



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
May 18, 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 2026-06-01, a replat application to allow the applicant, Glen I. & Dee Ann Perkins, to combine to one parcel a portion of public property. The subject property is located at 2400 FM 1703 Street, Alpine, Brewster County, Texas. The subject property is legally described as Lot One (1) & 0.219 acres out of South part of Lot Two (2), Alpine Industrial Park West to the City of Alpine, Envelope 219, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 219, Page 468, Official Public Records of Brewster County, Texas. The record property owner is Glen I. & Dee Ann Perkins. The Parcel Identification Number of the subject property is 10144.

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. (J. Isley, Building Official)

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

A. April 27, 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 Replat 2026-06-01, a replat application to allow the applicant, Glen I. & Dee Ann Perkins, to combine to one parcel a portion of public property. The subject property is located at 2400 FM 1703 Street, Alpine, Brewster County, Texas. The subject property is legally described as Lot One (1) & 0.219 acres out of South part of Lot Two (2), Alpine Industrial Park West to the City of Alpine, Envelope 219, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 219, Page 468, Official Public Records of Brewster County, Texas. The record property owner is Glen I. & Dee Ann Perkins. The Parcel Identification Number of the subject property is 10144.

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. (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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 5:30 P.M. on May 12, 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 12 day of May 2026.



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



**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 18, 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

April 27, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-27-26 P & Z Meeting 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, April 27, 2026 – 5:30 PM
Minutes

1. **CALL TO ORDER.** -

Board Members Present:

Commissioner Lisa Nix
Chair Matt Walter
Place 2 Lori Griffin

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary
Henry Arredondo, City Manager
Robert Rückes, City Council Representativ

Not Present:

Commissioner Joanna Laxton
Place 1 Benjamin Garcia

Others Present: 0 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.*

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 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock 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-4 Mixed Residential 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 Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124.

Public Comments: None.

- C. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341.

Public Comments: None.

- D. Public Hearing to obtain citizen views and comments regarding Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property identification number is 13348.

Public Comments: None.

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

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

On a motion by Board Member Lisa Nix and seconded by Board Member Lori Griffin to approve, the Planning and Zoning Commission unanimously voted to adopt the minutes.

5. **DISCUSSION ITEMS -**

6. **ACTION ITEMS. -**

- A. Approve a recommendation to the City Council to approve Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock 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-4 Mixed Residential 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 Board Member Lisa Nix and seconded by Board Member Lori Griffin to approve, the Planning and Zoning Commission unanimously voted to adopt the motion.

- B. Approve a recommendation to the City Council to approve Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124. (J. Isley, Building Official)

On a motion by Board Member Lisa Nix and seconded by Board Member Lori Griffin to approve, the Planning and Zoning Commission unanimously voted to adopt the motion.

- C. Approve a recommendation to the City Council to approve Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341. (J. Isley, Building Official)

On a motion by Board Member Lisa Nix and seconded by Board Member Lori Griffin to approve, the Planning and Zoning Commission unanimously voted to adopt the motion.

- D. Approve a recommendation to the City Council to approve Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property Identification number is 13348. (J. Isley, Building Official)

On a motion by Board Member Lisa Nix and seconded by Board Member Lori Griffin to approve, the Planning and Zoning Commission unanimously voted to adopt the motion.

7. **BOARD MEMBER COMMENTS** -

8. **ADJOURN.** -

There being no further business, the meeting adjourned at 6:05 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 2 P.M. on April 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 April, 2026.



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



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

May 18, 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 Replat 2026-06-01, a replat application to allow the applicant, Glen I. & Dee Ann Perkins, to combine to one parcel a portion of public property. The subject property is located at 2400 FM 1703 Street, Alpine, Brewster County, Texas. The subject property is legally described as Lot One (1) & 0.219 acres out of South part of Lot Two (2), Alpine Industrial Park West to the City of Alpine, Envelope 219, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 219, Page 468, Official Public Records of Brewster County, Texas. The record property owner is Glen I. & Dee Ann Perkins. The Parcel Identification Number of the subject property is 10144.

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. (J. Isley, Building Official)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. Application for Plat Parcels 10144 and 32386_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 <u>Alpine Industrial Park</u>					Unit No.	
Location Description/ Nearest Intersection <u>FM 1703 & Ted Street</u> <u>Alpine TX 79830</u>						
Acreage of Replat <u>1.684 acres</u>		Number of existing lots <u>Lot 1 & 0.219 ac of Lot 2</u>		Proposed <u>combine to one parcel</u>		
Reason (s) for Platting/ Replatting <u>to combine into one parcel</u>				Parcel ID No. <u>10144 + 32386</u>		
SECTION 2						
Owner/Applicant <u>Glen I. Perkins and Dee Ann Ford Perkins</u> (if applicant is person other than owner, a letter of authorization must be proved from owner)						
Address <u>2400 FM 1703 (physical) or PO BOX 1355 (mailing), Alpine, TX 79831</u>						
Primary Telephone Number			Email Address			
SECTION 3						
Licensed Engineer/ Surveyor Name <u>Grady Glyn Sudduth</u>				TDLR No. <u>Land Surveyor No. 5309</u>		
Address <u>136 W. Twohig, Suite C, San Angelo, TX 76903</u>						
Primary Telephone Number			Email Address			
SECTION 4						
List any variances requested <u>none</u>						
Reason for request (list any hardships, and please provide an in-depth description of why application is required) <u>to combine into one parcel</u>						
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.

