02-01, a variance which would allow the applicant, Nancy L. Whitlock, 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 nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 407 S. 6th Street and is legally described as Block 76, Lots 2, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is Nancy L. Whitlock. The property ID of the subject property is 12250. 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 remain R-3 Apartment District.

**Public Comments:** David Brito, Ward 4.

- C. Public Hearing to obtain citizen views and comments regarding Variance 2026-02-02, a variance which would allow the applicants, David Collier and Gregory O'Neal, 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 nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 202 W. Gallego Ave and is legally described as Block 76, Lots 6–8, East 42 of Lots 6, 7, and 8, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is David Collier and Gregory O'Neal. The property ID of the subject property is 12255. The current zoning classification of the property is R-4 Mobile Home District. If the variance is approved, the zoning classification of the subject property will be R-4 Mixed Residential District.

**Public Comments:** None.

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

- A. January 26, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

*On a motion by Commissioner Laxton and seconded by Commissioner Davis to approve the minutes, the Planning & Zoning Commission unanimously adopted the minutes with all members present voting in favor.*

#### 5. **DISCUSSION ITEMS**

#### 6. **ACTION ITEMS.**

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

- A. Approve a recommendation to the City Council to adopt Ordinance 2026-03-01, an Ordinance Approving Rezone Application 2026-03-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 707 E. Ave F and Legally Described as the South 69.4 Feet of Lots Six (6) and Seven (7), Block Twenty-Five (25), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the Same Appears in Plat Envelope

No. 112 on File in the Office of the County Clerk of Brewster County, Texas, Save and Except the East 17.3' of Lot 6 Deeded by F.E. Weyerts to the City of Alpine, Texas, for Street or Highway Purposes, Dated August 30, 1947, Recorded in Volume 111, Page 380, Deed Records of Brewster County, Texas; Rezoning the Subject Property from R-2 Two-Family District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

*On a motion by Commissioner Matt Walter and seconded by Commissioner Joanna Laxton to approve Ordinance 2026-03-01, the Planning & Zoning Commission unanimously adopted the motion with all members present voting to adopt the ordinance.*

- B. Approve Variance 2026-02-01, a variance which would allow the applicant, Nancy L. Whitlock, 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 nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 407 S. 6th Street and is legally described as Block 76, Lots 2, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is Nancy L. Whitlock. The property ID of the subject property is 12250. 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 remain R-3 Apartment District. (J. Isley, Building Official)

*On a motion by Commissioner Nix and seconded by Commissioner Laxton to approve, the Planning & Zoning Commission unanimously voted to oppose adoption of the motion with all members present voting against adoption.*

- C. Approve Variance 2026-02-02, a variance which would allow the applicants, David Collier and Gregory O'Neal, 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 nonconforming subject in question was established prior to adoption of the City's Code and setback requirements. The subject property is located at 202 W. Gallego Ave and is legally described as Block 76, Lots 6-8, East 42 of Lots 6, 7, and 8, Original Town to the City of Alpine, Brewster County, Texas. The property owner of record is David Collier and Gregory O'Neal. The property ID of the subject property is 12255. The current zoning classification of the property is R-4 Mobile Home District. If the variance is approved, the zoning classification of the subject property will be R-4 Mixed Residential District. (J. Isley, Building Official)

*On a motion by Commissioner Laxton and seconded by Commissioner Nix to approve, the Planning & Zoning Commission unanimously voted to adopt the motion with all members present voting in favor.*

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

*There being no further business, the meeting was adjourned. (5:54 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](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on February 17, 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 17 day of February, 2026.**

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



**PLANNING & ZONING COMMISSION AGENDA ITEM REPORT**

**March 23, 2026**

Agenda Item No. 6A

Department: Administration

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



---

**AGENDA ITEM**

---

Approve a recommendation to the City Council to approve Ordinance 2026-04-03, an Ordinance Approving Rezone Application 2026-04-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 205 S. Berkeley and Legally Described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block Two (2), Berkeley Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records on File in the Office of the County Clerk of Brewster County, Texas; Rezoning the Subject Property from R-2 Two Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

---

**EXECUTIVE SUMMARY**

---

None

---

**SUPPORTING MATERIALS**

---

1. 2026-04-03 Ordinance Rezone A. Leyva 205 S. Berkeley
2. REZONE 2026-04-01 - ART LEYVA - 205 S. BERKELEY - PID 33770 redacted (1)

