CITY OF TEXARKANA

CITY COUNCIL

AGENDA ● JUNE 8, 2026

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor
Bob Bruggeman

Ward 1	**Ward 2**	**Ward 3**
Jean H. Matlock	Mary Hart	Steve Thompson
Ward 4	**Ward 5**	**Ward 6**
Christie Page	Cole Meador	Jay Davis

Vision

The vision of the City is to be a thriving regional center for education, business, and culture which attracts and serves our residents and visitors.

Mission

The mission of the City is to provide customer-focused public services and regional leadership that serve our residents and visitors while offering a safe, vibrant, and welcoming community.

The City Council reserves the right to convene into closed session on any agenda item or issue if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code), and will reconvene into open session before taking any final action, decision, or vote on a matter deliberated.

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JEAN MATLOCK

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings
Monday, July 13, 2026, 6:00 p.m.
Monday, August 10, 2026, 6:00 p.m.

Summer Highlights
The Texarkana Farmers Market will be held every Saturday beginning May through August 1st from 8:00 a.m. to 12:00 p.m. at 500 N. State Line Avenue, Texarkana, Texas.

Movies in the Park at Spring Lake Park will be held on June 11th.

Additional Parks & Recreation information can be found on the city's website at http://www.texarkanatexas.gov.

Texarkana Airshow
The Texarkana Airshow will be held on June 26th & 27th at the Texarkana Regional Airport, presented by the Texarkana College Aviation Program in partnership with both cities and community sponsors. For more information, go to www.texarkanaairshow.com.

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

V. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

VI. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Waste Management Workshop Meeting with the City Council held on May 4, 2026.

2. Consider approval of the minutes of the Regular Meeting of the City Council held on

May 11, 2026.

3. Resolution No. 2026-091 authorizing the City Manager to execute a contract with Hart Contractors of Texas, LLC, of Hooks, Texas, for the Millwood Water Treatment Plant Cleaning of the Sludge Ponds Project in an amount not to exceed $412,300.00, with the Texas portion not to exceed $250,802.09, with funds available in the Utility's 2025-2026 budget in the Millwood WTP Depreciation Fund.

4. Resolution No. 2026-092 approving the Texarkana Regional Airport Interim Executive Director to execute an agreement with KSA, A Pape-Dawson Company, to conduct a comprehensive market rent study and appraisal services for aeronautical land and Fixed Base Operator (FBO) leasehold properties at the Texarkana Regional Airport in a proposed amount of $29,495.

5. Resolution No. 2026-094 approving the application for the FY2025 Edward Byrne Justice Assistance Grant providing a total grant in the amount of $15,827, where the City of Texarkana, Texas, will receive $9,496 and Bowie County, Texas, will receive $6,331.

6. Resolution No. 2026-095 approving a five-year contract with UKG Kronos Systems, LLC, for Human Resources software services with funds budgeted in the City's Technology Fund (Fund 115) in an amount not to exceed $210,682.

7. Resolution No. 2026-110 amending the City's interlocal cooperation agreement with Riverbend Water Resources District, adding Schedule B (water production manager services for both the Millwood and New Boston Road water treatment plants).

Action Items

1. Resolution No. 2026-103 approving an interlocal agreement and statement of responsibility with the Texas Municipal League Intergovernmental Risk Pool to acquire and access group critical illness coverage for retired peace officers and firefighters, as required by Texas House Bill 4144 during the 89th Texas Legislative Session.

VII. FIRST BRIEFINGS

1. Ordinance No. 2026-093 approving a real estate exchange agreement with the Texas A&M University System for property near Bringle Lake (City property commonly referred to as the Golf Ranch, approximately 249.866 acres located in the Jarrett Janes HRS, agreed fair market value of $2.5 Million, in exchange for University-owned non-flood plain vacant real property suitable for residential development between Clear Creek and the west edge of the Oakwood Subdivision, approximately 138.788 acres in the J.W. Fort HRS, agreed fair market value of $2.5 Million); and approving liquidation of leasehold interest and termination of lease agreement with Texarkana Golf Ranch, LLC, for the Golf Ranch leasehold (appraised value of $1.2 Million).

   Public Hearing: 7/13/2026
   Council Vote: 7/13/2026

2. Ordinance No. 2026-097 rezoning on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305, located at 8000 Hampton Road (Ward 5) from Single Family-2 to Industrial-2. Gary Henderson, MetalMax, LLC, owner.

   Public Hearing: 7/13/2026
   Council Vote: 7/13/2026

3. Ordinance No. 2026-098 rezoning an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22, located at 4102 W 7th Street (Ward 2) from Single Family-2 to Industrial-1. Mark Wilson, SVP, owner, and Michael Scarbrough, agent.

   Public Hearing: 7/13/2026
   Council Vote: 7/13/2026

4. Ordinance No. 2026-099 rezoning on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street (Ward 2) from Single Family-2 to Single Family-3. Tiffany Holt, owner.

   Public Hearing: 7/13/2026
   Council Vote: 7/13/2026

5. Ordinance No. 2026-100 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9-10, Bock 19, West Texarkana, located at 2308 W 11th Street (Ward 2). Tiffany Holt, owner.

   Public Hearing: 7/13/2026
   Council Vote: 7/13/2026

6. Ordinance No. 2026-101 rezoning on Part of Lots 1-7, All of 8-14, Part of 5 & 6 Cowtown Materials Inc., an approximate 1.87-acre tract of land (being Tract 3 4), Krouse 1st (TXKA), located at 1521 Beaumont Street (Ward 1) from Single Family-2 to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

   Public Hearing: 7/13/2026
   Council Vote: 7/13/2026

7. Ordinance No. 2026-102 rezoning on a 1.18-acre tract of land, Jacob Carsner HRS, A-116, located at 1015 S Lelia Street (Ward 1) from Agriculture to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

   Public Hearing: 7/13/2026
   Council Vote: 7/13/2026

8. Resolution No. 2026-104 approving a sponsorship agreement with Ritter Communications for naming rights associated with the concessions building and courtyard area at Swanger Complex as the “Right Fiber Fan Zone.”

Public Hearing:
Council Vote: 7/13/2026

VIII. PUBLIC HEARINGS

1. Ordinance No. 2026-045 amending Sections 18-4 and 18-5 of the Code of Ordinances with the adoption of the International Fire Code, 2024 Edition, with certain amendments, modifications, deletions, and appendices.

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

2. Ordinance No. 2026-056 rezoning on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road (Ward 4) from Single Family-1 to Planned Development-Office. Jasper Howard Estate, owner, and Richard Reynolds, agent **[A 3/4 vote of the council is required to approve this request**.]

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

3. Ordinance No. 2026-058 rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1) from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

4. Ordinance No. 2026-059 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1). Inez Dixon, owner, and Samuel Augustus, agent.

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

5. Ordinance No. 2026-064 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street (Ward 2). QuanTerica Moss, owner.

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

6. Ordinance No. 2026-066 rezoning on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street (Ward 2) from Planned Development-Agriculture to Planned Development-Commercial. Inex Dixon, owner and Joe Thomas, agent.

Public Hearing: 6/8/2026
Council Vote: 6/8/2026

7. Ordinance No. 2026-067 granting a Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

8. Ordinance No. 2026-068 amending PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

9. Ordinance No. 2026-069 rezoning on the west 164.6’ of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2) from Single Family-2 to Single Family-3. Randy Pitts, owner.

   Public Hearing: 6/8/2026
   Council Vote: 6/8/2026

10. Ordinance No. 2026-070 granting a Specific Use Permit to allow the location of a HUD code manufactured home on the west 164.6’ of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2). Randy Pitts, owner.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

11. Ordinance No. 2026-071 rezoning on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1) from Single Family-2 to Single Family-3. Jorge Laguna, owner.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

12. Ordinance No. 2026-072 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1). Jorge Laguna, owner.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

13. Resolution No. 2026-075 supporting the nomination and designation of eligible census tracts within the City of Texarkana, Texas, as Opportunity Zones to encourage private investment, economic development, job creation, and community revitalization.

Public Hearing: 6/8/2026
Council Vote: 6/8/2026

14. Resolution No. 2026-076 supporting the redevelopment of Sunset Apartments and providing a Resolution of No Objection for LIH Texarkana Preservation, L.P.'s application to TDHCA for 4% Low Income Housing Tax Credits.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

15. Resolution No. 2026-085 establishing Chapter 312 Tax Abatement guidelines and criteria.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

16. Ordinance No. 2026-086 adopting Chapter 312 Reinvestment Zone No. 1 Project Prime Corner.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

17. Resolution No. 2026-087 approving a Chapter 312 Tax Abatement Agreement with Texarkana Summerhill-Moores, LLC, for a commercial development project located in the "Chapter 312 Reinvestment Zone No. 1 – Project Prime Corner" at Summerhill Road and Moores Lane, and amending Resolution No. 2026-048 to designate "Texarkana – Summerhill Investment 1, LLC" as the contracting party for the Chapter 380 economic development incentive agreement authorized by said resolution.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

18. Resolution No. 2026-088 approving and adopting the Parks and Trails Master Plan prepared by city staff and consultants from Norris Design.

    Public Hearing: 6/8/2026
    Council Vote: 6/8/2026

IX. CITY MANAGER'S REPORT

X. ADMINISTRATIVE COMMENTS

1. City Council

2. City Staff

XI. CLOSED SESSION

The City Council will convene into closed session pursuant to the following sections of the Texas Government Code: Section 551.071 (Consultation with Attorney) and Section

551.074 (Personnel Matters).

XII. RECONVENE INTO OPEN SESSION

XIII. ADJOURNMENT

Jennifer Evans
City Secretary

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the City Council will hold this meeting.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), subsection (a)(14), a person commits an offense if the person intentionally, knowingly, or recklessly possesses or goes with a firearm, location-restricted knife, club, or prohibited weapon [listed in Penal Code Section 46.05(a)] in the room or rooms where a meeting of a governmental entity is held, if the meeting is an open meeting subject to Chapter 551, Government Code, and if the entity provided notice as required by that chapter.

This facility is wheelchair accessible and handicap parking is available. If you plan to attend this public meeting and you have a disability that requires special arrangements or accommodations, please call 903-798-3900 or (TTY) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance.

City of Texarkana, Texas

VI.1

Briefing Sheet

Department: Admin **Action Officer:**

Subject: Consider approval of the minutes of the Waste Management Workshop Meeting with the City Council held on May 4, 2026.

Briefing: **Public Hearing:** **Council Vote:**

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

Potential Options:

Fiscal Implications:

Staff Recommendation:

Advisory Board/Committee Review:

Board/Committee Recommendation:

Advisory Board/Committee Meeting Date and Minutes:

CITY OF TEXARKANA

CITY COUNCIL

MINUTES ● MAY 4, 2026

Second Floor Conference Room **Waste Management Workshop** **12:00 PM**

220 TEXAS BLVD, TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

Attendee Name	Title	Status	Arrived/Left
Bob Bruggeman	Mayor	Present	
Jean H. Matlock	Ward 1	Present	Via Zoom
Mary Hart	Ward 2	Present	
Steve Thompson	Ward 3	Present	
Christie Page	Ward 4	Present	Via Zoom
Cole Meador	Ward 5	Present	
Jay Davis	Ward 6	Present	

Staff Present: City Manager David Orr, Jennifer Evans, LaVera Webster, and Dusty Henslee.

Waste Management Staff Present: Ryan Frazier, Public Sector Manager and Jason Jordan, (local) District Operations Manager.

II. MAYOR'S OPENING REMARKS

Mayor Bruggeman welcomed council members, in person and on Zoom, Waste Management representatives, and city staff to the workshop. David Orr introduced Public Sector Manager Ryan Frazier to open the discussion.

III. ITEMS FOR DISCUSSION – WASTE MANAGEMENT OPTIONS FOR WASTE AND RECYCLING

Mr. Frazier said the overall goal of this discussion was to have dialogue surrounding what the next five years and partnership with Waste Management (WM) could look like. The contract will automatically renew in early 2027 and this discussion affords an opportunity to discuss options available for continued service prior to renewal.

With many WM employees living in Texarkana, this city has a dedicated team of professionals and its own dedicated fleet of trucks serving the community. WM has implemented a lot of technology in its trucks, which helps it stay at the cutting edge in professional and improved customer experience. WM is also a continued safety leader in its industry.

Currently, WM provides four different methods of regular collection services: Solid Waste Collection (weekly service), Recycle Collection (weekly service), Bulk Collection, (monthly service – 4 yds), and Yard Waste/Compost (weekly service).

WM now features a new service called "At Your Door". This service safely collects many types of unwanted, potentially hazardous, and hard-to-recycle items from the home, such as paint products, fluorescent light bulbs, syringes, batteries, garden chemicals, and more.

He concluded his presentation by outlining different service options for Texarkana to consider in anticipation of the proposed WM 5-year extension that's scheduled for spring of 2027.

IV. MAYOR'S CLOSING REMARKS

The Mayor thanked WM for sharing an update about current city-wide services and the opportunity to hear about a proposed new service for the city's consideration.

V. WORKSHOP CONCLUDED

The Mayor concluded the workshop at 12:54 p.m.

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • MAY 11, 2026

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

Attendee Name	Title	Status	Arrived
Bob Bruggeman	Mayor	Present	
Jean H. Matlock	Ward 1	Present	
Mary Hart	Ward 2	Present	
Steve Thompson	Ward 3	Present	
Christie Page	Ward 4	Absent	
Cole Meador	Ward 5	Present	
Jay Davis	Ward 6	Present	

Staff Present: City Manager David Orr, Jennifer Evans, Kristin Peeples, Brooke Stone, Matt Solomon, Jessica Plant, Reed Russell, Chris Black, JW Bramlett, Mashell Daniel, Garrett Baker, Chrinasia Solomon, Tranada Solomon, LaVera Webster, Keith Beason, Ryan Galvan, Daphnea Ryan, and Kris Smith.

Municipal Court: Judge Sherry Jackson Hawkins.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER STEVE THOMPSON

III. MENTAL HEALTH AWARENESS PROCLAMATION

Mental Health Awareness Month - May 2026

Mayor Bruggeman read the proclamation and presented it to Community Healthcore staff, Linda Hooks, Board Representative, Brenda Clark, RN, and Dawn Parker.

IV. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings
Monday, June 8, 2026, at 6:00 p.m.
Monday, July 13, 2026, at 6:00 p.m.

Parks and Recreation Activities
May 15th – 17th Texarkana Pickleball Club Summer Tournament Southwest Center

May 16th – 17th	BATT – Wilson Sports Tournament	Swanger Complex at Spring Lake Park
May 23rd – 24th	USSSA – Big League Chew NIT	Swanger Complex at Spring Lake Park
May 30th – 31st	BATT – Pre All-Stars Tournament	Swanger Complex at Spring Lake Park
June 6th – 7th	NCS #BeLikeCJ 2026 Tournament	Swanger Complex at Spring Lake Park

Summer Highlights

Texarkana Farmers Market - Every Saturday beginning May through August 1st from 8:00 a.m. to 12:00 p.m. at 500 N. State Line Avenue, Texarkana, Texas.

Movies in the Park at Spring Lake Park to be held on May 25th, June 4th, and June 11th.

Additional Parks & Recreation information can be found on the city's website at http://www.texarkanatexas.gov

Perot Theatre Upcoming Shows

Judith McCarthy School of Dance will present its "**81st Revue**" on May 16th at 11:00 a.m., 3:00 p.m., and 7:00 p.m.

All Stars Dance Center will present "**Iconic**" on May 30th at 7:00 p.m.

All Rhythm Dance Alley will present "**A Taste of Dance**" on June 5th at 5:00 p.m.

Tickets for Perot Theatre shows are available at perottheatre.org.

The Mayor welcomed a new intern in the City Manager's office, Chrinasia Solomon.

V. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give it to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

Terry "TJ" Henderson, Sr. said he cannot move his trailer to an RV camp to comply with the city's code enforcement requirements because he cannot afford to pay the monthly fee and is disabled with chronic health issues.

He is in the process of trying to obtain suitable housing since his home burned in October. He asked to have temporary electricity turned back on, at his current location, until his dwelling arrangements become more suitable.

Haley Roeser, on behalf of the Alzheimer's Alliance, thanked the city for its support of the 11th annual Wine Festival that was held on May 2nd at Spring Lake Park. This year,

approximately $280,000 was raised and the dollars will stay local. Parks & Recreation staff were incredible and made the wine fest a huge success!

The following people spoke **against** the proposed data center project at the TexAmericas Center site, which resides in Bowie County, Texas, outside of Texarkana, Texas, city limits: **Alicia Utz, Jim Trent, Melissa Sturgeon, Paige Burkhalter, Sandy Burton, Shannon Rose, W.D. Lacey, and Robert Clark**.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Each council member, respectively, submitted the following representative for the FY'27 Budget Advisory Committee:

Ward 1 – William Perry (new appointment)
Ward 2 – Melva Flowers (reappointed)
Ward 3 – Eric Cain (reappointed)
Ward 4 – in Council Member Page's absence, Mayor Bruggeman said her representative was Brandon Murray (new appointment)
Ward 5 – Kelly Mitchell (reappointed)
Ward 6 – Steve Mayo (reappointed)
Mayor – Van Alexander (reappointed)

Mayor Bruggeman appointed the following new members of the city's Loan Committee, established by Resolution No. 2026-042:

Kayla Wood, Dianne Martin, Phillip Mobley, Robin Hickerson, Rob Sitterly, and Steven Harvey.

Mayor Bruggeman also made the reappointment of Ben King to the TexAmericas Center Board with an effective date of June 1, 2026.

(6:48 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean Matlock, Ward 1
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

VII. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on April 13, 2026.

2. Ordinance No. 2026-049 repealing Ordinance No. 097-2012 that established the EPA Brownfields Revolving Loan Committee (replaced and expanded with the Loan Committee created by Resolution No. 2026-042).

3. Resolution No. 2026-063 approving the Texarkana Regional Airport Interim Director to execute an agreement with the Federal Aviation Administration to relocate federally owned Navigational Aids in an amount not to exceed $895,754.13 utilizing specified appropriations, grants, and cities' budgeted matching funds.