- | | |
|---|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Fee (see reverse) <input type="checkbox"/> Traffic Impact Assessment worksheet, reviewed by City of Alpine's Building Official, and appropriate Level TIA (if required). <input checked="" type="checkbox"/> 3 copies of the plat (accepted size: 18"x 24"), collated and folded so that the subdivision name is visible and 1 digital copy. <input type="checkbox"/> 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). | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tax Certificate from Brewster County showing that no delinquent taxes are due on the property (Texas Local Government Code Section 12.002). <input type="checkbox"/> Current deed restrictions for Vacating Plats, and Townhouse and Zero Lot Line Subdivisions. <input checked="" type="checkbox"/> Survey Showing any existing structures on the subject property. <input type="checkbox"/> List of approved street names by the appropriate county. |
|---|---|

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

[Signature]
Signature of Owner

[Signature]

Glen J. Perkins/Dee Ann Ford Perkins
Printed Name & Title

4/10/26
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.*

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 <i>04/20/2026</i>		Received By <i>Paloma Barron</i>		Receipt No. <i>26-008423</i>		Cash/Check No. <i>ck# 1639</i>	
Amount Received \$ <i>500.00</i>	3 Copies <input checked="" type="checkbox"/>	Street names appr. list <input checked="" type="checkbox"/>	TxDOT approval letter <i>NIA</i>	Letter of authorization	Proof of ownership	HOA document <i>N/A</i>	
Plat review meeting date				Planning Commission meeting date			

COUNTY CLERK RECORDING REQUIRED:

Issued By:

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

Property Information

Property ID: 10144 Geo ID: 97016000001000000
Legal Acres: 1.3700
Legal Desc: ALPINE INDUSTRIAL PARK WEST LOT: 1
Situs: 2400 FM 1703 ALPINE, TX 79830
DBA:
Exemptions:

Owner ID: 10844 100.00%
PERKINS GLEN I &
PERKINS DEE ANN FORD
PO BOX 1355
ALPINE, TX 79831

For Entities

Value Information

Alpine ISD	Improvement HS:	363,492
Big Bend Regional Hospital District	Improvement NHS:	0
Brewster County	Land HS:	0
City of Alpine	Land NHS:	48,224
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	411,716

Current/Delinquent Taxes

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

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

Effective Date: 04/10/2026

Total Due if paid by: 04/30/2026

0.00

Tax Certificate Issued for:	Taxes Paid in 2025
Brewster County	1,523.37
Big Bend Regional Hospital District	303.49
City of Alpine	1,748.71
Alpine ISD	3,994.47

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/10/2026
Requested By: PERKINS GLEN I &
Fee Amount: 10.00
Reference #: dee perkins ck1641


Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 32386 Geo ID: 97016000002000011
Legal Acres: 0.2190
Legal Desc: ALPINE INDUSTRIAL PARK SOUTH PART OF LT: 2
Situs: ALPINE, TX 79830
DBA:
Exemptions:

Owner ID: 10844 100.00%
PERKINS GLEN I &
PERKINS DEE ANN FORD
PO BOX 1355
ALPINE, TX 79831

For Entities

Value Information

Alpine ISD	Improvement HS:	0
Big Bend Regional Hospital District	Improvement NHS:	0
Brewster County	Land HS:	8,760
City of Alpine	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	8,760

Current/Delinquent Taxes

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

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

Effective Date: 04/10/2026

Total Due if paid by: 04/30/2026 0.00

Tax Certificate Issued for:	Taxes Paid in 2025
Brewster County	32.41
Big Bend Regional Hospital District	6.46
City of Alpine	37.20
Alpine ISD	84.99

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/10/2026
Requested By: PERKINS GLEN I &
Fee Amount: 10.00
Reference #: dee perkins ck 1640


Signature of Authorized Officer of Collecting Office

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.

LENDER'S CONSENT TO REPLAT

Date: **April 10, 2026**

BIG BEND BANKS, N.A., THE MARFA NATIONAL BANK ("*Lender*") is the holder of that certain DEED OF TRUST dated April 23, 2025, from GLEN I. PERKINS and DEE ANN FORD PERKINS ("*Borrower*") to W. E. LOVE, IV, Trustee, recorded as Document No. 121543 in the Official Public Records of Brewster County, Texas, which encumbers:

All of Lot One (1) and 0.219 acres of land out of the south part of Lot Two (2), ALPINE INDUSTRIAL PARK WEST, an addition to the City of Alpine, Brewster County, Texas. ("*the Encumbered Property*").