---

**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

**ORDINANCE 2026-04-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING REZONE APPLICATION 2026-04-01; AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING THE PROPERTY LOCATED AT 205 S. BERKELEY AND LEGALLY DESCRIBED AS ALL OF LOTS EIGHT (8), NINE (9), TEN (10), AND ELEVENT (11) IN BLOCK TWO (2) OF THE BERKELEY ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, AS THE SAME APPEARS IN THE MAP OR PLAT RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY, TEXAS; REZONING THE SUBJECT PROPERTY FROM R-2 TWO FAMILY DISTRICT TO R-4 MIXED RESIDENTIAL DISTRICT; PROVIDING FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE, AND HEARING CLAUSES.**

**WHEREAS**, Arturo G. Leyva, record property owner, initiated a zoning change to update the zoning designation from R-2 Two Family District to R-4 Mixed Residential District for the property located at 205 S. Berkeley; and

**WHEREAS**, the subject property is legally described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Two (2) of the Berkeley Addition to the City of Alpine, Brewster County, Texas, as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas; and

**WHEREAS**, the subject property has a property identification number of 33770 in the public records of Brewster County, Texas, and the record owner of the property is Arturo G. Leyva; and

**WHEREAS**, the applicant of the rezoning application seeks to establish a manufactured home at the subject property, the use of which is not acceptable under the current zoning designation; and

**WHEREAS**, on March 23, 2026, the Planning & Zoning Commission of the City of Alpine held a public hearing regarding the request to rezone, public notice of which was duly provided to the public in the March 5, 2026 edition of the City's official newspaper; and

**WHEREAS**, the Planning & Zoning Commission voted to recommend approval of the rezoning request; and

**WHEREAS**, the City Council held a public hearing on April 7, 2026 and April 21, 2026, regarding the request to rezone, public notice of which was duly provided to the public in the March 5, 2026 and April 16, 2026 edition of the Official Newspaper of the City; and

**WHEREAS**, notices were sent by United States Postal Service mail to property owners within 200 feet regarding the times and places of the public hearings at least 10 days prior to said hearings; and

**WHEREAS**, Chapter 211 of the Texas Local Government Code provides that municipalities have the authority to regulate zoning; and

**WHEREAS**, Section 2.01(B)(8) of the City’s Charter provides the City with authority to establish land use and development regulations, including zoning regulations, by ordinance; and

**WHEREAS**, after receiving a recommendation from the Planning & Zoning Commission, receiving resident feedback, and receiving feedback from City Staff, the City Council deems it to be in the best interest of the City to approve the zoning change of the subject property as requested by the applicant; and

**WHEREAS**, the City Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings; and

**WHEREAS**, all requirements of the State Statutes, regarding the preparation of the report of the Planning & Zoning Commission and subsequent action of the City Council have been met.

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

**SECTION I  
FINDINGS OF FACT**

The City Council of the City of Alpine hereby makes the following findings of fact, consistent with the recommendation of the Planning & Zoning Commission and based on evidence presented at public hearings and in staff reports:

The zoning designation of R-4 Mixed Residential District is hereby approved for the property located at 205 S. Berkeley and legally described as All of Lots Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Two (2) of the Berkeley Addition to the City of Alpine, Brewster County, Texas, as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas.

Each one of the above findings, along with the recitals in the preamble of this ordinance, are incorporated herein and adopted as legislative findings of the City Council.

**SECTION II  
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 III  
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 IV  
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.

**SECTION V  
PUBLIC HEARING**

A public hearing was held on April 7, 2026 and April 21, 2026, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearings, and notice of how to obtain copies of the proposed documents, was published in the Alpine Avalanche, the official newspaper of the City of Alpine, on March 5, 2026 and April 16, 2026.

**SECTION VI  
EFFECTIVE DATE**

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

**PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF APRIL 2026 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**

**INTRODUCTION AND FIRST READING**

APRIL 7, 2026

**SECOND AND FINAL READING**

APRIL 21, 2026

**APPROVED:**

\_\_\_\_\_  
Catherine Eaves, Mayor

**ATTEST:**

\_\_\_\_\_  
Geoffrey R. Calderon, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney



# APPLICATION FOR REZONE

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)

*Section 21.03. The city council shall have jurisdiction with respect to all rezone requests.  
The planning and zoning commission shall review and submit a recommendation to the city council on all applications for rezoning.*