4. Resolution No. 2026-077 approving the submission of the 2026 Homeland Security Grant Application to the Ark-Tex Council of Governments to purchase six (6) mobile radios for an amount not to exceed $52,552.88 that will be funded 100% by the grant.

5. Resolution No. 2026-078 authorizing the City Manager to execute a contract with Holistic Utility Solutions to provide HVAC upgrades at the Southwest Center using an energy conversation office grant in an amount not to exceed $250,000.

6. Resolution No. 2026-079 approving the proposed locations for Texas Historical Commission markers honoring Morris Sheppard, William Wright Patman, Corinne Griffith, Dorothea Church, as well as the relocation of the Scott Joplin marker, in order to support historically significant people, places, and resources.

7. Resolution No. 2026-080 authorizing the submission of a HOME application to the Texas Department of Housing and Community Affairs and authorizing the City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's participation in the HOME Program utilizing awarded grant funds.

8. Resolution No. 2026-081 approving a revision to the City's Employee Policy Manual to address compensation for exempt public safety personnel who are deployed in support of declared emergency operations.

9. Resolution No. 2026-082 approving the Texarkana Regional Airport Interim Director to execute an agreement with McClelland Engineering to administer the construction of Runway 4-22 extension in an amount not to $709,743.52 to be paid from a grant from the Federal Aviation Administration.

10. Resolution No. 2026-083 approving the Texarkana Regional Airport Interim Executive Director to execute a contract with Tatum Excavating Company, of Texarkana, Texas, as low bidder on the Runway 4-22 extension, overlay & taxiway delta extension construction project in an amount not to exceed $15,786,713.00 utilizing specified appropriations, grants, and budgeted matching funds.

11. Resolution No. 2026-084 approving the Texarkana Regional Airport Interim Director to execute an agreement with McClelland Engineering to administer the construction of Runway 4-22 overlay and taxiway extension in an amount not to exceed $625,000 to be paid from a grant from the State of Arkansas.

12. Resolution No. 2026-090 approving the Texarkana Regional Airport Interim Executive Director securing from the federal government for the runway 4-22 extension, overlay, and taxiway delta extension construction project all remaining federal funding not to exceed the total federal participation of $20.8 million allocated to the project.

(6:53 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

VIII. CLOSED SESSION

The City Council convened into closed session pursuant to Texas Government Code Section 551.074 (Personnel Matters) to discuss or deliberate the reappointment of Sherry L. Jackson Hawkins, J.D., as City Judge of the City's Municipal Court of Record.

IX. RECONVENED INTO OPEN SESSION

Action Items

1. Ordinance No. 2026-089 reappointing Sherry Jackson Hawkins, J.D., as Municipal Judge of the Municipal Court of Record in the City of Texarkana, Texas, for a two-year term.

   Mayor Bruggeman thanked Judge Jackson Hawkins for her continued service to the city.

(7:18 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean Matlock, Ward 1
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

X. FIRST BRIEFINGS

1. Ordinance No. 2026-045 amending Sections 18-4 and 18-5 of the Code of Ordinances with the adoption of the International Fire Code, 2024 Edition, with certain amendments, modifications, deletions, and appendices.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Chris Black briefed this agenda item.

2. Ordinance No. 2026-058 rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1) from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Mashell Daniel briefed this agenda item.

3. Ordinance No. 2026-059 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1). Inez Dixon, owner, and Samuel Augustus, agent.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Mashell Daniel briefed this agenda item.

4. Ordinance No. 2026-064 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street (Ward 2). QuanTerica Moss, owner.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Mashell Daniel briefed this agenda item.

5. Ordinance No. 2026-066 rezoning on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street (Ward 2) from Planned Development-Agriculture to Planned Development-Commercial. Inex Dixon, owner and Joe Thomas, agent.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Mashell Daniel briefed this agenda item.

6. Ordinance No. 2026-067 granting a Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Mashell Daniel briefed this agenda item.

7. Ordinance No. 2026-068 amending PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

   Public Hearing: June 8, 2026
   Council Vote: June 8, 2026

   Mashell Daniel briefed this agenda item.

8. Ordinance No. 2026-069 rezoning on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2) from Single Family-2 to Single Family-3. Randy Pitts, owner.

   Public Hearing: June 8, 2026
   Council Vote: June 8, 2026

   Mashell Daniel briefed this agenda item.

9. Ordinance No. 2026-070 granting a Specific Use Permit to allow the location of a HUD code manufactured home on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2). Randy Pitts, owner.

   Public Hearing: June 8, 2026
   Council Vote: June 8, 2026

   Mashell Daniel briefed this agenda item.

10. Ordinance No. 2026-071 rezoning on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1) from Single Family-2 to Single Family-3. Jorge Laguna, owner.

    Public Hearing: June 8, 2026
    Council Vote: June 8, 2026

    Mashell Daniel briefed this agenda item.

11. Ordinance No. 2026-072 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1). Jorge Laguna, owner.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Mashell Daniel briefed this agenda item.

12. Resolution No. 2026-075 supporting the nomination and designation of eligible census tracts within the City of Texarkana, Texas, as Opportunity Zones to encourage private investment, economic development, job creation, and community revitalization.

    Public Hearing: June 8, 2026
    Council Vote: June 8, 2026

    Reed Russell briefed this agenda item.

13. Resolution No. 2026-076 supporting the redevelopment of Sunset Apartments and providing a Resolution of No Objection for LIH Texarkana Preservation, L.P.'s application to TDHCA for 4% Low Income Housing Tax Credits.

    Public Hearing: June 8, 2026
    Council Vote: June 8, 2026

    Daphnea Ryan briefed this agenda item and introduced Deborah Reyes, of Ledg Capital, to share details about the proposed project.

14. Resolution No. 2026-085 establishing Chapter 312 Tax Abatement guidelines and criteria.

    Public Hearing: June 8, 2026
    Council Vote: June 8, 2026

    City Manager Orr briefed this agenda item.

15. Ordinance No. 2026-086 adopting Chapter 312 Reinvestment Zone No. 1 Project Prime Corner.

    Public Hearing: June 8, 2026
    Council Vote: June 8, 2026

    City Manager Orr briefed this agenda item.

16. Resolution No. 2026-087 authorizing the City Manager to execute a Chapter 312 Tax Abatement Agreement with LENDEM Solutions, LLC for a commercial development project located at Summerhill Road and Moores Lane, with incentives in an amount not to exceed $360,960.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

City Manager Orr briefed this agenda item.

17. Resolution No. 2026-088 approving and adopting the Parks and Trails Master Plan prepared by city staff and consultants from Norris Design.

Public Hearing: June 8, 2026
Council Vote: June 8, 2026

Keith Beason briefed this agenda item.

RESULT:	**ALL ITEMS MOVED FORWARD**	**Next: 6/8/2026 6:00 PM**

VIII. PUBLIC HEARINGS

1. Ordinance No. 2026-054 approving the voluntary annexation by petition of landowner of an approximate 7.98-acre tract and 11.05-acre tract in the George Brinlee HRS A-18 (3600-3701 Cooper Lane) to the city limits of Texarkana, Bowie County, Texas, and specifying a Multiple-Family Dwelling District-1 (MF-1) zoning district classification. ATFAB, LLC, owner.

Public Hearing: May 11, 2026
Council Vote: May 11, 2026

There were no public comments made at this hearing.
(7:53 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean Matlock, Ward 1
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

2. Ordinance No. 2026-055 granting a Specific Use Permit to allow the one additional use of an off-premise, outdoor advertising sign (billboard) on Lot 1A, Arklatex Realty Subdivision, located at 4610 Guss Orr Drive., (Ward 4) Joel Orr, owner, and Chad Shipp, agent.

Public Hearing: May 11, 2026
Council Vote: May 11, 2026

There were no public comments made at this hearing.
(7:54 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Cole Meador, Ward 5
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

3. Ordinance No. 2026-056 rezoning on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road (Ward 4) from Single Family-1 to Planned Development-Office. Jasper Howard Estate, owner, and Richard Reynolds, agent **[A 3/4 vote of the council is required to approve this request.]**

Public Hearing: Not Held
Council Vote: Not Taken

(7:55 p.m.)

RESULT:	**MOTION TO POSTPONE TO JUNE 8, 2026, COUNCIL MEETING**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Meador, Davis, Bruggeman
ABSENT:	Page
ABSTAIN:	Thompson

4. Ordinance No. 2026-060 rezoning on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop (Ward 2) from Planned Development-Commercial to Planned Development-Industrial-1. Russell Huckaby, owner, and Zac Mowery, agent.

Public Hearing: May 11, 2026
Council Vote: May 11, 2026

There were no public comments made at this hearing.
(7:56 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean Matlock, Ward 1
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

5. Ordinance No. 2026-061 amending to PD-23-4 for site plan approval on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop (Ward 2). Russell Huckaby, owner, and Zac Mowery, agent.

Public Hearing: May 11, 2026
Council Vote: May 11, 2026

There were no public comments made at this hearing.
(7:57 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Steve Thompson, Ward 3
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

6. Ordinance No. 2026-062 amending to PD-15-9 for site plan approval on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road (Ward 4). Torin Marracino, owner, and Joe Crews, agent.

Public Hearing: May 11, 2026
Council Vote: May 11, 2026

Jeff Whitten, of Whitten Civil Engineering, presented himself for questions from the council.
(7:59 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

IX. CITY MANAGER'S REPORT

Budget Advisory Committee Meetings
The first FY 27 Budget Advisory Committee meeting was held Tuesday May 5th at noon. The meeting went well with thoughtful discussion from all participants. The next BAC meeting will be on May 12th. The joint meeting with the BAC and City Council will be held on Wednesday, May 27th at noon.

2026 Neighborhoods USA (NUSA) Virtual Conference Invite
The 2026 Neighborhoods USA (NUSA) Conference will be held May 28th & 29th in a virtual format this year. The City is hosting a group viewing for attendees in the David Nelson Room at the Texarkana Public Library, offering an opportunity to participate together in the conference sessions. Council Members interested in attending should contact Chiquita Burks at 903-798-3943 for assistance with registration.

SAVE THE DATES: Freeman-Custis Red River Expedition Historical Marker Dedication Ceremony, Friday, May 15th at 10:00 a.m. at Sheppard Park across from the U.S. Federal Courthouse/Post Office downtown.

As part of the event, the City will also welcome New York Times Best Selling author Dr. Dan Flores, whose book *Southern Counterpart to Lewis and Clark: The Freeman and Custis Expedition of 1806,* has helped bring renewed attention to the expedition's significance.

Tunnel 2 Towers, hosted by both Texarkana Fire Departments, will be held on Wednesday June 3rd at 11:00 a.m. at the U.S. Federal Courthouse & Post Office downtown.

X. ADMINISTRATIVE COMMENTS

1. City Council

   Council Member Davis said he had a wonderful experience using the Texarkana Regional Airport! The facility was great and the customer service too.

   Council Member Matlock asked at what time the Budget Advisory Committee meeting was being held on May 12th. City Manager Orr said at noon, and the meeting should last about an hour.

2. City Staff

   Staff had no administrative comments for council.

XI. ADJOURNMENT

A motion was made to adjourn the meeting.
(8:04 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean Matlock, Ward 1
AYES:	Matlock, Hart, Thompson, Meador, Davis, Bruggeman
ABSENT:	Page

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

VI.3

Briefing Sheet

Department: Texarkana Water Utilities **Action Officer:** Michelle Warren, Executive Assistant

Subject: Resolution No. 2026-091 authorizing the City Manager to execute a contract with Hart Contractors of Texas, LLC, of Hooks, Texas, for the Millwood Water Treatment Plant Cleaning of the Sludge Ponds Project in an amount not to exceed $412,300.00, with the Texas portion not to exceed $250,802.09, with funds available in the Utility's 2025-2026 budget in the Millwood WTP Depreciation Fund.

Briefing: 6/8/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

No briefing required

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

Bids were received Tuesday, April 28, 2026 for the Millwood Water Treatment Plant Cleaning of the Sludge Ponds Project. Four (4) contractors bid on the project. Hart Contractors of Texas, LLC of Hooks, Texas was the apparent low bidder with a low Bid of $412,300.00 with the Texas portion not to exceed $250,802.09. This project consists of cleaning three (3) of the alum/lime sludge ponds at the Millwood WTP located in Ashdown, Arkansas.

Potential Options:

None

Fiscal Implications:

Funds are available in the Utility's 2025-2026 Budget in the Millwood Water Treatment Plant Depreciation Fund at $412,300.

Staff Recommendation:

Utility staff recommends approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

RESOLUTION NO. 2026-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HART CONTRACTORS OF TEXAS, LLC OF HOOKS, TEXAS, FOR THE MILLWOOD WATER TREATMENT PLANT CLEANING OF THE SLUDGE PONDS, IN AN AMOUNT NOT TO EXCEED $412,300.00 WITH THE TEXAS PORTION NOT TO EXCEED $250,802.09, WITH FUNDS AVAILABLE IN THE UTILITY'S 2025-2026 BUDGET IN THE MILLWOOD WATER TREATMENT PLANT DEPRECIATION FUND; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on April 28, 2026, four (4) bids were received, a copy of which is attached hereto as **ATTH 02**, by Texarkana Water Utilities for the Millwood Water Treatment Plant Cleaning of the Sludge Ponds Project; and

WHEREAS, the project will consist of cleaning three (3) of the alum/lime sludge ponds at the Millwood WTP located in Ashdown, Arkansas; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by Hart Contractors of Texas, LLC of Hooks, Texas, a copy of which is attached hereto as **ATTH 02** in an amount not to exceed $412,300.00, with the Texas portion not to exceed $250,802.09; and

WHEREAS, budgeted funds are available in the Texarkana Water Utilities 2025-2026 budget in the Millwood WTP Depreciation Fund in the amount of $412,300.00 for the Millwood WTP Cleaning of the Sludge Ponds Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the lowest and best bid by a responsible vendor, submitted by Hart Contractors of Texas LLC of Hooks, Texas, a copy of which is attached hereto as **ATTH 02** be and is hereby approved in an amount not to exceed $412,300.00, with the Texas portion not to exceed $250,802.09 for cleaning three (3) of the alum/lime sludge ponds at the Millwood WTP located in Ashdown, Arkansas.

SECTION 2: That the City Manager be and is authorized to contract with Hart Contractors of Texas, LLC of Hooks, Texas for the above-described services.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Bid Summary

Millwood Water Treatment Plant
Cleaning of the Sludge Ponds

2:00 P.M. Tuesday, April 28, 2026

		Base Bid
1.	Denali Water Solutions, LLC Russellville, Arkansas	$ 523,625.00
2.	Hart Contractors of Texas, LLC Hooks, Texas	$ 412,300.00
3.	Midwest Injection, Inc. Cascade, Iowa	$ 446,900.00
4.	Sandyland Environmental Service, LLC Allen, Oklahoma	$ 535,000.00

Time First Bid Opened:	2:00 P.M
Number of Bidders:	4
Apparent Low Bidder:	Hart Contractors of Texas, LLC

Bid Tabulation
Millwood WTP Cleaning of the Sludge Ponds
Project No. 61/62-000-135112-A/T132609
April 28, 2026
2:00 PM

BASE BID:											
				Denali Water Solutions LLC.		Hart Contractors of TX LLC.		Midwest Injection		Sandyland Environmental Service LLC.	
				Russelville, AR		Hooks, TX		Cascade, IA		Allen, OK	
Item	Quantity	Unit	Description	Unit Price	Total Bid	Unit Price	Total Price	Unit Price	Total Bid	Unit Price	Total Bid
1	1	LS	Remove and Dispose of Sludge in Ponds #1, #2, and #4	$523,625.00	$523,625.00	$412,300.00	$412,300.00	$446,900.00	$446,900.00	$535,000.00	$535,000.00
			TOTAL BASE BID		$523,625.00		$412,300.00		$446,900.00		$535,000.00

Prepared by Len McBride, E.I.T.
Certified Correct

Len McBride, Design Engineer, TWU

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:	
Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☒	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VI.4

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**

Subject: Resolution No. 2026-092 approving the Texarkana Regional Airport Interim Executive Director to execute an agreement with KSA, A Pape-Dawson Company, to conduct a comprehensive market rent study and appraisal services for aeronautical land and Fixed Base Operator (FBO) leasehold properties at the Texarkana Regional Airport in a proposed amount of $29,495.

Briefing: **Public Hearing:** **Council Vote:** 6/8/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport is seeking an agreement with KSA, A Pape-Dawson Company, to conduct a comprehensive market study and appraisal for aeronautical land and Fixed Base Operator (FBO) leasehold properties at the Texarkana Regional Airport.

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

$0

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-092

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT INTERIM EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH KSA, A PAPE-DAWSON COMPANY TO CONDUCT A COMPREHENSIVE MARKET STUDY AND APPRAISAL SERVICES FOR AERONAUTICAL LAND AND FIXED BASE OPERATOR (FBO) LEASEHOLD PROPERTIES AT THE TEXARKANA REGIONAL AIRPORT IN A PROPOSED AMOUNT OF $29,495; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Airport Authority is entrusted with the power to operate, and regulate the airport; and

WHEREAS, Section 6-31 of Texarkana AR City Code and Section 4-25 of Texarkana TX City Code allow the authority to plan, develop, construct, enlarge, improve, maintain, equip, operate, regulate, protect and police the airport; and

WHEREAS, KSA, a Pape-Dawson Company, responded to a request for proposal for market rent study and appraisal services and was deemed to be the most qualified applicant; and

WHEREAS, KSA, a Pape-Dawson Company, has provided a fee proposal for their services to conduct a market rent study and appraisal services in a proposed amount of $29,495.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council approves the Interim Airport Executive Director to execute an agreement with KSA, A Pape-Dawson Company, to conduct a comprehensive market study and appraisal services for aeronautical land and Fixed Base Operator (FBO) leasehold properties at the Texarkana Regional Airport in a proposed amount of $29,495.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 042326E
A RESOLUTION APPROVING THE INTERIM DIRECTOR TO ENTER INTO AN AGREEMENT WITH KSA, A PAPE-DAWSON COMPANY TO CONDUCT A COMPREHENSIVE MARKET RENT STUDY AND APPRAISAL SERVICES FOR AERONAUTICAL LAND AND FIXED BASE OPERATOR (FBO) LEASEHOLD PROPERTIES AT THE TEXARKANA REGIONAL AIRPORT.