Borrower desires to Replat the Encumbered Property into a single 1.584-acre tract and has requested Lender's consent to the Replat. Lender hereby consents to the Replat which consent is given solely to permit the filing and recording of the Replat.

Nothing in this consent shall be construed to modify, release, subordinate, impair, or amend the Deed of Trust or the lien created thereby, or waive any right, remedy, or interest of Lender.

Lender's lien shall continue to encumber the Property, now shown as a single 1.584-acre tract, with the same force, effect, and priority that existed prior to the Replat.

[THE SIGNATURE PAGE FOLLOWS]

**LENDER'S CONSENT TO REPLAT
BIG BEND BANKS, N.A., THE MARFA NATIONAL BANK - Lender
SIGNATURE PAGE**

Executed by Lender on this 10th day of **April, 2026**.

**BIG BEND BANKS, N.A.,
THE MARFA NATIONAL BANK**

By: *Lyra P. Serrano*
**LYRA P. SERRANO,
Sr. Vice President**

(Corporate Acknowledgment)

STATE OF TEXAS §
 ss
COUNTY OF PRESIDIO §

This instrument was acknowledged before me on the 10th day of **April, 2026**, by **LYRA P. SERRANO, Sr. Vice President of BIG BEND BANKS, N.A., THE MARFA NATIONAL BANK**, a federally chartered banking corporation, in her official capacity on behalf of the Bank.