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

PROPERTY INFORMATION	
Address of property <i>205 S. Berkeley</i>	Parcel ID# <i>33770</i>
Legal Description <i>Berkeley, Block 2, Lot 8-11</i>	
Acreage of Site <i>3/4 acre</i>	Current Zone <i>R-2</i>
OWNER INFORMATION	
Property Owner <i>Art Leyva</i>	
Applicant Name <i>Art Leyva</i>	
Applicant Mailing Address <i>PO Box 1349</i>	
City, State, Zip <i>Alpine, TX 79831</i>	
Telephone Number	Email Address
Project for which Rezoning is Sought <i>To set a manufactured / mobile home. (R-4)</i>	
Applicable Section/ Subjection Ordinance <i>ZONING - Appendix C</i>	Specific Use of the Property <i>Residential</i>
Existing Uses of Adjacent Properties <i>Residential</i>	Survey Included Yes _____ No <i>X</i> <i>Recd</i>

\*\* If the applicant is not the legal owner of the property, a notarized statement by the owner that the applicant is the authorized agent of the owner of the property.

## REZONING CHECKLIST

Initiation of zoning or rezoning:

- Section 21.01. Zoning or rezoning of property may be initiated by the:
  - Council;
  - Planning and zoning commission;
  - Record owner;



**PREPARED BY:**  
RTN Sylvia Leyva  
505 East Ave. F  
Alpine, TX 79830

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**  
Arturo Leyva  
BOX 1349  
Alpine, TX 79831

**MAIL TAX STATEMENTS TO:**  
Arturo Leyva  
BOX 1349  
Alpine, TX 79831

Doc# 91914  
# Pages 3  
03/15/2012 1:51PM  
Filed & Recorded in  
Official Records of  
BREWSTER COUNTY  
BERTA RIOS-MARTINEZ  
COUNTY CLERK  
Fees \$24.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GENERAL WARRANTY DEED**

Doc# 91914

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS GENERAL WARRANTY DEED, made and entered into on the 15<sup>th</sup> day of MARCH, 20 12, between Sylvia Leyva, a single person, whose address is 505 East Ave. F, Alpine, Texas 79830 ("Grantor"), and Arturo Leyva, a single person, whose address is BOX 1349, Alpine, Texas 79831 ("Grantee").

FOR FULL CONSIDERATION, in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantee, the property located in Brewster County, Texas, described as:

All of lots Eight(8), Nine(9), Ten(10), Eleven(11) in Block Two(2) of the Berkeley Addition to the City of Alpine, Brewster County, Texas, as the same appear in the map or plat records on file in the office of the County Clerk of Brewster County, Texas

Prior instrument reference: General Warranty Deed, Volume/Book 160, Page 654, Document No. \_\_\_\_\_, of the Recorder of Brewster, Texas, recorded Monday, June 10, 1968.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs,

executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 10164

IN WITNESS WHEREOF the Grantor has executed this deed on the 15<sup>th</sup> day of MARCH, 2012.

3/15/12  
Date

Sylvia Leyva  
Sylvia Leyva, Grantor

State of Texas  
County of BREWSTER

Before me, CHRISTY P. MUNIZ on this day personally appeared Sylvia Leyva, known to me, or proved to me on the oath of \_\_\_\_\_, or through description of identity card or other document to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 15 day of MARCH, 2012.

(Personalized Seal)  
Christy P. Muniz  
Notary's Public Signature



My Commission expires: 1-31-2013

STATE OF TEXAS  
COUNTY OF BREWSTER  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Brewster County, Texas.



Berta Lisa Martinez  
County Clerk, Brewster County, Texas  
VOL. 278 PAGE 632  
RECORDED 3-19-2012

IN WITNESS WHEREOF the Grantee has executed this deed on the 15<sup>th</sup> day of MARCH, 20 12.

3/15/12  
Date

Arturo Leyva  
Arturo Leyva, Grantee

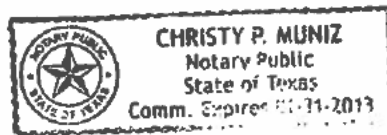
State of TEXAS  
County of BREWSTER

Before me, CHRISTY P. MUNIZ on this day personally appeared ARTURO LEYVA, known to me, or proved to me on the oath of \_\_\_\_\_, or through description of identity card or other document to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 15<sup>th</sup> day of MARCH, 20 12

(Personalized Seal)

Christy P. Muniz  
Notary's Public Signature

My Commission expires: 1-31-2013



STATE OF TEXAS  
COUNTY OF BREWSTER

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Brewster County, Texas.



Berta Rios Martinez

County Clerk, Brewster County, Texas

VOL 278 PAGE 632

RECORDED 3-19-2012

Doc# 91914  
± Pages 3  
03/15/2012 1:51PM  
Filed & Recorded in  
Official Records of  
BREWSTER COUNTY  
BERTA RIOS-MARTINEZ  
COUNTY CLERK  
Fees \$24.00