WHEREAS, the Texarkana Regional Airport Authority was formed under Arkansas Code § 14-361-101 to be jointly owned by the cities of Texarkana AR and Texarkana TX; and,

WHEREAS, the Airport Authority is entrusted with the power to operate, and regulate the airport; and,

WHEREAS, Section 6-31 of Texarkana AR City Code and Section 4-25 of Texarkana TX City Code allow the authority to plan, develop, construct, enlarge, improve, maintain, equip, operate, regulate, protect and police the airport; and,

WHEREAS, KSA, a Pape-Dawson Company, responded to a request for proposal for market rent study and appraisal services and was deemed to be the most qualified applicant; and,

WHEREAS, KSA, a Pape-Dawson Company, has provided a fee proposal for their services to conduct a market rent study and appraisal services in a proposed amount of $29,495.00.

NOW, THEREFORE, BE IT RESOLVED BY THE TEXARKANA AIRPORT AUTHORITY THAT:

SECTION 1. The Texarkana Regional Airport Authority approves the Interim Director to enter into an agreement with KSA, a Pape-Dawson Company, to conduct a comprehensive market rent study and appraisal services for aeronautical land and Fixed Base Operator in a proposed amount of Twenty-Nine Thousand, Four Hundred Ninety-Five Dollars ($29,495.00).

Adopted this 23rd day of April 2026.

ATTEST

Russell Henderson

Russell Henderson, Interim Director

SIGNED

Authority Chair

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☒	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VI.5

Briefing Sheet

Department: Police **Action Officer:** Michael Henry, Captain

Subject: Resolution No. 2026-094 approving the application for the FY2025 Edward Byrne Justice Assistance Grant providing a total grant in the amount of $15,827, where the City of Texarkana, Texas, will receive $9,496 and Bowie County, Texas, will receive $6,331.

Briefing: 6/8/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Updates/History of Briefing:

Not applicable

Executive Summary and Background Information:

For consideration is the FY2025 Regular Local Solicitation for the Edward Byrne Justice Assistance Grant (JAG). The JAG is a pre-determined allocation, which, based upon the amount, is shared with the Bowie County Sheriff's Office because of the city's federal designation as a disparate jurisdiction. The total funding for this round is $15,827.00, which will be shared with BCSO. TTPD plans to utilize their portion of the funds ($9,496.00) to purchase twelve training pistols. The pistols fire simulated rounds for live, reality-based force-on-force training without the danger of live ammo. The department utilizes these pistols in active shooter training scenarios.

Potential Options:

- Approve application
- Deny application

Fiscal Implications:

The City of Texarkana, Texas will not be required to furnish additional match funding to receive funds under the grant program.

Staff Recommendation:

Approval of the application is recommended.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

Not applicable

Advisory Board/Committee Meeting Date and Minutes:

Not applicable

RESOLUTION NO. 2026–094

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE APPLICATION FOR THE EDWARD BYRNE JUSTICE ASSISTANCE GRANT PROVIDING A TOTAL GRANT IN THE AMOUNT OF FIFTEEN THOUSAND EIGHT HUNDRED TWENTY-SEVEN DOLLARS ($15,827), WHERE THE CITY OF TEXARKANA, TEXAS, WILL RECEIVE NINE THOUSAND FOUR HUNDRED NINETY-SIX DOLLARS ($9,496) AND BOWIE COUNTY, TEXAS, WILL RECEIVE SIX THOUSAND THREE HUNDRED THIRTY-ONE DOLLARS ($6,331); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Office of Justice Programs of the United States Department of Justice has notified the City of Texarkana, Texas, as applicant and fiscal agent for available grant funds, that the City's application on behalf of the City and Bowie County, Texas, for funding under the FY2025 Edward Byrne Memorial Justice Assistance Grant in the amount of **$15,827** to be shared with Bowie County, Texas, has been approved for the program and budget period ending September 30, 2026, subject to compliance with those conditions and limitations set out in the grant documents attached as "**ATTH 01**" and "**ATTH 02**"; and

WHEREAS, the Texarkana, Texas Police Department's share of the funding will be used to purchase training pistols; and

WHEREAS, the City of Texarkana, Texas, will not be required to furnish additional match funding to receive funds under the grant program; and

WHEREAS, the City Council of the City of Texarkana, Texas, being informed of the nature and proposed use of said grant, does consider and find that the above-recommended uses and grant expenditures therefore are in the best interest of and will promote the health, safety and general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the above-described Edward Byrne Memorial Justice Assistance Grant in the amount of **$15,827** to be shared by and between the City of Texarkana, Texas, and Bowie County, Texas, be and is hereby accepted.

SECTION 2: That the City Manager be and is hereby authorized to undertake the necessary steps and execute the necessary documents including the Grant Acceptance document required for formal acceptance of the Edward Byrne Memorial Justice Assistant Grant from the United States Department of Justice, Office of Justice Programs, providing a total grant in the amount of **$15,827** to be divided between the City of Texarkana, Texas, and Bowie County, Texas, where the City of Texarkana, Texas, will receive **$9,496** and Bowie County, Texas will receive **$6,331**.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026**.

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

2025 Justice Assistance Grant
City of Texarkana, Texas
Bowie County, Texas
GRANT 14616847

PROPOSAL NARRATIVE

The City of Texarkana, Texas Police Department is applying for the FY2025 Edward ByrneMemorial Justice Assistance Grant (JAG) program to be used for the following purpose:

The **Texarkana, Texas Police Department** plans to purchase twelve Glock 45T Blue 9mm training pistols. The pistols will utilize Simunition rounds. The training pistols allow for live, reality-based force-on-force training without the danger of live ammo. Officers can train with the exact gun they carry on duty in order to maintain proficiency. The Texarkana, Texas Police Department utilizes these pistols in a number of realistic training scenarios. However, the main purpose of the pistols is for active shooter training. The Department has several ALERRT instructors. These instructors not only train Department officers, but also officers from other agencies across the region. The ALERRT training provides officers with the most advanced strategies to confront the threat of an active shooter. The training pistols are an essential part of the ALERRT training regimen. The Glock pistols will be equipped with red dot sights. The pistols equipped with sights are estimated at $791.33 each. Twelve of these pistols will cost $9,496.00. There is no local funding either budgeted or anticipated for this acquisition. The project total is $**9,496.00**.

The **Bowie County Sheriff's Office** patrols over 900 square miles within our County and often encounters fleeing offenders that endanger other motorists and our deputies. Technology is now available for us to potentially end vehicle pursuits in a timelier manner. The Bowie County Sheriff's Office intends to use our portion of the Justice Assistance Grant to purchase vehicle immobilizer "Stop Sticks" from Stop Stick LTD. These devices are offered in kits that can be deployed by law enforcement by throwing the tire deflating kits across the roadway in front of the fleeing offender. Deployed correctly, the fleeing vehicle will lose air pressure very quickly, making continued flight very difficult. This technology allows for a faster and safer conclusion of a vehicle pursuit.

In addition to the aforementioned item, we also intend to purchase fingerprint pads from Forensic Source. These pads are used daily to fingerprint convicted/sentenced offenders in District Courtrooms. Prints are required for court document final dispositions. We will also be purchasing BlueStar Forensic Tablets that are used to identify/detect human fluids at crime scenes that may otherwise be undetectable to the naked eye.

Stop Sticks are $605 per kit and 9 kits plus shipping total $5,445.00

Eighteen various sizes of fingerprint pads for multiple uses cost $314.00

Four eight-count boxes of BlueStar Forensic Tablets are $143.00 each for a total of $572.00

There is no local funding either budgeted or anticipated for this acquisition.

The anticipated total for their project is $**6,331.00.**

2025 Justice Assistance Grant
City of Texarkana, Texas
Bowie County, Texas
GRANT 14616847

BUDGET NARRATIVE

City of Texarkana, Texas

Under the *Force-on-Force Training* project, the JAG funds will be used to purchase twelve Glock 45T Blue 9mm training pistols equipped with red dot sights. The pistols are estimated at $791.33 each. Twelve pistols with sights will cost $9,496.00.

The total cost of the project will be $**9,496.00**.

Bowie County, Texas

Under the Bowie County Sheriff's Office *Promoting Public Safety though Vehicle Immobilization Technology* project, the JAG funds will be used to purchase nine Stop Stick kits estimated to be $605 per kit for a total with shipping of $5,445.00. They will also purchase eighteen boxes of fingerprint pads for $314.00. Four eight-count boxes of BlueStar Forensic Tablets is $572.00

The total cost of the project will be **$6,331.00**.

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☐	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:	
Staff time required if item is approved:	Medium

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☒	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VI.6

Briefing Sheet

Department: Human Resources **Action Officer:** J.W. Bramlett, HR Director

Subject: Resolution No. 2026-095 approving a five-year contract with UKG Kronos Systems, LLC, for Human Resources software services with funds budgeted in the City's Technology Fund (Fund 115) in an amount not to exceed $210,682.

Briefing: **Public Hearing:** **Council Vote:** 6/8/2026

Item Schedule:

Consent Agenda

Updates/History of Briefing:

Executive Summary and Background Information:

Consider approval of an agreement with UKG for Human Resources software services to replace the City's current platform provided by NeoGov. The proposed agreement would transition the City's applicant tracking system, performance management system, and learning management system to UKG, while also adding digital onboarding capabilities that have been cost prohibitive to the City through NeoGov.

The proposed contract term is five (5) years at an annual cost not to exceed $40,680.00, along with a one-time implementation fee not to exceed $7,282.00, for a total five-year contract cost not to exceed $210,682.00. The agreement is being procured through the OMNIA Partners cooperative purchasing program.

Transitioning to UKG is expected to provide operational efficiencies through a more integrated platform for recruiting, employee development, and onboarding processes. In addition, the proposed agreement is projected to reduce annual software expenditures by approximately $7,000 compared to the City's current vendor costs, resulting in an estimated savings of approximately $26,000 over the five-year contract term after accounting for implementation expenses.

Staff recommends approval of the agreement with UKG for Human Resources software services through the OMNIA Partners cooperative purchasing agreement --- https://www.omniapartners.com/suppliers/ukg/public-sector/contract-documents#c17473.

Potential Options:

Approve or Deny

Fiscal Implications:

The proposed five-year agreement includes a one-time implementation fee not to exceed $7,282.00 and an annual subscription cost not to exceed $40,680.00, for a total contract cost not to exceed $210,682.00 over the term of the agreement. The proposed agreement is anticipated to result in an estimated annual savings of approximately $7,000.00 compared to the City's current vendor for these services. Funding for these services is currently budgeted in the City Technology Fund (Fund 115).

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026 - 095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING A FIVE-YEAR CONTRACT WITH UKG KRONOS SYSTEMS, LLC, FOR HUMAN RESOURCES SOFTWARE SERVICES WITH FUNDS BUDGETED IN THE CITY TECHNOLOGY FUND (FUND 115) IN AN AMOUNT NOT TO EXCEED $210,682; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, City staff proposes replacing the City's applicant tracking system, performance management system, and learning management system with software services procured from UKG Kronos Systems, LLC, and adding digital onboarding capabilities that have been cost prohibitive to the City through the current vendor, whose contract expires at the end of the current fiscal year; and

WHEREAS, UKG's software is expected to provide operational efficiencies through a more integrated platform for recruiting, employee development, and onboarding processes; the proposed contract term is five (5) years at an annual cost not to exceed $40,680, along with a one-time implementation fee not to exceed $7,282, for a total five-year contract cost in an amount not to exceed $210,682; funding for these services is currently budgeted in the City Technology Fund (Fund 115); this would result in a reduction of annual software expenditures by approximately $7,000 compared to the current vendor costs, with an estimated cost savings of approximately $26,000 over the five-year contract term after accounting for implementation expenses; and the UKG contract would be procured through the OMNIA Cooperative Purchasing Program, a procurement program which complies with Texas competitive purchasing requirements; and

WHEREAS, the City Council, being informed of the nature on the services and proposed use of funds, determines that the proposed purchase will be in the best interest of City operations and will promote the general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council approves and authorizes the procurement of a five-year contract with UKG Kronos Systems, LLC, for Human Resources software services with funds budgeted in the City Technology Fund (Fund 115) in an amount not to exceed $210,682. The City Manager is authorized to execute any and all documents necessary for this procurement and to effectuate the purpose of this resolution.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☒	Promote Teamwork through Cross Department Collaboration
	☒	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	
Other:			

City of Texarkana, Texas

VI.7

Briefing Sheet

Department: City Attorney **Action Officer:** Jeff Lewis, City Attorney

Subject: Resolution No. 2026-110 amending the City's interlocal cooperation agreement with Riverbend Water Resources District, adding Schedule B (water production manager services for both the Millwood and New Boston Road water treatment plants).

Briefing: **Public Hearing:** **Council Vote:** 6/8/2026

Item Schedule:

Consent Agenda

Updates/History of Briefing:

N/A

Executive Summary and Background Information:

The former Water Production Manager ("WPM") for both the Millwood and New Boston Road water treatment plants has been hired by Riverbend Water Resources District as water plant manager for its new regional water treatment facility. Given the history and unique aspects of bi-city water treatment production for both cities, the respective City Managers for both Texarkanas deemed it prudent and in the public interest to continue the existing scope and quality of the Cities' water production services by obtaining the WPM's continued services for both plants. Pursuant to resolutions of both Cities [Texarkana, Arkansas Res. No. 2025-66; Texarkana, Texas Res. No. 2025-090], the City Managers developed a joint operating protocol outlining the purpose, scope, and implementation strategy for the continuation of such services. With the existing 2010 interlocal agreement between Riverbend and Texarkana, Texas, the protocol provided that Texarkana, Texas, secure such services on behalf of both Cities, and that Texarkana, Arkansas, must be identified as an intended third-party beneficiary to the manager's continued services.

The Board of Directors of Riverbend agreed with the City Managers' joint operating protocol and approved adding Schedule B to Riverbend's 2010 interlocal agreement with Texarkana, Texas (*see*ATTH 02). Schedule B would expand Riverbend's services to both Cities to include the following:

- The CSM's priority in his employ with Riverbend will be the continued performance of all duties previously held as the TWU Water Production Manager, including:

  1) Continued oversight of water production at both the Millwood and Wright Patman/New Boston Road water treatment plants, and supervision of water

production personnel in both plants;
2) At all water treatment plants under the ownership of either or both Cities: management of water treatment processes, quality control, and regulatory compliance;
3) Coordination of emergency repairs and system maintenance for all water treatment plants.
4) Ensuring all state and federal regulatory reporting remains current and compliant.

- In the event of a scheduling or resource conflict between Riverbend projects and Cities' production needs, the operational stability of the Cities' water supply shall take precedence.
- Riverbend shall be solely responsible for covering the CSM's salary and all aspects of his employment,The Cities shall not be required to provide direct salary compensation to either the Manager or Riverbend for the services rendered under Schedule B.
- Riverbend and City agree that for actions taken specifically in the oversight of the Millwood and Wright Patman/New Boston Road water treatment plants, Manager acts as agent of the Cities; and for actions taken regarding Riverbend infrastructure, Manager acts as agent of Riverbend.
- It is expressly stated that "The City of Texarkana, Arkansas, is an intended third-party beneficiary of the services to be provided under this Schedule B."

Potential Options:

Approve or decline to approve the proposed resolution.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends approval (TWU Director Gary Smith expressly concurs with this recommendation).

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING AN AMENDMENT TO THE CITY'S INTERLOCAL COOPERATION AGREEMENT WITH RIVERBEND WATER RESOURCES DISTRICT, ADDING SCHEDULE B; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on March 5, 2010, the City of Texarkana, Texas, and Riverbend Water Resources District ("Riverbend") executed an interlocal cooperation agreement ("the 2010 Agreement") which, among other provisions, detailed in Schedule A appended to the 2010 agreement specific services to be provided by Riverbend to the City; and

WHEREAS, in 2015, the City and Riverbend updated Schedule A to the 2010 agreement to revise the specific services to be provided by Riverbend to the City; and

WHEREAS, the City and Riverbend desire to amend the 2010 agreement by adding Schedule B, augmenting the services to be provided by Riverbend to City; and

WHEREAS, by resolution dated May 29, 2026, the Board of Directors of Riverbend approved adding Schedule B to the 2010 Agreement.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council approves the amendment to the interlocal cooperation agreement between the City of Texarkana, Texas, and Riverbend Water Resources District, attached hereto as **ATTH 01** and incorporated herein by reference for all purposes, adding Schedule B to the agreement. The City Manager is authorized to finalize and enter into said amendment on behalf of the City and to execute any and all documents necessary to effectuate the same.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Amendment to
Interlocal Cooperation Agreement

This Amendment to Interlocal Cooperation Agreement ("Amendment") is entered into by and between the City of Texarkana, Texas, a home-rule municipality operating under a municipal charter adopted as authorized by Article XI, Section 5, of the Texas Constitution and as recognized by Texas Local Government Code Section 5.004 and having full power of local self-government ("City"), and Riverbend Water Resources District ("Riverbend"), a local governmental entity and political subdivision created by the Texas Legislature as set forth in Title 6, Special District Local Laws Code, Subtitle L, Chapter 9601, under the authority of Article 16, Section 59 of the Texas Constitution.