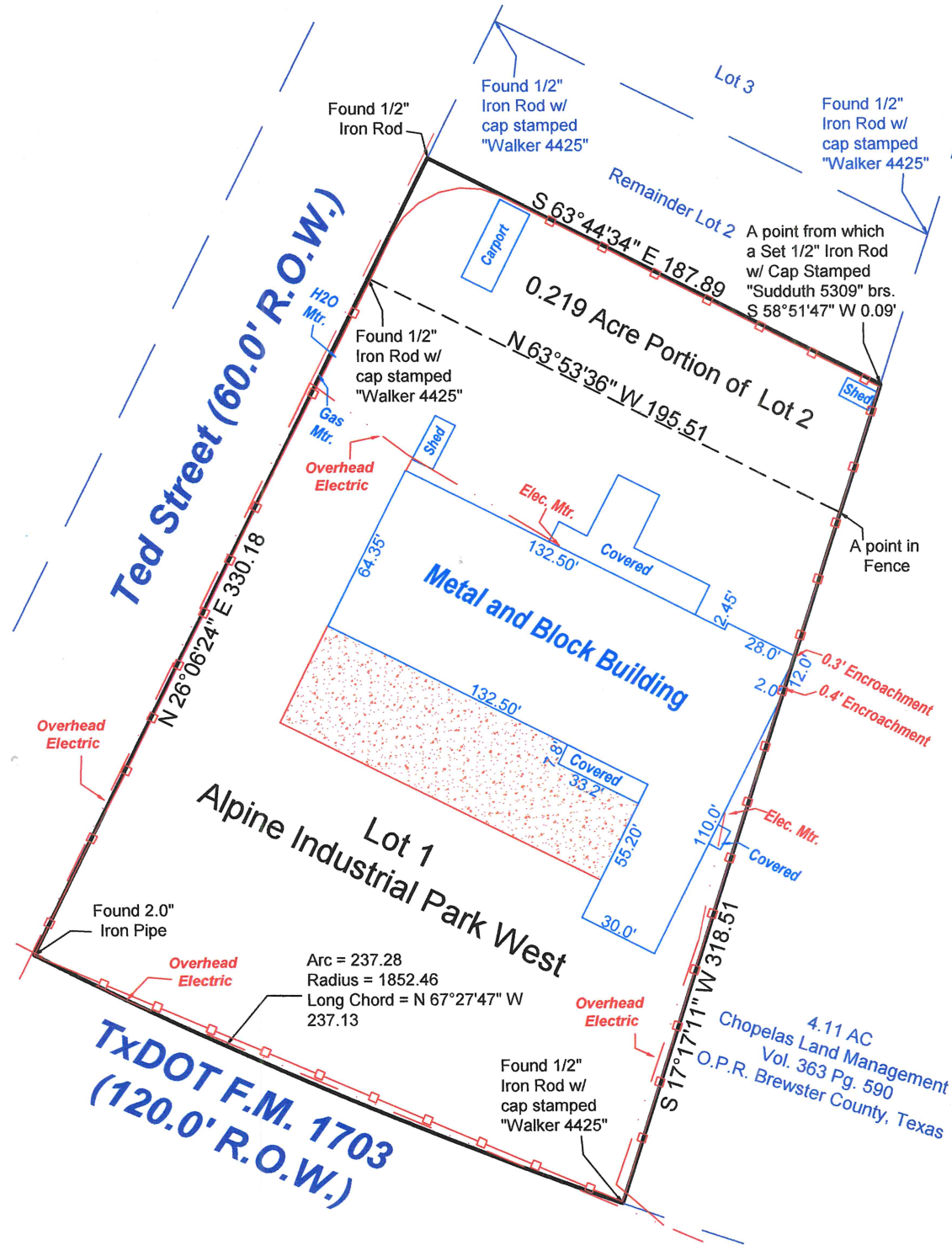


Rose C. Mediano
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

**JOSEPH P. JAMES
ATTORNEY AT LAW
729 MADILYNN CT
FREDERICKSBURG, TX 78624**



Replat of Lot 1, and a 0.219 acre portion of Lot 2, Alpine Industrial Park, City of Alpine, Brewster County, Texas

LEGAL DESCRIPTION:

Field Notes

1.584 acre tract being all of Lot 1, and a 0.219 acre portion of Lot 2, Alpine Industrial Park West, and addition to the City of Alpine, Brewster County, Texas, as the same appears on a plat filed for record in Envelope #219, Plat Records, Brewster County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a found 2.0" iron pipe in the north line of TxDOT F.M. Highway 1703, the east line of Ted Street, for the southwest corner of this tract;

THENCE N 26°06'24" E 330.18 feet along the east line of Ted Street, the west line of this tract, passing a found 1/2" iron rod with cap stamped "Walker 4425" at 280.18 feet, continuing on in all 330.18 feet to a found 1/2" iron rod, for the northwest corner of this tract;

THENCE S 63°44'34" E 187.89 feet along the north line of this tract to a point from which a set 1/2" iron rod with a cap stamped "SUDDUTH 5309" for the northeast corner of this tract;

THENCE S 17°17'11" W 318.51 feet along the west line of a 4.11 acre tract previously described Volume 363, Page 590, Official Public records, Brewster County, Texas, the east line of this tract, to a found 1/2" iron rod with cap stamped "Walker 4425" for the southeast corner of this tract;

THENCE along a non-tangent curve to the right with an arc length of 237.28 feet, a radius of 1852.46 feet, and a long chord which bears N 67°27'47" W 237.13 feet to the place of beginning.

Bearings and Distances based on NAD 83, TX South Central.

State of Texas
County of Brewster

I, Dee Ann Ford Perkins, and Glen I. Perkins do hereby certify that we are the owners of a 1.584 acre tract being Lot 1 and a 0.219 acre portion of Lot 2, Alpine Industrial Park West, as the same appears on a plat filed for record in Envelope #219, Plat Records, Brewster County, Texas, previously recorded in Vol. 283, Pg. 683, Official Public records, Brewster County, Texas, and do hereby replat said tract to be known as:

Replat of Lot 1 and a 0.219 acre portion of Lot 2, Alpine Industrial Park West, an addition to the City of Alpine

Dee Ann Ford Perkins
P.O. Box 1355
Alpine, Texas 79831

Glen I. Perkins
P.O. Box 1355
Alpine, Texas 79831

State of Texas
County of Brewster

Before me, the undersigned authority, on this day personally appeared, Dee Ann Ford Perkins, and Glen I. Perkins, known to me to be the persons whose names are subscribed to the foregoing instrument, and have acknowledged to me that they have executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this ___ day of ____, 2026

Notary Public, State of Texas

Whereas the Planning and Zoning Commission of the City of Alpine, Texas voted affirmatively on this ___ day of ____, 2026, 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 ____, 2026, to approve this plat.

Mayor of the City of Alpine

Attest: City Secretary

Filed for record this ___ day of ____, 2026, at ____, recorded this ___ day of ____, 2026, in Plat Envelope No. ____, Brewster County Texas Plat Records.

Sarah Vasquez
Brewster County Clerk

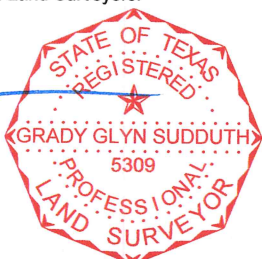
County: Brewster	Additional Information: This property has access to and from a dedicated roadway.	
State: Texas		
File: GPerkins	Drawn By: CLC	Date: 04/06/26
SCALE: 1" = 60'		

SUDDUTH SURVEYING

136 W. TWOHIG SUITE C SAN ANGELO, TX 76903 (325) 277-0817

Certification:

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional Land Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Engineers and Land Surveyors.



Grady Glyn Sudduth
Registered Professional Land Surveyor No. 5309
TBPELS No. 10194804