Recitals

WHEREAS, on March 5, 2010, the City of Texarkana, Texas, and Riverbend Water Resources District ("Riverbend") executed an interlocal cooperation agreement ("the 2010 Agreement") which, among other provisions, detailed in Schedule A appended to the 2010 Agreement specific services to be provided by Riverbend to the City; and in 2015, the City and Riverbend updated Schedule A to the 2010 Agreement to revise the specific services to be provided by Riverbend to the City; and

WHEREAS, City and Riverbend desire to update the 2010 agreement to add Schedule B, augmenting the services to be provided by Riverbend to City: consistent with the 2010 Agreement, Riverbend is developing a new regional water treatment facility project with capability of providing potable water to City; Riverbend has hired a water plant manager for its new regional water treatment facility, who formerly was the Water Production Manager for both the Millwood and Wright Patman/New Boston Road water treatment plants; and Riverbend and City have determined that it would be advantageous for this manager, under Riverbend's employ, to have the priority responsibility of continuing to perform all duties previously held as the Water Production Manager for both the Millwood and New Boston Road water treatment plants.

NOW THEREFORE, pursuant to Chapter 791 of the Texas Government Code, and in consideration of the premises and the mutual promises, covenants and agreements contained herein, City and Riverbend hereby agree as follows:

A. Section 2.1 of the 2010 Agreement is hereby amended to read as follows (amendment in boldface and underscored):

> 2.1 *Schedule of Services*. Riverbend agrees to perform services on behalf of City as set forth in Schedule**s** A **and B** to this Agreement, incorporated herein by reference for all purposes.

B. The 2010 Agreement is amended to add Schedule B, attached hereto and incorporated herein by reference for all purposes.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized officers.

The City of Texarkana, Texas

By: _____ Date: _____, 2026
David Orr
City Manager

ATTEST:

_____
Jennifer Evans, City Secretary

Riverbend Water Resources District

By: _____ Date: 5/29/2026, 2026
Kyle Dooley
Executive Director/CEO

ATTEST:

_____
Becky Melton
Executive Assistant/HR Manager

Schedule B

Additional services to be provided by Riverbend under this Interlocal Cooperation Agreement shall include the following:

I. PURPOSE

This schedule establishes a cooperative framework following Riverbend's hiring of the former Water Production Manager ("Manager") for both the Millwood and Wright Patman/New Boston Road water treatment plants. Riverbend and City, consistent with the "Joint Operating Protocol No.1" signed by the respective City Managers of the City of Texarkana, Texas, and the City of Texarkana, Arkansas ("Cities"), seek to ensure that water production services for the Cities continue without interruption or degradation by designating the Manager's continued oversight of the Millwood (Dept. 420) and Wright Patman/New Boston Road (Dept. 410) water treatment plants as a primary duty of his employment with Riverbend, together with Manager's continued performance of other duties previously held as the TWU Water Production Manager. To ensure this continuity of service and to provide the Manager with the necessary operational support, the Cities shall maintain the current number of budgeted positions in Depts. 410 and 420 for the duration of this Schedule B (provided that TWU may opt to reorganize functions and reassign lab personnel out of these departments to a new department).

II. PRIORITY OF MANAGER'S DUTIES/SCOPE OF SERVICES

- **Primary Responsibility:** The Manager's priority in his employ with Riverbend shall be the continued performance of all duties previously held as the TWU Water Production Manager, including:

    1) Continued oversight of water production at both the Millwood and Wright Patman/New Boston Road water treatment plants, and supervision of water production personnel in Depts. 410 and 420;
    2) At all water treatment plants under the ownership of either or both Cities: management of water treatment processes, quality control, and regulatory compliance;
    3) Coordination of emergency repairs and system maintenance for all water treatment plants.
    4) Ensuring all state and federal regulatory reporting remains current and compliant.

- **Operational Continuity:** There shall be no change in the scope or quality of water production services provided to the two Cities as a result of this transition.

- **Conflict Resolution:** In the event of a scheduling or resource conflict between Riverbend projects and Cities' production needs, the operational stability of the Cities' water supply shall take precedence.

III. SALARY ALLOCATION AND PERSONNEL BENEFITS

- **Salary Coverage:** Riverbend shall be solely responsible for covering the Manager's salary. The Cities shall not be required to provide direct salary compensation to either the Manager or Riverbend for the services rendered under this Schedule B.
- **Employment and Benefits:** Riverbend shall be solely responsible for all aspects of Manager's employment, including the administration and payment of all benefits, health insurance, and retirement contributions. Manager shall be considered an employee of Riverbend for all administrative and legal purposes.

IV. EQUIPMENT AND ACCESS

The Cities shall provide Manager with full access to all facilities and SCADA systems necessary to perform his duties; this includes, but is not limited to, physical access to both the Millwood and Wright Patman/New Boston Road production plants, remote monitoring software, and any internal communication tools required for the supervision of water production personnel.

V. DURATION

This Schedule B shall be in effect for the duration of the "Joint Operating Protocol No.1" signed by the respective City Managers of the Cities.

VI. LIABILITY AND INDEMNIFICATION

Riverbend and City agree that for actions taken specifically in the oversight of the Millwood and Wright Patman/New Boston Road water treatment plants, Manager acts as agent of the Cities; and for actions taken regarding Riverbend infrastructure, Manager acts as agent of Riverbend.

VII. INTENDED THIRD-PARTY BENEFICIARY

The City of Texarkana, Arkansas, is an intended third-party beneficiary of the services to be provided under this Schedule B.

Riverbend
Water Resources District

RIVERBEND RESOLUTION NO. 20260529-03

AUTHORIZING AND APPROVING AMENDMENTS TO THE INTERLOCAL AGREEMENT WITH THE CITY OF TEXARKANA, TEXAS ADDING SCHEDULE B; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Riverbend Water Resources District (Riverbend) is a conservation and reclamation district created under and essential to accomplish the purposes of Section 59 Article XVI, Texas Constitution, existing pursuant to and having the powers set forth in Chapter 9601 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, The City of Texarkana, Texas (City), a home rule municipality operating under municipal charter adopted as authorized by Article XI, Section 5 of the Texas Constitution and as recognized by Texas Local Government Code Section 5.004 and having full power of self-government; and

WHEREAS, on March 5, 2010, the City and Riverbend executed an interlocal cooperation agreement ("the 2010 Agreement") which, among other provisions, detailed in Schedule A appended to the 2010 agreement specific services to be provided by Riverbend to the City; and

WHEREAS, in 2015, the City and Riverbend updated Schedule A to the 2010 agreement to revise the specific services to be provided by Riverbend to the City; and

WHEREAS, the City and Riverbend desire to amend the 2010 agreement by adding Schedule B, augmenting the services to be provided by Riverbend to City.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of Riverbend Water Resources District:

SECTION 1: The Board authorizes and approves the amendment to the interlocal cooperation agreement between the City of Texarkana, Texas, and Riverbend Water Resources District, adding Schedule B to the agreement, attached hereto and incorporated herein by reference for all purposes. The Executive Director is hereby authorized to finalize and enter into said amendment on behalf of Riverbend and to execute any and all documents necessary to effectuate the same.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval.

Riverbend
Water Resources District

PASSED and APPROVED this 29th day of May 2026

Sonja Hubbard, President

ATTEST:

Steve Mayo, Secretary

Attached: Amendment to Interlocal Agreement with City of Texarkana, Texas
and Schedule B

RIVERBEND WATER RESOURCES DISTRICT

Amendment to
Interlocal Cooperation Agreement

This Amendment to Interlocal Cooperation Agreement ("Amendment") is entered into by and between the City of Texarkana, Texas, a home-rule municipality operating under a municipal charter adopted as authorized by Article XI, Section 5, of the Texas Constitution and as recognized by Texas Local Government Code Section 5.004 and having full power of local self-government ("City"), and Riverbend Water Resources District ("Riverbend"), a local governmental entity and political subdivision created by the Texas Legislature as set forth in Title 6, Special District Local Laws Code, Subtitle L, Chapter 9601, under the authority of Article 16, Section 59 of the Texas Constitution.

Recitals

WHEREAS, on March 5, 2010, the City of Texarkana, Texas, and Riverbend Water Resources District ("Riverbend") executed an interlocal cooperation agreement ("the 2010 Agreement") which, among other provisions, detailed in Schedule A appended to the 2010 Agreement specific services to be provided by Riverbend to the City; and in 2015, the City and Riverbend updated Schedule A to the 2010 Agreement to revise the specific services to be provided by Riverbend to the City; and

WHEREAS, City and Riverbend desire to update the 2010 agreement to add Schedule B, augmenting the services to be provided by Riverbend to City: consistent with the 2010 Agreement, Riverbend is developing a new regional water treatment facility project with capability of providing potable water to City; Riverbend has hired a water plant manager for its new regional water treatment facility, who formerly was the Water Production Manager for both the Millwood and Wright Patman/New Boston Road water treatment plants; and Riverbend and City have determined that it would be advantageous for this manager, under Riverbend's employ, to have the priority responsibility of continuing to perform all duties previously held as the Water Production Manager for both the Millwood and New Boston Road water treatment plants.

NOW THEREFORE, pursuant to Chapter 791 of the Texas Government Code, and in consideration of the premises and the mutual promises, covenants and agreements contained herein, City and Riverbend hereby agree as follows:

A. Section 2.1 of the 2010 Agreement is hereby amended to read as follows (amendment in boldface and underscored):

> 2.1 *Schedule of Services*. Riverbend agrees to perform services on behalf of City as set forth in Schedules A and B to this Agreement, incorporated herein by reference for all purposes.

B. The 2010 Agreement is amended to add Schedule B, attached hereto and incorporated herein by reference for all purposes.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized officers.

The City of Texarkana, Texas

By: _____ Date: _____, 2026
David Orr
City Manager

ATTEST:

_____
Jennifer Evans, City Secretary

Riverbend Water Resources District

By: _____ Date: _____, 2026
Kyle Dooley
Executive Director/CEO

ATTEST:

_____
Becky Melton
Executive Assistant/HR Manager

Schedule B

Additional services to be provided by Riverbend under this Interlocal Cooperation Agreement shall include the following:

I. PURPOSE

This schedule establishes a cooperative framework following Riverbend's hiring of the former Water Production Manager ("Manager") for both the Millwood and Wright Patman/New Boston Road water treatment plants. Riverbend and City, consistent with the "Joint Operating Protocol No.1" signed by the respective City Managers of the City of Texarkana, Texas, and the City of Texarkana, Arkansas ("Cities"), seek to ensure that water production services for the Cities continue without interruption or degradation by designating the Manager's continued oversight of the Millwood (Dept. 420) and Wright Patman/New Boston Road (Dept. 410) water treatment plants as a primary duty of his employment with Riverbend, together with Manager's continued performance of other duties previously held as the TWU Water Production Manager. To ensure this continuity of service and to provide the Manager with the necessary operational support, the Cities shall maintain the current number of budgeted positions in Depts. 410 and 420 for the duration of this Schedule B (provided that TWU may opt to reorganize functions and reassign lab personnel out of these departments to a new department).

II. PRIORITY OF MANAGER'S DUTIES/SCOPE OF SERVICES

- **Primary Responsibility:** The Manager's priority in his employ with Riverbend shall be the continued performance of all duties previously held as the TWU Water Production Manager, including:

    1) Continued oversight of water production at both the Millwood and Wright Patman/New Boston Road water treatment plants, and supervision of water production personnel in Depts. 410 and 420;
    2) At all water treatment plants under the ownership of either or both Cities: management of water treatment processes, quality control, and regulatory compliance;
    3) Coordination of emergency repairs and system maintenance for all water treatment plants.
    4) Ensuring all state and federal regulatory reporting remains current and compliant.

- **Operational Continuity:** There shall be no change in the scope or quality of water production services provided to the two Cities as a result of this transition.

- **Conflict Resolution:** In the event of a scheduling or resource conflict between Riverbend projects and Cities' production needs, the operational stability of the Cities' water supply shall take precedence.

III. SALARY ALLOCATION AND PERSONNEL BENEFITS

- **Salary Coverage:** Riverbend shall be solely responsible for covering the Manager's salary. The Cities shall not be required to provide direct salary compensation to either the Manager or Riverbend for the services rendered under this Schedule B.
- **Employment and Benefits:** Riverbend shall be solely responsible for all aspects of Manager's employment, including the administration and payment of all benefits, health insurance, and retirement contributions. Manager shall be considered an employee of Riverbend for all administrative and legal purposes.

IV. EQUIPMENT AND ACCESS

The Cities shall provide Manager with full access to all facilities and SCADA systems necessary to perform his duties; this includes, but is not limited to, physical access to both the Millwood and Wright Patman/New Boston Road production plants, remote monitoring software, and any internal communication tools required for the supervision of water production personnel.

V. DURATION

This Schedule B shall be in effect for the duration of the "Joint Operating Protocol No.1" signed by the respective City Managers of the Cities.

VI. LIABILITY AND INDEMNIFICATION

Riverbend and City agree that for actions taken specifically in the oversight of the Millwood and Wright Patman/New Boston Road water treatment plants, Manager acts as agent of the Cities; and for actions taken regarding Riverbend infrastructure, Manager acts as agent of Riverbend.

VII. INTENDED THIRD-PARTY BENEFICIARY

The City of Texarkana, Arkansas, is an intended third-party beneficiary of the services to be provided under this Schedule B.

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☒	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	
Other:			

City of Texarkana, Texas

VI.1

Briefing Sheet

Department: Human Resources **Action Officer:** J.W. Bramlett, HR Director

Subject: Resolution No. 2026-103 approving an interlocal agreement and statement of responsibility with the Texas Municipal League Intergovernmental Risk Pool to acquire and access group critical illness coverage for retired peace officers and firefighters, as required by Texas House Bill 4144 during the 89th Texas Legislative Session.

Briefing: **Public Hearing:** **Council Vote:** 6/8/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

During the 89th Texas Legislative Session, the Texas Legislature adopted House Bill 4144 (H.B. 4144), which establishes new benefit requirements for certain retired firefighters and peace officers employed by political subdivisions in Texas.

Under H.B. 4144, a political subdivision that employs at least 50 firefighters or at least 50 peace officers is required to provide a “critical illness supplemental income benefit” or comparable health benefit plan coverage for eligible retirees who are diagnosed within three years of retirement with one of the covered conditions identified in state law, including certain cancers, heart attacks, or strokes.

The required benefit amount is equal to the lesser of:

- The retiree’s final annual salary; or
- $100,000.

Because these benefits are not considered workers’ compensation benefits, they cannot be administered through the City’s existing workers’ compensation program.

To assist municipalities and other political subdivisions with compliance, the Texas Municipal League Intergovernmental Risk Pool competitively procured a group critical illness insurance

product that satisfies the statutory requirements of H.B. 4144. The coverage is provided through MetLife and administered by AmWins Group Benefits. The Texas Municipal League Intergovernmental Risk Pool serves solely as the master policy holder for participating entities.

Participation in the program requires the City to:

1. Execute a Group Critical Illness Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool;
2. Coordinate enrollment and coverage administration through AmWins Group Benefits; and
3. Provide required participant information and premium payments for eligible retirees.

Additionally, participating entities must enroll all eligible members and are responsible for paying 100% of the required premiums during the applicable three-year eligibility period.

The attached interlocal agreement and statement of responsibility establish the framework necessary for the City to participate in the program and obtain the required insurance coverage in order to comply with H.B. 4144 requirements applicable to qualifying retired firefighters and peace officers.

Potential Options:

Approve or Deny

Fiscal Implications:

Premium costs are employer-paid for the required three-year eligibility period following retirement in accordance with House Bill 4144 requirements.

Future fiscal impacts will vary depending on the number of eligible retiring firefighters and peace officers, salary levels at retirement, participant ages, and applicable premium rate adjustments. Rates are subject to change annually by the insurance provider.

Currently we have two officers that are eligible for the coverage with annual premiums of $709.56 and $1,117.80 respectively.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

Board/Committee Recommendation:

Advisory Board/Committee Meeting Date and Minutes:

RESOLUTION NO. 2026-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING PARTICIPATION IN THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL GROUP CRITICAL ILLNESS COVERAGE PROGRAM; AUTHORIZING THE EXECUTION OF THE GROUP CRITICAL ILLNESS INTERLOCAL AGREEMENT AND RELATED DOCUMENTS NECESSARY TO COMPLY WITH TEXAS HOUSE BILL 4144; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the 89th Texas Legislature enacted House Bill 4144 (H.B. 4144"), requiring certain political subdivisions employing at least fifty (50) firefighters or peace officers to provide a critical illness supplemental income benefit or comparable health benefit plan coverage to qualifying retired firefighters and peace officers diagnosed with certain covered illnesses within three (3) years following retirement; and

WHEREAS, the City of Texarkana, Texas, employs the number of peace officers and/or firefighters necessary to be subject to the requirements of H.B. 4144; and

WHEREAS, the Texas Municipal League Intergovernmental Risk Pool ("TMLIRP") has competitively procured a Group Critical Illness Coverage program designed to satisfy the requirements of H.B. 4144, with coverage provided by Metropolitan Life Insurance Company ("MetLife") and administered by AmWins Group Benefits; and

WHEREAS, participation in the program requires execution of a Group Critical Illness Interlocal Agreement and related Statement of Responsibility documents with TMLIRP; and

WHEREAS, the City Council finds that participation in the TMLIRP Group Critical Illness Coverage program is in the best interest of the City and is necessary to comply with applicable state law requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council hereby authorizes the City's participation in the Texas Municipal League Intergovernmental Risk Pool Group Critical Illness Coverage program established for compliance with House Bill 4144.

SECTION 2: The City Manager is hereby authorized to execute the Gorup Critical Illness Interlocal Agreement, Statement of Responsibility, and any related documents necessary to obtain and maintain the required coverage through the Texas Municipal League Intergovernmental Risk Pool, MetLife, and AmWins Group Benefits.

SECTION 3: The City Council hereby authorizes the expenditure of funds necessary for payment of premiums and administrative costs associated with the coverage as required by House Bill 4144 and the terms of the program.

SECTION 4: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Texas Municipal League Intergovernmental Risk Pool

1821 Rutherford Lane, First Floor • Austin, Texas 78754

GROUP CRITICAL ILLNESS INTERLOCAL AGREEMENT

This Group Critical Illness Interlocal Agreement (hereinafter referred to as "Agreement") is entered into by and between political subdivisions of this state (hereinafter referred to as "Electing Pool Members"). This Agreement is specifically for the Electing Pool Members to acquire and access Group Critical Illness Coverage, as required by House Bill 4144, passed in the 89th Texas Legislative Session (hereinafter referred to as the "Coverage"). Under this Agreement, the Texas Municipal League Joint Self-Insurance Fund (hereinafter referred to as the "Fund") will act only as the initial holder of the Coverage.

WITNESSETH:

The undersigned Electing Pool Member, in accordance with the Interlocal Cooperation Act, Tex. Gov't Code § 791.001, et seq., and the interpretation thereof by the Attorney General of the State of Texas (Opinion #MW-347, May 29, 1981), and in consideration of other political subdivisions executing like agreements, does hereby agree to become one of the Electing Pool Members for the purpose of acquiring and accessing the Coverage. The conditions of membership agreed upon by and between the parties are as follows:

1. Other definitions of terms used in this Agreement:

   a. Administrator. Refers to the entity administering the Coverage.
   b. Provider. Refers to the entity issuing and providing the Coverage.

2. In consideration of the execution of this Agreement by and between the Electing Pool Members and the Fund, the coverage elected by the Electing Pool Member is afforded according to the terms of the Coverage provided by the Provider.

   Each Electing Pool Member agrees to adopt and accept the coverage, provisions, terms, conditions, exclusions, and limitations as further provided for in the Coverage. This Agreement shall be construed to incorporate the Coverage, Declarations, and Agreements and addenda whether physically attached hereto.

3. It is understood that by participating in this risk-sharing mechanism to cover liability exposures, the Electing Pool Member does not intend to waive any of the immunities that its officers or its employees now possess. The Electing Pool Member recognizes the Texas Tort Claims Act and its limitations to certain governmental functions as well as its monetary limitations and that by executing this Agreement does not agree to expand those limitations.

4. The term of this Agreement and the Coverage provided to the Electing Pool Member shall be continuous commencing 12:01 a.m. on the date designated in the Coverage until terminated by the Electing Pool Member as provided in the Coverage, or until terminated for any reason by the Fund by providing 60 days' written notice to the Electing Pool Member. Changes to the Agreement made during the term, whether requested by the Electing Pool Member or required by the Fund, will be handled by written agreement.

5. The Electing Pool Member agrees that it will appoint a contact of department head rank, and neither the Administrator, the Provider, nor the Fund shall be required to contact any other individual except this one person. Any notice to or agreements with the contact shall be binding upon the Electing Pool Member. The Electing Pool Member reserves the right to change the contact from time to time by giving written notice to the Administrator, the Provider, and the Fund.

6. The Electing Pool Member, via this Agreement, is electing to participate in the Fund only to the extent of acquiring and obtaining access to the Coverage. The Electing Pool Member shall not make contributions to the Fund nor receive the other coverages provided by the Fund, nor shall the Fund be liable for the payment of claims against or by the Electing Pool Member. The Fund shall only act as the initial holder of the Coverage. The Fund shall not handle any aspects of claims under the Coverage.

   TO THE EXTENT PERMITTED BY APPLICABLE LAW, THE ELECTING POOL MEMBER FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE FUND, ITS TRUSTEES, OFFICERS, EMPLOYEES, AND AGENTS FROM ALL CLAIMS (INCLUDING REASONABLE ATTORNEY FEES), EVEN IF SUCH CLAIMS ARISE FROM THE NEGLIGENCE, WHETHER SOLE, JOINT, COMPARATIVE, OR CONCURRENT, OR ALLEGED NEGLIGENCE OF THE FUND, ITS TRUSTEES, OFFICERS, EMPLOYEES, OR AGENTS, THAT MAY BE ASSERTED AGAINST THE FUND ARISING OUT OF THIS AGREEMENT.

The Fund shall not be liable for the administration or handling of claims by or against the Electing Pool Member under the Coverage. Electing Pool Members agree that the Provider and the Administrator are assuming all costs, liabilities, and risks arising from this Agreement and the Coverage, and agree that any grievances, claims, or suits by an Electing Pool Member arising from this Agreement and/or the Coverage shall be brought against only the Provider and/or Administrator.

In connection with claims within the scope of the Coverage, the Administrator shall provide the following services on behalf of the Electing Pool Member as confirmed specifically in the Coverage: overall claims administration; claims servicing including investigation and recommendations; periodic meetings with the Electing Pool Member's contact or claims committee; claims handling; storage and retention of claims records; periodic reports detailing claims and loss information and history. The Electing Pool Member shall comply with all reasonable requirements of the Provider and the Administrator.

Electing Pool Member Fax Number
_____
Fund Contact Information (if different from member)
Address_____
Telephone_____Fax_____
E-mail_____

TO BE COMPLETED BY ELECTING POOL MEMBER:

ELECTING POOL MEMBER'S FUND CONTACT (See Section 5):

Member Name _____

Name of Contact _____Title _____

Mailing Address _____

Street Address (if different from above) _____

City _____Zip _____ Phone_____

SIGNATURE OF AUTHORIZED ELECTING POOL MEMBER OFFICIAL

_____ _____
Title Date

Electing Pool Member's Federal Tax I.D. Number ____ ____ - ____ ____ ____ ____ ____ ____ ____
This Information is MANDATORY

TO BE COMPLETED BY FUND: (OFFICE USE ONLY)

Effective Date of This Agreement _____

Member Name _____

Contract Number _____

SIGNATURE OF AUTHORIZED FUND OFFICIAL

_____ _____
Title Date

STATEMENT OF RESPONSIBILITY
FOR GROUP CRITICAL ILLNESS

This Statement of Responsibility is entered into by and between the Texas Municipal League Joint Self-Insurance Fund (the "Fund") and the political subdivision of the state of Texas identified below (hereinafter referred to as "Electing Pool Member") which has elected to sign a certain Group Critical Illness Interlocal Agreement to acquire and access Group Critical Illness Coverage, as required by House Bill 4144, passed in the 89th Texas Legislative Session (hereinafter referred to as the "Coverage"). The Coverage shall be issued to the Fund through Metropolitan Life Insurance Company ("MetLife") and shall cover members of the Electing Pool Member.

WITNESSETH:

The undersigned political subdivision has elected to become an Electing Pool Member for the purpose of acquiring and accessing the Coverage and has agreed to adopt and accept the coverage, provisions, terms, conditions, exclusions, and limitations as further provided for in the Coverage. In connection with acquiring and accessing the Coverage, the Electing Pool Member hereby makes the following representations:

1) The Electing Pool Member must enroll all eligible members in the Coverage;
2) The Electing Pool Member shall be required to pay 100% of the premium for enrolled members throughout their entire three-year eligibility period and remit such premium to MetLife through a designated third-party administrator;
3) The Electing Pool Member shall provide all necessary information to MetLife through a designated third-party administrator to administer the Coverage in a timely manner.
4) This provision applies to any Electing Pool Member that is not required, under applicable state law, to offer the Coverage but nonetheless elects to participate in the program. Any such Electing Pool Member agrees as follows: (i) all eligible retirees of the Electing Pool Member must be enrolled in the Coverage while the Electing Pool Member participates in the program; and (ii) the Electing Pool Member shall enroll each retiree and pay the applicable premium for each such retiree for a minimum period of thirty-six (36) months, measured from the effective date of that retiree's Coverage. This obligation shall survive cancellation or termination of participation in the program and shall continue until a full thirty-six (36) months of premium has been paid for each enrolled retiree.

Premiums and fees are due and payable by the Electing Pool Member on the first day of each month for which coverage for members of that Electing Pool Member is to be provided. The Electing Pool Member's first premiums/fees must be paid within 31 days of the effective date of Coverage. If a payment other than the Electing Pool Member's first payment is not received within 31 days after the due date, Coverage will terminate on the earlier of the 31st day following the due date and the date requested in writing by the Electing Pool Member, provided the request is made before the 30th day following the due date. The Electing Pool Member will be liable for payment of the premium and fees which accrue while any Coverage remains in force.

The term of this Statement of Responsibility shall be continuous commencing 12:01 a.m. on the date designated in the Coverage until terminated by the Electing Pool Member or Provider as provided in the Coverage, or until terminated for any reason by the Fund by providing 60 days' written notice to the Electing Pool Member.

Electing Pool Member Fax Number
_____
Fund Contact Information (if different from member)
Address_____
Telephone_____Fax_____
E-mail_____

TO BE COMPLETED BY ELECTING POOL MEMBER:

ELECTING POOL MEMBER'S FUND CONTACT:

Member Name _____

Name of Contact _____Title _____

Mailing Address _____

Street Address (if different from above) _____

City _____Zip _____ Phone_____

SIGNATURE OF AUTHORIZED ELECTING POOL MEMBER OFFICIAL

_____ _____
Title Date

Electing Pool Member's Federal Tax I.D. Number _____ _____ - _____ _____ _____ _____ _____ _____ _____
This Information is MANDATORY

TO BE COMPLETED BY FUND: (OFFICE USE ONLY)

Effective Date of This Agreement _____

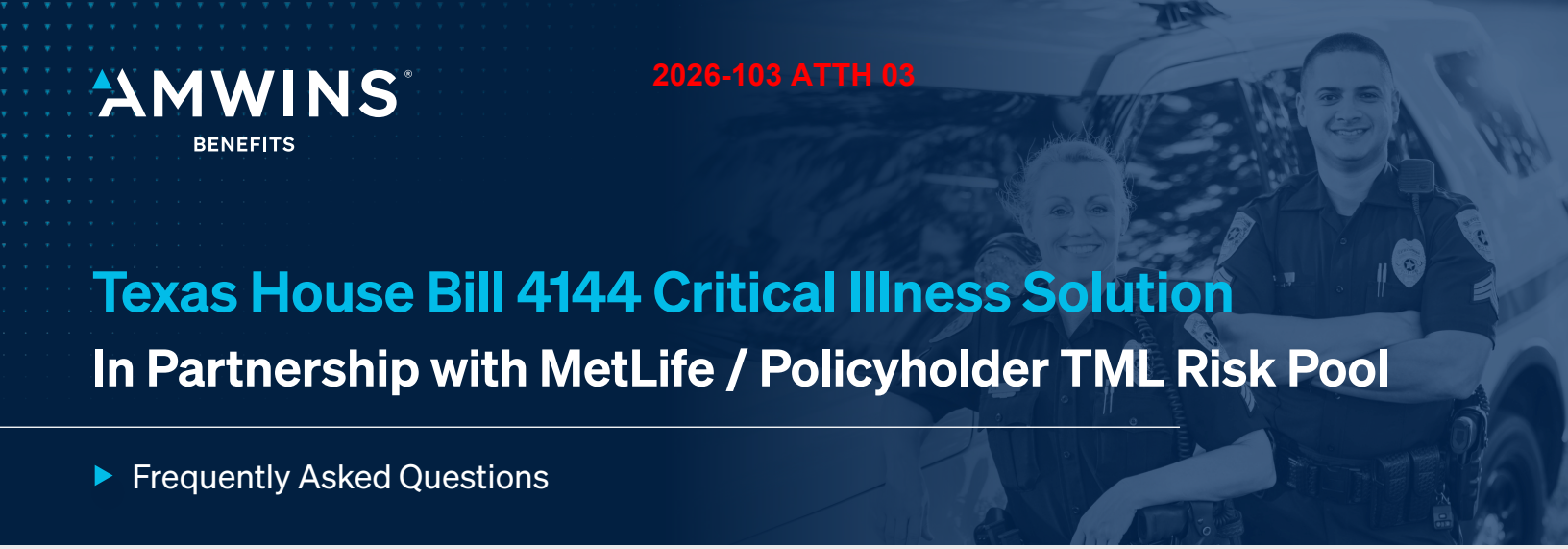
Member Name _____

Contract Number _____

SIGNATURE OF AUTHORIZED FUND OFFICIAL

_____ _____
Title Date

AMWINS BENEFITS



Texas House Bill 4144 Critical Illness Solution

In Partnership with MetLife / Policyholder TML Risk Pool

▶ Frequently Asked Questions

For more information about the **TML Risk Pool**'s Insured Solution through **MetLife**, please contact **Amwins** at **800.313.7008**, or **txhb4144@amwins.com**.

What is Texas House Bill 4144 (HB4144)?

HB4144 requires certain Texas political subdivisions to provide financial protection for eligible retired peace officers and/or firefighters who develop certain serious health conditions within three years after retirement.
Full text of the act can be found here

Does HB4144 apply to all political subdivisions?

No, it only applies to those with at least 50 firefighters and/or peace officers.

What benefit is required to be provided by the political subdivision?

The political subdivision must provide a critical illness supplemental income benefit, or comparable health coverage, if a firefighter or peace officer is diagnosed with a specified health condition or disease no later than the third anniversary following retirement. The value of the supplemental income benefit is the lesser of the employee's final year of salary or $100,000.

What specific conditions or diseases are mandated for coverage by HB4144?

The law mandates conditions explicitly listed in HB4144 including:

- Cancer that originates at the stomach, colon, rectum, skin, prostate, testes, or brain
- Non-Hodgkin's lymphoma
- Multiple myeloma
- Malignant melanoma
- Renal cell carcinoma
- Heart attack
- Stroke

Do I have to change my provider to participate in the program?

No changes to your current insurance programs or health care providers are required.
This fully insured program operates independently of all other insurance coverage.

Who is responsible for offering the required benefit?

The employing political subdivision is required to offer the benefit and the amount is the lesser of:

- The retiree's final annual salary, or $100,000
- The statutory maximum benefit is 7x the initial benefit.

Can a political subdivision self-fund this requirement?

Yes. The employing political subdivision may: Self-fund the benefit, or purchase an insured solution, such as the MetLife program administered by Amwins.

How long is the political subdivision responsible for the coverage?

The employing political subdivision's obligation continues for 36 months following retirement, regardless of the date of diagnosis, provided the diagnosis occurs within that period.

Who are the key partners in this solution?

- **TML Risk Pool** (Texas Municipal League Intergovernmental Risk Pool) – Policyholder Entity
- **MetLife** – Insurance carrier providing the Critical Illness product
- **Amwins** – Exclusive third-party administrator (implementation, eligibility, billing, support)

Does the solution comply with HB4144?

Yes, MetLife has designed a program to match the letter of the law.

Was the TML Risk Pool solution competitively procured?

Yes. It was competitively procured by the consultant and approved by the Pool's Trustees.

Do political subdivisions need to be members of the TML Risk Pool to access the solution?

Yes. Membership in the TML Risk Pool is required. Though, non-members may join solely for HB4144 participation. Current members must execute a coverage-specific interlocal agreement.

How does an entity join the TML Risk Pool for this program?

The joining process is administered by the TML Risk Pool. Membership confirmation flows from the TML Risk Pool to Amwins for onboarding.

Is the MetLife solution a Fully Insured Product?

Yes. It is fully insured and includes a four-year rate guarantee.

Is underwriting required?

No medical underwriting is required. The plan and rates are the same for all participating entities.

Who is eligible for coverage?

Retired peace officers and firefighters who meet HB4144 eligibility criteria and retire from a participating political subdivision on or after January 1, 2026.

Are dependents or spouses covered?

No. This offering provides retiree-only Critical Illness coverage.

What is the benefit amount to be paid by MetLife if a retiree is diagnosed with a critical illness?

The benefit amount is the lesser of:

- The retiree's final annual salary, or $100,000
- The statutory maximum benefit is 7x the initial benefit

How are rates structured?

Rates are age-banded and calculated per $1,000 of covered salary, up to a maximum salary of $100,000.

May retirees "age up" into new rate brackets?

Yes. Attained-age rate adjustments occur on the TML Risk Pool master policy anniversary date. Not on the anniversary of the individual retiree's effective date.

Can retirees change their benefit amount?

No. The benefit is fixed based on final salary and cannot be changed once issued (except for optional portability after the 3-year period, if applicable).

Is porting or converting coverage an option after 36 months?

Portability and conversion options are currently under review with MetLife. Preliminary guidance suggests these options may be available; however, final workflows, forms, and communication timing are still being finalized by MetLife and Amwins.

Who will send termination or conversion notices?

Amwins is responsible for all termination and conversion notices. After receiving notice from the employing entity, Amwins issues notices approximately 90 days prior to termination and ensures compliance with Texas law requiring notification within 30 days after termination.

What does implementation process include?

1. Political subdivision executes interlocal with the TML Risk Pool.
2. Amwins presents the opportunity and manages application submission.
3. Amwins prepares the rated brochure; MetLife approves.
4. Entity signs a Participation Agreement (MetLife to provide).
5. Amwins sets up the entity in the TPA system.
6. Implementation call is scheduled to confirm:
   - Eligibility file format
   - Billing preferences
   - Contacts and communication workflow
7. Monthly eligibility and billing begin

Who handles administrative tasks?

Amwins handles the following:

- Implementation & onboarding
- Eligibility file management
- Billing and premium administration
- Administrative customer service

MetLife handles the following:

- Policy Issuance
- Claims Administration
- Claimant Support

What eligibility data is required?

Once the interlocal agreement is executed, the political subdivision must submit the following information:

- Entity identifier
- Retiree name
- SSN
- Last annual salary
- Retirement date
- Coverage effective date
- Termination date (calculated based on 36 months)

How are data files managed?

A consolidated entity-level file is preferred. Amwins manages the receipt and processing of all eligibility data, and manual remittance is offered for smaller entities as necessary.

How many municipalities are expected to participate?
We expect approximately 200 participating entities.

Who is billed?
Billing is issued directly to individual municipalities and counties rather than to the TML Risk Pool.

How often are invoices sent?
Amwins issues invoices on a monthly basis.

How do entities pay?
Entities may pay by check, ACH/bank draft, or eBill payment portal.

Who handles Critical Illness claims?
All Critical Illness claims are administered by MetLife.

Who supports retirees with claim questions?
MetLife provides support for benefit and claim-related questions, while Amwins handles eligibility and billing questions from participating entities.

What documentation do retirees receive?
Entities will receive the policy and Critical Illness packet, which they will distribute to eligible retirees.

Will the TML Risk Pool host program documents on their website?
Yes. The TML Risk Pool website will host key program materials such as:

- Brochure
- Participation Agreement
- File specifications
- Contacts
- Policy documents will be accessible on the TML Risk Pool website.

What reporting is available?
Available reporting includes premium paid versus billed reconciliations and monthly member and coverage backup reports.

Email: txhb4144@amwins.com
Phone: 800.313.7008

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☐	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	
Other:			

City of Texarkana, Texas

VII.1

Briefing Sheet

Department: Public Works **Action Officer:** Dusty Henslee, Asst. CM/Public Works Director

Subject: Ordinance No. 2026-093 approving a real estate exchange agreement with the Texas A&M University System for property near Bringle Lake (City property commonly referred to as the Golf Ranch, approximately 249.866 acres located in the Jarrett Janes HRS, agreed fair market value of $2.5 Million, in exchange for University-owned non-flood plain vacant real property suitable for residential development between Clear Creek and the west edge of the Oakwood Subdivision, approximately 138.788 acres in the J.W. Fort HRS, agreed fair market value of $2.5 Million); and approving liquidation of leasehold interest and termination of lease agreement with Texarkana Golf Ranch, LLC, for the Golf Ranch leasehold (appraised value of $1.2 Million).

Briefing: 6/8/2026 **Public Hearing:** 7/13/2026 **Council Vote:** 7/13/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The City and Texas A&M University–Texarkana have been in discussions regarding the sale of the Golf Ranch property currently owned by the City to TAMUT for the continued operation of a golf course at this location. The golf course will be utilized for TAMUT events and activities, while also remaining open for public use. As part of the proposed transaction, TAMUT would also sell to the City approximately 138.788 acres of vacant non-flood plain land. The City intends to utilize this property for future residential development, which is greatly needed within the city limits. The agreed-upon value for each tract is $2.5 million.

In addition, the City has been in discussions with Texarkana Golf Ranch, LLC regarding the liquidation of the leasehold interest of the current golf course agreement in the amount of $1.2 million.

Potential Options:

Approve or decline to approve the proposed resolution.

Fiscal Implications:

The respective properties owned by the City and University proposed for exchange are equal in value as agreed; and funds are available in the General Fund (Fund 101) for liquidation of the golf ranch leasehold interest.

Staff Recommendation:

Staff recommneds approval.

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

ORDINANCE NO. 2026 – 093

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING A REAL ESTATE EXCHANGE AGREEMENT WITH THE TEXAS A&M UNIVERSITY SYSTEM FOR PROPERTY NEAR BRINGLE LAKE (CITY PROPERTY COMMONLY REFERRED TO AS THE GOLF RANCH, APPROXIMATELY 249.866 ACRES LOCATED IN THE JARRETT JANES HRS, AGREED FAIR MARKET VALUE OF $2.5 MILLION, IN EXCHANGE FOR UNIVERSITY-OWNED NON-FLOOD PLANE VACANT REAL PROPERTY SUITABLE FOR RESIDENTIAL DEVELOPMENT BETWEEN CLEAR CREEK AND THE WEST EDGE OF THE OAKWOOD SUBDIVISION, APPROXIMATELY 138.788 ACRES IN THE J.W. FORT HRS, AGREED FAIR MARKET VALUE OF $2.5 MILLION); APPROVING LIQUIDATION OF LEASEHOLD INTEREST AND TERMINATION OF LEASE AGREEMENT WITH TEXARKANA GOLF RANCH, LLC, FOR THE GOLF RANCH LEASEHOLD (APPRAISED VALUE OF $1.2 MILLION); CONTAINING A REPEALER CLAUSE; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, pursuant to Article I, Section 3 of the Charter of the City of Texarkana, Texas, "… may acquire property within or without its corporate limits for any municipal purpose; may cooperate with the government of Texas or any agency thereof, … to accomplish any lawful purpose for the advancement of the health, morals, safety, convenience or welfare of the city or its inhabitants; [and] may sell, lease, mortgage, hold, manage and control such property as its interest may require…"; and

WHEREAS, Texas Local Government Code Section 272.001(j) provides: "A political subdivision may donate, exchange, convey, sell, or lease land, improvements, or any other interest in real property to an institution of higher education, as that term is defined by Section 61.003, Education Code, to promote a public purpose related to higher education. The political subdivision shall determine the terms and conditions of the transaction so as to effectuate and maintain the public purpose. A political subdivision may donate, exchange, convey, sell, or lease the real property interest for less than its fair market value and without complying with the notice and bidding requirements of [Section 272.001] Subsection (a)"; and

WHEREAS, institutions of "higher education" as defined by Texas Education Code Section 61.003(6), include the Texas A&M University System (hereinafter, "University"); and

WHEREAS, other Texas law authorizes the transfer of City property to a governmental agency with the power of eminent domain at not less than fair market value, with the parties in accord regarding the paramount public use of the property; *see* Texas Local Government Code Sec. 272.001(b)(5); Tex. Atty. Gen. Op. DM-232 (1993); Tex. Atty. Gen. Op. DM-441 (1997); and the University has legislative authority for exercising eminent domain; *see* Texas Education Code Section 85.32; and

WHEREAS, the City Council of the City of Texarkana, Texas, has recognized "the educational and economic benefits to be derived from opportunities afforded by the availability of various degree programs provided by institutions of higher learning" [Res. No. 019-03], establishing an "Urban Fellows Program" with the University for students of Urban Planning to receive credit while working

with the City [Res. No. 15-71], endorsing the creation of the University's Texarkana campus and conveying to the University "not less than 300 acres of real property situated adjacent to Bringle Lake" to be used for a campus [Res. No. 019-03, Ord. No. 18-04], securing engineering services "in anticipation of and to accommodate the construction of the TAMU-T campus" and other City growth [Ord. No. 049-07], providing for roadway construction of the East approach to the campus [Ord. Nos. 112-2010, 049-2011, 2014-042, 2014-096, 2015-061], and naming said roadway "University Avenue" [Res. No. 042-2013]; and

WHEREAS, the University owns within the city limits near Bringle Lake certain vacant non-flood plane land between Clear Creek and the West edge of the Oakwood Subdivision, in the J.W. Fort Headright Survey, Abstract No. 218, set forth in Exhibit "A", incorporated herein by reference for all purposes, an area that can be privatized from governmental ownership into private ownership for residential development and other uses beneficial to the citizens of Texarkana, eventually converting the tax-exempt public land into taxable private property; and

WHEREAS, the City owns within the city limits Bringle Lake property commonly referred to as the "Golf Ranch Property" located off of University Avenue in the Jarrett Janes Headright Survey, Abstract No. 302, set forth in Exhibit "B", incorporated herein by reference for all purposes; decades ago, the City entered into a lease agreement with Hank Haney Golf, Inc., for the development of a public golf facility on that property [Ord. Nos. 126-01, 157-01]; and the lease agreement/leasehold interest was assigned over two years ago to Texarkana Golf Ranch, LLC [Res. No. 2023-052]; and

WHEREAS, the University desires to expand its athletic programs and facilities to include a full size golf course by acquiring the City's public golf course [Exhibit "B"]; the City desires to secure the University's real property [Exhibit "A"] for residential development and other uses beneficial to the citizens of Texarkana; both City and University agree that the proposed uses of these respective properties are the paramount public use of the properties, benefitting the citizens of Texarkana, Bowie County, Texas; and a necessary condition to the City conveying its public golf course to the University is the liquidation of the current leasehold interest; and

WHEREAS, the general parameters of this residential development property for golf course transaction include the following components:

- City purchase of the University's Exhibit "A" property – 138.788 acres, more or less, for the agreed fair market value of $2,500,000 – for the purpose of converting tax-exempt public land into taxable private property for residential development and other uses beneficial to the citizens of Texarkana;

- University purchase of the City's Exhibit "B" property – 249.866 acres, more or less, for the agreed fair market value of $2,500,000 – to promote a public purpose related to higher education by providing for the expansion of athletic programs and facilities;

- City liquidation of the Texarkana Golf Ranch, LLC, leasehold interest for the appraised valuation of $1,200,000; and

WHEREAS, the City Council finds and determines that the proposed City acquisition of University's Exhibit "A" property and the anticipated increased value to the City upon privatizing tax-exempt public land into taxable private property for residential development and other uses beneficial to the citizens

of Texarkana, the proposed University acquisition of City's Exhibit "B" property which will expand the TAMU-T athletic programs, and the proposed liquidation of the Golf Ranch lease to facilitate University's purchase of City's Exhibit "B" property, complies with Texas law and is in best interest of the citizens of Texarkana, Texas.

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

SECTION 1: The City Council approves and authorizes the City Manager to enter into an Exchange Agreement with the Texas A&M University System for the acquisition of 138 acres, more or less, located between Clear Creek and the West edge of the Oakwood Subdivision in Texarkana, Texas [Exhibit "A"], for the agreed fair market value of $2,500,000.00, for future residential development and other uses beneficial to the citizens of Texarkana.

SECTION 2: Subject to Section 3 of this Ordinance, the City Council approves and authorizes the City Manager to enter into an Exchange Agreement with the Texas A&M University System for the acquisition of 249.866 acres, more or less, of City property [Exhibit "B"], for the agreed fair market value of $2,500,000, to promote a public purpose related to higher education by providing for the University's expansion of athletic programs and facilities at the Texas A&M University-Texarkana campus.

SECTION 3: The City Council approves and authorizes the City Manager to enter into an agreement to liquidate the leasehold interest and terminate the City's golf ranch lease agreement between City and Texarkana Golf Ranch, LLC, for the appraised valuation of $1,200,000.00.

SECTION 4: The City Manager shall be further authorized, on behalf of the City, to negotiate agreements with the respective parties and to execute any and all documents necessary to effectuate the intent of this Ordinance.

SECTION 5: All ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict herewith are specifically repealed.

SECTION 6: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 7: This Ordinance shall be in full force and effect after its passage and approval.

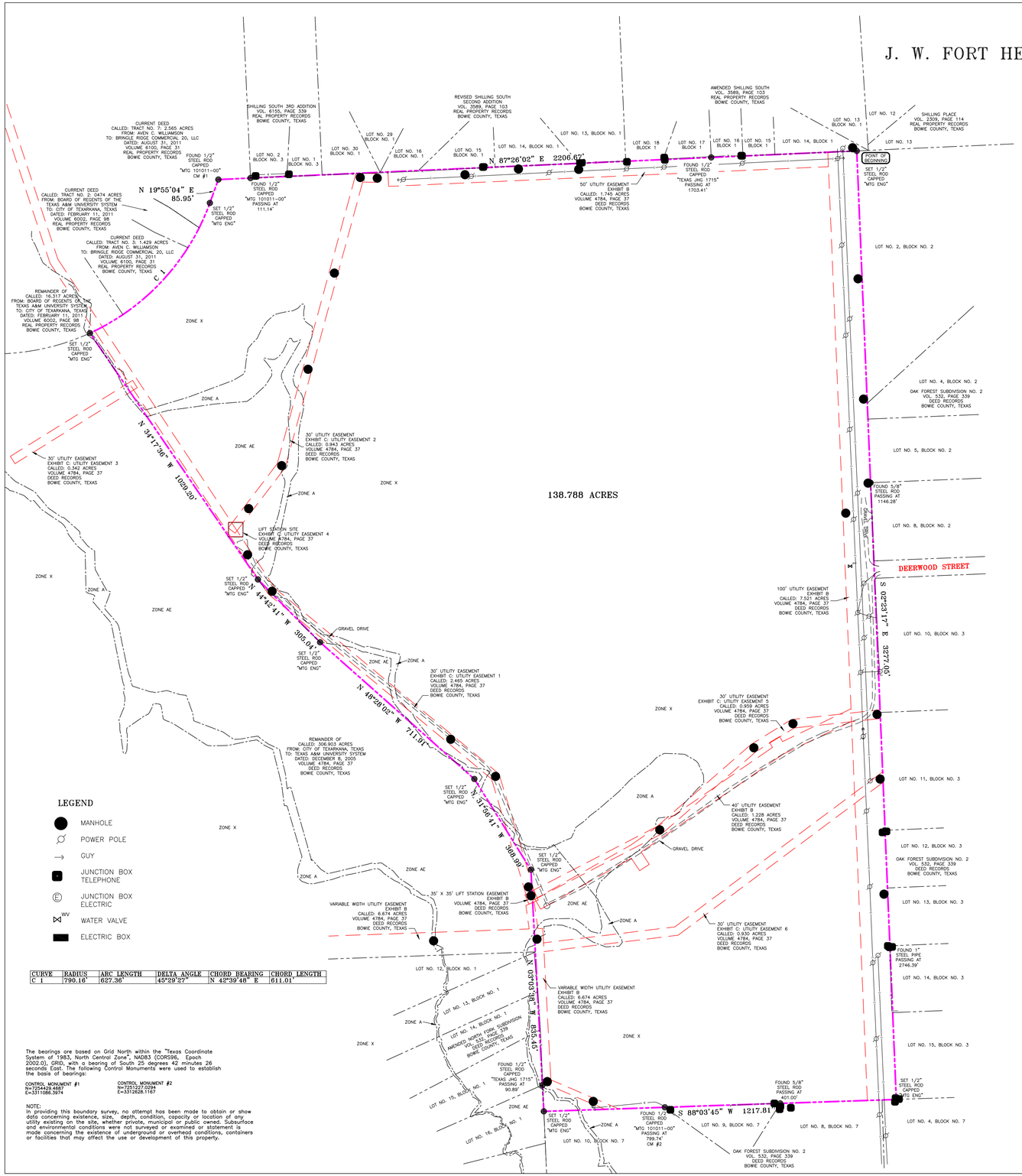
PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

J. W. FORT HEADRIGHT SURVEY, ABSTRACT NO. 218



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	790.16'	627.36'	45°29'27"	N 42°39'48" E	611.01'

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, Epoch 2002.0), GRID, with a bearing of South 25 degrees 42 minutes 26 seconds East. The following Control Monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7254429.4857
E=3311086.3974

CONTROL MONUMENT #2
N=7251227.0294
E=3312628.1167

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

PROPERTY DESCRIPTION
138.788 ACRES
BOWIE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the J. W. Fort Headright Survey, Abstract No. 218, Bowie County, Texas, being a part of that certain tract of land described as 306.903 acres in the deed from the City of Texarkana, Texas to the Texas A&M University System, dated December 8, 2005, as recorded in Volume 4784, Page 37 of the Deed Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner lying in the South line of Lot No. 14, Block 1 of Shilling Place, Volume 2309, Page 114 of the Real Property Records of Bowie County, Texas, said corner being the Northeast corner of the said 306.903 acre tract and the Northwest corner of Lot No. 2, Block 2 of Oak Forest Subdivision No. 2, as recorded in Volume 532, Page 339 of the Deed Records of Bowie County, Texas;

THENCE South 02 degrees 23 minutes 17 seconds East at a distance of 1146.28 feet passing a 5/8 inch steel rod found for a reference, at a distance of 2746.39 feet passing a 1 inch steel pipe found for a reference and continuing in all a total distance of 3277.05 feet along the East line of the said 306.903 acre tract, the West line of Lots 2, 4, 5, and 8, Block 2 of the said Oak Forest Subdivision No. 2, the West line of Deerwood Street, the West line of Lots 10–15, Block 3 of the said Oak Forest Subdivision No. 2 to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner lying in the North line of Lot No. 4, Block 7 of the said Oak Forest Subdivision No. 2, said corner being the Southeast corner of the said 306.903 acre tract, the Southwest corner of Lot No. 15, Block 3;

THENCE South 88 degrees 03 minutes 45 seconds West at a distance of 401.00 feet passing a 5/8 inch steel rod found for a reference, at a distance of 799.74 feet passing a 1/2 inch steel rod capped "MTG 101011–00" found for a reference and continuing in all a total distance of 1217.81 feet along the North line of Lots 4 and 8–10, Block 7 of the said Oak Forest Subdivision to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner lying in the East line of No. 16, Block 1 of the Amended North Fork Subdivision, said corner being the Southwest corner of the said 306.903 acre tract and the Northwest corner of the said Lot 10, Block 7;

THENCE North 03 degrees 03 minutes 38 seconds West at a distance of 90.89 feet passing a 1/2 steel rod capped "TEXAS JHG 1715" and continuing in all a total distance of 835.45 feet along the West line of the said 306.903 acre tract, the East line of Lots 16–12, Block 1 of the said Amended North Fork Subdivision and continuing across the said 306.903 acre tract to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner;

THENCE North 31 degrees 56 minutes 41 seconds West a distance of 368.99 feet across the said 306.903 acre tract to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner;

THENCE North 48 degrees 28 minutes 02 seconds West a distance of 711.91 feet across the said 306.903 acre tract to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner;

THENCE North 44 degrees 42 minutes 41 seconds West a distance of 305.04 feet across the said 306.903 acre tract to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner;

THENCE North 34 degrees 17 minutes 36 seconds West a distance of 1029.20 feet across said 306.903 acre tract to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner lying in a circular curve and the South line of that certain tract of land described as 16.317 acres in the deed from Board of Regents of the Texas A&M University System to the City of Texarkana, Texas, dated February 11, 2011, as recorded in Volume 6002, Page 98 of the Real Property Records of Bowie County, Texas;

THENCE in a Northeasterly direction along the arc of the said circular curve to the left a distance of 627.36 feet, with a radius of 790.16 feet, a central angle of 45 degrees 29 minutes 27 seconds, a chord bearing of North 42 degrees 39 minutes 48 seconds East, and a chord distance of 611.01 feet along South line of the said 16.317 acre tract, the South line of that certain tract of land described as Tract No. 3: 1.429 acres, as recorded in the deed from Aven C. Williamson to Bringle Ridge Commercial 20, LLC, dated August 31, 2011, as recorded in Volume 6100, Page 31 of the Real Property Records of Bowie County, Texas, and the East line of that certain tract of land described as Tract No. 7: 2.565 acres in the deed from Aven C. Williamson to Bringle Ridge Commercial 20, LLC, dated August 31, 2011, as recorded in Volume 6100, Page 31 of the Real Property Records of Bowie County, Texas to a 1/2 inch steel rod with plastic cap stamped "MTG ENG" set for a corner at the end of the said circular curve to the left;

THENCE North 19 degrees 55 minutes 04 seconds East a distance of 85.95 feet along the East line of the said 2.565 acre tract to a 1/2 inch steel rod capped "MTG 101011–00" found for a corner at an angle point of the said 2.565 acre tract;

THENCE North 87 degrees 26 minutes 02 seconds East a distance of 111.14 feet passing a 1/2 inch steel rod capped "MTG 101011–00" found for a reference, at a distance of 1703.41 feet passing a 1/2 inch steel rod capped "TEXAS JHG 1715" found for a reference and continuing in all a total distance of 2206.67 feet along the North line of the said 306.903 acre tract, the South line of the said 2.565 acre tract, the South line of Lots No. 2 and 1, Block 3 of the Shilling South 3rd Addition, as recorded in Volume 6155, Page 339 of the Real Property Records of Bowie County, Texas, the South line of Lots 30, 29, 16–13, Block 1 of the Revised Shilling South Second Addition, as recorded in Volume 3589, Page 103 of the Real Property Records of Bowie County, Texas, the South line of Lots 18–14, Block 1 of the said Shilling Place to the POINT OF BEGINNING and containing 138.788 acres of land.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, MARCH 10, 2026, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF CITY OF TEXARKANA AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE–SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Preliminary

03/27/2026 11:38:06 AM

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011–00
DATE: MARCH 13, 2026

Said described property is located within an area having a Zone Designation "X" and "AE" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Maps NO.48037C0355E with a date of identification of December 21, 2017, for Community No. 480060 Panel No. 0355, in Bowie County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

GRAPHIC SCALE 1" = 200
0 200

NOTES:
1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480060 0355 E, DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE AE, ZONE A AND ZONE X, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100–YEAR FLOOD PLAIN.
2) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

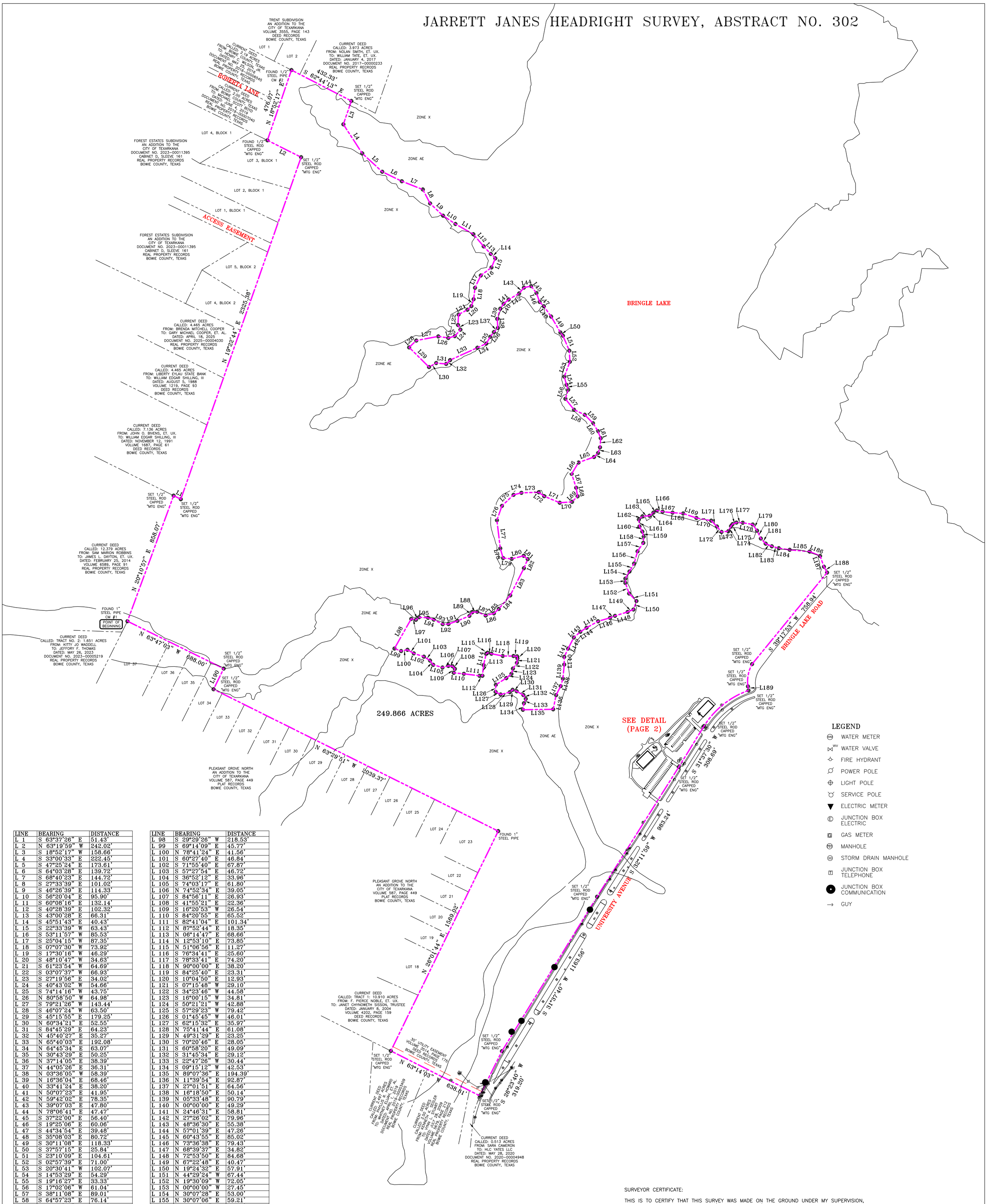
BOUNDARY SURVEY

138.788 ACRES IN THE
J. W. FORT HEADRIGHT SURVEY
ABSTRACT NO. 218
BOWIE COUNTY, TEXAS

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
JB	JW	262035	03/13/2026		1 OF 1

JARRETT JANES HEADRIGHT SURVEY, ABSTRACT NO. 302



LINE	BEARING	DISTANCE
L 1	S 63°37'26" E	51.43'
L 2	N 63°19'59" W	242.02'
L 3	S 18°52'17" W	158.66'
L 4	S 33°00'33" E	222.45'
L 5	S 47°25'24" E	173.61'
L 6	S 64°03'28" E	139.72'
L 7	S 68°40'23" E	144.72'
L 8	S 27°33'39" E	101.02'
L 9	S 46°26'39" E	114.33'
L 10	S 56°20'04" E	95.90'
L 11	S 60°08'16" E	132.14'
L 12	S 40°28'39" E	102.32'
L 13	S 43°00'28" E	66.31'
L 14	S 45°51'43" E	40.43'
L 15	S 22°33'39" W	63.43'
L 16	S 53°11'57" W	85.53'
L 17	S 25°04'15" W	87.35'
L 18	S 07°07'30" W	73.92'
L 19	S 17°30'16" W	46.29'
L 20	S 48°10'47" W	34.63'
L 21	S 61°23'54" W	64.69'
L 22	S 03°07'37" W	66.93'
L 23	S 27°19'56" E	34.02'
L 24	S 40°43'02" W	54.66'
L 25	S 74°14'16" W	43.75'
L 26	N 80°58'50" W	64.98'
L 27	S 79°21'26" W	143.44'
L 28	S 46°07'24" W	63.50'
L 29	S 45°15'55" E	179.25'
L 30	N 60°34'21" E	52.55'
L 31	S 84°45'29" E	64.23'
L 32	N 45°40'27" E	35.27'
L 33	N 65°40'03" E	192.08'
L 34	N 64°45'34" E	63.07'
L 35	N 30°43'29" E	50.25'
L 36	N 37°14'05" E	38.39'
L 37	N 44°05'26" E	36.31'
L 38	N 03°36'05" W	58.39'
L 39	N 16°36'04" E	68.46'
L 40	N 33°41'24" E	38.20'
L 41	N 50°07'23" E	41.95'
L 42	N 59°42'02" E	78.35'
L 43	N 39°07'03" E	47.80'
L 44	N 78°06'41" E	47.47'
L 45	S 37°22'00" E	56.40'
L 46	S 19°25'06" E	60.06'
L 47	S 44°34'54" E	39.48'
L 48	S 35°08'03" E	80.72'
L 49	S 30°11'08" E	118.33'
L 50	S 37°57'15" E	25.84'
L 51	S 23°10'09" E	104.61'
L 52	S 02°57'39" E	71.00'
L 53	S 20°30'41" W	102.07'
L 54	S 14°53'29" E	54.29'
L 55	S 19°16'27" E	33.33'
L 56	S 17°02'06" W	61.04'
L 57	S 38°11'08" E	89.01'
L 58	S 64°57'23" E	76.14'
L 59	S 44°22'13" E	75.88'
L 60	S 31°39'37" E	59.89'
L 61	S 21°36'53" E	48.40'
L 62	S 04°35'17" W	59.08'
L 63	S 18°35'44" W	38.34'
L 64	S 45°22'46" W	36.26'
L 65	S 70°23'25" W	105.75'
L 66	S 31°14'49" W	84.84'
L 67	S 17°57'46" E	93.81'
L 68	S 09°15'21" E	55.74'
L 69	S 45°00'00" W	50.14'
L 70	S 85°52'21" W	79.26'
L 71	N 67°08'09" W	107.79'
L 72	N 54°22'20" W	43.32'
L 73	S 88°10'54" W	110.96'
L 74	S 75°39'02" W	52.09'
L 75	S 46°23'09" W	102.93'
L 76	S 19°18'23" W	97.62'
L 77	S 06°52'20" E	181.45'
L 78	S 16°18'06" E	64.81'
L 79	S 84°28'21" E	54.83'
L 80	N 75°33'21" E	79.99'
L 81	S 49°56'21" E	33.73'
L 82	S 22°59'19" W	63.10'
L 83	S 26°38'32" W	194.98'
L 84	S 40°24'34" W	114.06'
L 85	S 47°14'45" W	42.36'
L 86	S 75°39'52" W	54.51'
L 87	N 65°58'47" W	59.10'
L 88	S 83°15'19" W	32.13'
L 89	S 38°47'04" W	29.27'
L 90	S 67°18'56" W	83.47'
L 91	S 70°20'46" W	60.58'
L 92	S 89°22'13" W	37.08'
L 93	N 63°01'15" W	64.04'
L 94	N 72°28'28" W	38.97'
L 95	N 86°38'01" W	58.29'
L 96	S 49°45'49" W	24.98'
L 97	N 79°02'45" W	30.88'

LINE	BEARING	DISTANCE
L 98	S 29°29'26" W	218.53'
L 99	S 69°14'09" E	45.77'
L 100	N 78°41'24" E	41.56'
L 101	S 60°27'40" E	46.84'
L 102	S 71°55'40" E	67.87'
L 103	S 57°27'54" E	46.72'
L 104	S 36°52'12" E	33.96'
L 105	S 74°03'17" E	61.80'
L 106	N 74°52'34" E	39.05'
L 107	S 84°56'11" E	26.93'
L 108	S 41°55'21" E	22.36'
L 109	S 16°20'53" W	26.54'
L 110	S 84°20'55" E	65.52'
L 111	S 82°41'04" E	101.34'
L 112	N 87°52'44" E	18.35'
L 113	N 06°14'47" E	68.66'
L 114	N 12°53'10" E	73.85'
L 115	N 51°06'56" E	11.27'
L 116	S 76°34'41" E	25.60'
L 117	S 78°33'41" E	74.20'
L 118	N 90°00'00" E	38.20'
L 119	S 84°25'40" E	23.31'
L 120	S 10°04'50" E	12.93'
L 121	S 07°15'48" W	29.10'
L 122	S 34°23'46" W	44.58'
L 123	S 16°00'15" W	34.81'
L 124	S 50°21'21" W	42.88'
L 125	S 57°29'23" W	79.42'
L 126	S 01°45'45" W	46.01'
L 127	S 62°15'32" E	35.97'
L 128	N 75°41'44" E	61.08'
L 129	N 49°31'29" E	23.25'
L 130	S 70°20'46" E	28.05'
L 131	S 60°58'20" E	49.09'
L 132	S 31°45'34" E	29.12'
L 133	S 22°47'26" W	30.44'
L 134	S 09°15'12" W	42.53'
L 135	N 89°07'36" E	194.39'
L 136	N 11°39'54" E	92.87'
L 137	N 27°01'51" E	64.56'
L 138	N 16°18'50" E	50.14'
L 139	N 05°33'48" E	90.79'
L 140	N 00°00'00" E	49.29'
L 141	N 24°46'31" E	58.81'
L 142	N 27°26'02" E	79.96'
L 143	N 48°36'30" E	55.38'
L 144	N 57°01'39" E	47.26'
L 145	N 60°43'55" E	85.02'
L 146	N 73°36'38" E	79.43'
L 147	N 68°39'37" E	34.82'
L 148	N 72°53'50" E	84.68'
L 149	N 67°22'48" E	40.47'
L 150	N 19°24'32" E	57.91'
L 151	N 44°29'24" W	67.44'
L 152	N 19°30'09" W	72.05'
L 153	N 00°00'00" W	27.45'
L 154	N 30°07'28" E	53.00'
L 155	N 30°07'06" E	59.21'
L 156	N 15°26'37" E	81.15'
L 157	N 34°19'04" E	65.67'
L 158	N 03°42'08" E	40.17'
L 159	N 15°13'10" W	33.24'
L 160	N 28°54'57" W	38.21'
L 161	N 04°47'59" W	44.64'
L 162	N 49°03'13" E	30.57'
L 163	N 85°22'37" E	45.47'
L 164	N 51°28'08" E	32.18'
L 165	N 59°02'10" E	26.40'
L 166	S 78°20'27" E	36.41'
L 167	S 84°26'24" E	64.26'
L 168	S 85°28'25" E	68.13'
L 169	S 71°20'16" E	90.20'
L 170	S 79°39'00" E	96.08'
L 171	S 44°33'33" E	52.03'
L 172	S 40°05'35" E	46.32'
L 173	N 83°36'04" E	43.88'
L 174	N 27°24'27" E	37.18'
L 175	N 38°45'29" E	15.46'
L 176	N 67°39'34" E	26.80'
L 177	S 88°34'04" E	40.76'
L 178	S 80°05'45" E	65.15'
L 179	S 35°03'18" E	48.43'
L 180	S 25°23'16" E	55.44'
L 181	S 43°29'33" E	45.64'
L 182	S 66°39'08" E	42.84'
L 183	S 74°40'59" E	46.06'
L 184	S 81°42'27" E	70.64'
L 185	S 84°49'01" E	128.43'
L 186	S 67°37'12" E	72.84'
L 187	S 19°34'52" E	73.38'
L 188	S 28°17'34" E	42.43'
L 189	S 08°09'13" E	26.04'
L 190	N 26°10'14" E	147.36'

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, Epoch 2002.0), GRID, with a bearing of North 16 degrees 33 minutes 46 seconds East. The following Control Monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7255519.5100
E=3304254.1610

CONTROL MONUMENT #2
N=7259054.7750
E=3305305.5770

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipaLor public owned. Subsurface and environmentaLconditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

Said described property is located within an area having a Zone Designation "X" and "AE" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Maps NO.48037C0225E, and NO.48037C0355E with a date of identification of December 21, 2017, for Community No. 480060 Panel No. 0355, in Bowie County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

LEGEND
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- SERVICE POLE
- ELECTRIC METER
- JUNCTION BOX ELECTRIC
- GAS METER
- MANHOLE
- STORM DRAIN MANHOLE
- JUNCTION BOX TELEPHONE
- JUNCTION BOX COMMUNICATION
- GUY

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, MARCH 25, 2026, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF TAMU-TEXARKANA AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Preliminary
03/27/2026 12:07:43 PM

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MARCH 26, 2026

STATE OF TEXAS · REGISTERED · JEFFREY A. WOOD · #6220 · PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE 1" = 300'
0 300

NOTES:
1) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.
2) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY

249.866 ACRES IN THE
JARRETT JANES HEADRIGHT SURVEY
ABSTRACT NO. 302
BOWIE COUNTY, TEXAS

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
JB	JW	269003	03/26/2026		1 OF 2

PROPERTY DESCRIPTION
249.866 ACRES
BOWIE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the Jarrett Janes Headright Survey, Abstract No. 302, Bowie County, Texas, being a part of that certain tract of land described as 311.537 acres in the lease agreement from the City of Texarkana, Texas, to Hank Haney Golf, Inc, dated June 26, 2001, recorded in Volume 3514, Page 175 of the Deed Records of Bowie, County, Texas, same being all of the Tenth Tract 10, Twelfth Tract, and a part of the Third Tract, Eighth Tract, Fourteenth Tract, and Fifteenth Tract in the deed from Texarkana Water Corporation to the City of Texarkana, Texas, dated August 27th, 1948, recorded in Volume 250, Page 447 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch steel pipe found for a corner lying in the East line of that certain tract of land described as 12.379 acres in the deed from Sam Marion Robbins to James L. Dayton, Et. Ux., dated February 25, 2014, recorded in Volume 6589, Page 91 of the Real Property Records of Bowie County, Texas, said corner being the Southwest corner of the said 311.537 acres and the Northwest corner of Lot 37 of Pleasant Grove North, according to the plat recorded in Volume 587, Page 449 of the Plat Records of Bowie County, Texas;

THENCE North 20 degrees 10 minutes 57 seconds East a distance of 858.07 feet along the West line of the said 311.537 acre tract and the East line of 12.379 acre tract to a 1/2 inch steel rod capped "MTG ENG" set for a corner, lying in the South line of that certain tract of land described as 7.136 acres in the deed from John O. Bivens, Et. Al., to William Edgar Shilling, III, dated November 12, 1991, recorded in Volume 1687, Page 61 of the Deed Records of Bowie County, Texas, said corner being the Northeast corner of the said 12.379 acre tract;

THENCE South 63 degrees 37 minutes 26 seconds East a distance of 51.43 feet along the North line of the said 311.537 acre tract and the South line of the said 7.136 acre tract to a 1/2 inch steel rod capped "MTG ENG" set for a corner;

THENCE North 19 degrees 22 minutes 44 seconds East a distance of 2325.38 feet along the West line of the said 311.537 acre tract, the East line of the said 7.136 acre tract, the East line of that certain tract of land described as 4.465 acres in the deed from Liberty Eylau State Bank to William Edgar Shilling, III, dated August 5, 1988, recorded in Volume 1219, Page 93 of the Deed Records of Bowie County, Texas, the East line of that certain tract of land described as 4.465 acres in the deed from Brenda Mitchell Cooper to Gary Michael Cooper, Et. Al., dated April 18, 2025, recorded in Document Number 2025–00004030 of the Real Property Records of Bowie County, Texas, the East line of Lots 4 and 5, Block 2 and Lots 1, 2, and 3, Block 1 Forest Estates Subdivision, according to the plat recorded in Document Number 2023–00011395 and Cabinet D, Sleeve 161 of the Real Property Records of Bowie County, Texas to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Northeast corner of the said Lot 3, Block 1

THENCE North 63 degrees 19 minutes 59 seconds West a distance of 242.02 feet along the South line of the said 311.537 acres and the North line of the said North line of the said Lot 3, Block 1 to a 1/2 inch steel rod capped "MTG ENG" found for a corner, said corner being the Southeast corner of that certain tract of land described as 2.00 acres in the deed from Bowie County, Texas to Michael Scott Boyd, dated June 4, 2019, recorded in Document Number 2019–00007040 of the Real Property Records of Bowie County, Texas;

THENCE North 18 degrees 52 minutes 17 seconds East a distance of 476.07 feet along the West line of the said 311.537 acre tract, the East line of the said 2.00 acre tract and the East line of that certain tract of land described as 2.19 acres in the deed from Bowie County, Texas to Henry C. Wilson, Jr., dated May 25, 2016, recorded in Document Number 2016–00006545 of the Real Property Records of Bowie County, Texas to a 1/2 inch steel pipe found for a corner lying in the South line of Lot 2 of Trent Subdivision an addition to the City of Texarkana, recorded in Volume 3555, Page 143 of the Deed Records of Bowie County, Texas, said corner being the Northwest corner of the said 311.537 acre tract and the Northeast corner of the said 2.19 acre tract;

THENCE South 62 degrees 44 minutes 13 seconds East a distance of 432.33 feet along the North line of the said 311.537 acre tract, the South Lot 2 of the said Trent Subdivision and the South line of that certain tract of land described as 3.973 acres in the deed from Nolan Smith, Et. Ux., to William Tate, Et. Ux., dated January 4, 2017, recorded in Document Number 2017–00000233 of the Real Property Records of Bowie County, Texas to a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the West bank of Bringle Lake;

THENCE in a Southeasterly direction along the South bank of Bringle Lake the following courses and distances:

THENCE South 18 degrees 52 minutes 17 seconds West a distance of 158.66 feet to a point for a corner;
THENCE South 33 degrees 00 minutes 33 seconds East a distance of 222.45 feet to a point for a corner;
THENCE South 47 degrees 25 minutes 24 seconds East a distance of 173.61 feet to a point for a corner;
THENCE South 64 degrees 03 minutes 28 seconds East a distance of 139.72 feet to a point for a corner;
THENCE South 68 degrees 40 minutes 23 seconds East a distance of 144.72 feet to a point for a corner;
THENCE South 27 degrees 33 minutes 39 seconds East a distance of 101.02 feet to a point for a corner;
THENCE South 46 degrees 26 minutes 39 seconds East a distance of 114.33 feet to a point for a corner;
THENCE South 56 degrees 20 minutes 04 seconds East a distance of 95.90 feet to a point for a corner;
THENCE South 60 degrees 08 minutes 16 seconds East a distance of 132.14 feet to a point for a corner;
THENCE South 40 degrees 28 minutes 39 seconds East a distance of 102.32 feet to a point for a corner;
THENCE South 43 degrees 00 minutes 28 seconds East a distance of 66.31 feet to a point for a corner;
THENCE South 45 degrees 51 minutes 43 seconds East a distance of 40.43 feet to a point for a corner;
THENCE South 22 degrees 33 minutes 39 seconds West a distance of 63.43 feet to a point for a corner;
THENCE South 53 degrees 11 minutes 57 seconds West a distance of 85.53 feet to a point for a corner;
THENCE South 25 degrees 04 minutes 15 seconds West a distance of 87.35 feet to a point for a corner;
THENCE South 07 degrees 07 minutes 30 seconds West a distance of 73.92 feet to a point for a corner;
THENCE South 17 degrees 30 minutes 16 seconds West a distance of 46.29 feet to a point for a corner;
THENCE South 48 degrees 10 minutes 47 seconds West a distance of 34.63 feet to a point for a corner;
THENCE South 61 degrees 23 minutes 54 seconds West a distance of 64.69 feet to a point for a corner;
THENCE South 03 degrees 07 minutes 37 seconds West a distance of 66.93 feet to a point for a corner;
THENCE South 27 degrees 19 minutes 56 seconds East a distance of 34.02 feet to a point for a corner;
THENCE South 40 degrees 43 minutes 02 seconds West a distance of 54.66 feet to a point for a corner;
THENCE South 74 degrees 14 minutes 16 seconds West a distance of 43.75 feet to a point for a corner;
THENCE North 80 degrees 58 minutes 50 seconds West a distance of 64.98 feet to a point for a corner;
THENCE South 79 degrees 21 minutes 26 seconds West a distance of 143.44 feet to a point for a corner;
THENCE South 46 degrees 07 minutes 24 seconds West a distance of 63.50 feet to a point for a corner;
THENCE South 45 degrees 15 minutes 55 seconds East a distance of 179.25 feet to a point for a corner;
THENCE North 60 degrees 34 minutes 21 seconds East a distance of 52.55 feet to a point for a corner;
THENCE South 84 degrees 45 minutes 29 seconds East a distance of 64.23 feet to a point for a corner;
THENCE North 45 degrees 40 minutes 27 seconds East a distance of 35.27 feet to a point for a corner;
THENCE North 65 degrees 40 minutes 03 seconds East a distance of 192.08 feet to a point for a corner;
THENCE North 64 degrees 45 minutes 34 seconds East a distance of 63.07 feet to a point for a corner;
THENCE North 30 degrees 43 minutes 29 seconds East a distance of 50.25 feet to a point for a corner;
THENCE North 37 degrees 14 minutes 05 seconds East a distance of 38.39 feet to a point for a corner;
THENCE North 44 degrees 05 minutes 26 seconds East a distance of 36.31 feet to a point for a corner;
THENCE North 03 degrees 36 minutes 05 seconds West a distance of 58.39 feet to a point for a corner;
THENCE North 16 degrees 36 minutes 04 seconds East a distance of 68.46 feet to a point for a corner;
THENCE North 33 degrees 41 minutes 24 seconds East a distance of 38.20 feet to a point for a corner;
THENCE North 50 degrees 07 minutes 23 seconds East a distance of 41.95 feet to a point for a corner;
THENCE North 59 degrees 42 minutes 02 seconds East a distance of 78.35 feet to a point for a corner;
THENCE North 39 degrees 07 minutes 03 seconds East a distance of 47.80 feet to a point for a corner;
THENCE North 78 degrees 06 minutes 41 seconds East a distance of 47.47 feet to a point for a corner;
THENCE South 37 degrees 22 minutes 00 seconds East a distance of 56.40 feet to a point for a corner;
THENCE South 19 degrees 25 minutes 06 seconds East a distance of 60.06 feet to a point for a corner;
THENCE South 44 degrees 34 minutes 54 seconds East a distance of 39.48 feet to a point for a corner;
THENCE South 35 degrees 08 minutes 03 seconds East a distance of 80.72 feet to a point for a corner;
THENCE South 30 degrees 11 minutes 08 seconds East a distance of 118.33 feet to a point for a corner;
THENCE South 37 degrees 57 minutes 15 seconds East a distance of 25.84 feet to a point for a corner;
THENCE South 23 degrees 10 minutes 09 seconds East a distance of 104.61 feet to a point for a corner;
THENCE South 02 degrees 57 minutes 39 seconds East a distance of 71.00 feet to a point for a corner;
THENCE South 20 degrees 30 minutes 41 seconds West a distance of 102.07 feet to a point for a corner;
THENCE South 14 degrees 53 minutes 29 seconds East a distance of 54.29 feet to a point for a corner;
THENCE South 19 degrees 16 minutes 27 seconds East a distance of 33.33 feet to a point for a corner;
THENCE South 17 degrees 02 minutes 06 seconds West a distance of 61.04 feet to a point for a corner;
THENCE South 38 degrees 11 minutes 08 seconds East a distance of 89.01 feet to a point for a corner;
THENCE South 64 degrees 57 minutes 23 seconds East a distance of 76.14 feet to a point for a corner;
THENCE South 44 degrees 22 minutes 13 seconds East a distance of 75.88 feet to a point for a corner;
THENCE South 31 degrees 39 minutes 37 seconds East a distance of 59.89 feet to a point for a corner;
THENCE South 21 degrees 36 minutes 53 seconds East a distance of 48.40 feet to a point for a corner;
THENCE South 04 degrees 35 minutes 17 seconds West a distance of 59.08 feet to a point for a corner;
THENCE South 18 degrees 35 minutes 44 seconds West a distance of 38.34 feet to a point for a corner;
THENCE South 45 degrees 22 minutes 46 seconds West a distance of 36.26 feet to a point for a corner;
THENCE South 70 degrees 23 minutes 25 seconds West a distance of 105.75 feet to a point for a corner;
THENCE South 31 degrees 14 minutes 49 seconds West a distance of 84.84 feet to a point for a corner;
THENCE South 17 degrees 57 minutes 46 seconds East a distance of 93.81 feet to a point for a corner;
THENCE South 09 degrees 15 minutes 21 seconds East a distance of 55.74 feet to a point for a corner;
THENCE South 45 degrees 00 minutes 00 seconds West a distance of 50.14 feet to a point for a corner;
THENCE South 85 degrees 52 minutes 21 seconds West a distance of 79.26 feet to a point for a corner;
THENCE North 67 degrees 08 minutes 09 seconds West a distance of 107.79 feet to a point for a corner;
THENCE North 54 degrees 22 minutes 20 seconds West a distance of 43.32 feet to a point for a corner;
THENCE South 88 degrees 10 minutes 54 seconds West a distance of 110.96 feet to a point for a corner;
THENCE South 75 degrees 39 minutes 02 seconds West a distance of 52.09 feet to a point for a corner;
THENCE South 46 degrees 23 minutes 09 seconds West a distance of 102.93 feet to a point for a corner;
THENCE South 19 degrees 18 minutes 23 seconds West a distance of 97.62 feet to a point for a corner;
THENCE South 06 degrees 52 minutes 20 seconds East a distance of 181.45 feet to a point for a corner;
THENCE South 16 degrees 18 minutes 06 seconds East a distance of 64.81 feet to a point for a corner;
THENCE South 84 degrees 28 minutes 21 seconds East a distance of 54.83 feet to a point for a corner;
THENCE North 75 degrees 33 minutes 21 seconds East a distance of 79.99 feet to a point for a corner;
THENCE South 49 degrees 56 minutes 21 seconds East a distance of 33.73 feet to a point for a corner;
THENCE South 22 degrees 59 minutes 19 seconds West a distance of 63.10 feet to a point for a corner;
THENCE South 26 degrees 38 minutes 32 seconds West a distance of 194.98 feet to a point for a corner;
THENCE South 40 degrees 24 minutes 34 seconds West a distance of 114.06 feet to a point for a corner;
THENCE South 47 degrees 14 minutes 45 seconds West a distance of 42.36 feet to a point for a corner;
THENCE South 75 degrees 39 minutes 52 seconds West a distance of 54.51 feet to a point for a corner;
THENCE North 65 degrees 58 minutes 47 seconds West a distance of 59.10 feet to a point for a corner;
THENCE South 83 degrees 15 minutes 19 seconds West a distance of 32.13 feet to a point for a corner;
THENCE South 38 degrees 47 minutes 04 seconds West a distance of 29.27 feet to a point for a corner;
THENCE South 67 degrees 18 minutes 56 seconds West a distance of 83.47 feet to a point for a corner;
THENCE South 70 degrees 20 minutes 46 seconds West a distance of 60.58 feet to a point for a corner;
THENCE South 89 degrees 22 minutes 13 seconds West a distance of 37.08 feet to a point for a corner;
THENCE North 63 degrees 01 minutes 15 seconds West a distance of 64.04 feet to a point for a corner;
THENCE North 72 degrees 28 minutes 28 seconds West a distance of 38.97 feet to a point for a corner;
THENCE North 86 degrees 38 minutes 01 seconds West a distance of 58.29 feet to a point for a corner;
THENCE South 49 degrees 45 minutes 49 seconds West a distance of 24.98 feet to a point for a corner;
THENCE North 79 degrees 02 minutes 45 seconds West a distance of 30.88 feet to a point for a corner;
THENCE South 29 degrees 29 minutes 26 seconds West a distance of 218.53 feet to a point for a corner;
THENCE South 69 degrees 14 minutes 09 seconds East a distance of 45.77 feet to a point for a corner;
THENCE North 78 degrees 41 minutes 24 seconds East a distance of 41.56 feet to a point for a corner;
THENCE South 60 degrees 27 minutes 40 seconds East a distance of 46.84 feet to a point for a corner;
THENCE South 71 degrees 55 minutes 40 seconds East a distance of 67.87 feet to a point for a corner;
THENCE South 57 degrees 27 minutes 54 seconds East a distance of 46.72 feet to a point for a corner;
THENCE South 36 degrees 52 minutes 12 seconds East a distance of 33.96 feet to a point for a corner;
THENCE South 74 degrees 03 minutes 17 seconds East a distance of 61.80 feet to a point for a corner;
THENCE North 74 degrees 52 minutes 34 seconds East a distance of 39.05 feet to a point for a corner;
THENCE South 84 degrees 56 minutes 11 seconds East a distance of 26.93 feet to a point for a corner;
THENCE South 41 degrees 55 minutes 21 seconds East a distance of 22.36 feet to a point for a corner;
THENCE South 16 degrees 20 minutes 53 seconds West a distance of 26.54 feet to a point for a corner;
THENCE South 84 degrees 20 minutes 55 seconds East a distance of 65.52 feet to a point for a corner;
THENCE South 82 degrees 41 minutes 04 seconds East a distance of 101.34 feet to a point for a corner;
THENCE North 87 degrees 52 minutes 44 seconds East a distance of 18.35 feet to a point for a corner;
THENCE North 06 degrees 14 minutes 47 seconds East a distance of 68.66 feet to a point for a corner;
THENCE North 12 degrees 53 minutes 10 seconds East a distance of 73.85 feet to a point for a corner;
THENCE North 51 degrees 06 minutes 56 seconds East a distance of 11.27 feet to a point for a corner;
THENCE South 76 degrees 34 minutes 41 seconds East a distance of 25.60 feet to a point for a corner;
THENCE South 78 degrees 33 minutes 41 seconds East a distance of 74.20 feet to a point for a corner;
THENCE South 89 degrees 28 minutes 10 seconds East a distance of 30.56 feet to a point for a corner;
THENCE North 90 degrees 00 minutes 00 seconds East a distance of 38.20 feet to a point for a corner;
THENCE South 84 degrees 25 minutes 40 seconds East a distance of 23.31 feet to a point for a corner;
THENCE South 10 degrees 04 minutes 50 seconds East a distance of 12.93 feet to a point for a corner;
THENCE South 07 degrees 15 minutes 48 seconds West a distance of 29.10 feet to a point for a corner;
THENCE South 34 degrees 23 minutes 46 seconds West a distance of 44.58 feet to a point for a corner;
THENCE South 16 degrees 00 minutes 15 seconds West a distance of 34.81 feet to a point for a corner;
THENCE South 50 degrees 21 minutes 21 seconds West a distance of 42.88 feet to a point for a corner;
THENCE South 57 degrees 29 minutes 23 seconds West a distance of 79.42 feet to a point for a corner;
THENCE South 01 degrees 45 minutes 45 seconds West a distance of 46.01 feet to a point for a corner;
THENCE South 62 degrees 15 minutes 32 seconds East a distance of 35.97 feet to a point for a corner;
THENCE North 75 degrees 41 minutes 44 seconds East a distance of 61.08 feet to a point for a corner;
THENCE North 49 degrees 31 minutes 29 seconds East a distance of 23.25 feet to a point for a corner;
THENCE South 70 degrees 20 minutes 46 seconds East a distance of 28.05 feet to a point for a corner;
THENCE South 60 degrees 58 minutes 20 seconds East a distance of 49.09 feet to a point for a corner;
THENCE South 31 degrees 45 minutes 34 seconds East a distance of 29.12 feet to a point for a corner;
THENCE South 22 degrees 47 minutes 26 seconds West a distance of 30.44 feet to a point for a corner;
THENCE South 09 degrees 15 minutes 12 seconds West a distance of 42.53 feet to a point for a corner;
THENCE North 89 degrees 07 minutes 36 seconds East a distance of 194.39 feet to a point for a corner;
THENCE North 11 degrees 39 minutes 54 seconds East a distance of 92.87 feet to a point for a corner;
THENCE North 27 degrees 01 minutes 51 seconds East a distance of 64.56 feet to a point for a corner;
THENCE North 16 degrees 18 minutes 50 seconds East a distance of 50.14 feet to a point for a corner;
THENCE North 05 degrees 33 minutes 48 seconds East a distance of 90.79 feet to a point for a corner;
THENCE North 00 degrees 00 minutes 00 seconds East a distance of 49.29 feet to a point for a corner;
THENCE North 24 degrees 46 minutes 31 seconds East a distance of 58.81 feet to a point for a corner;
THENCE North 27 degrees 26 minutes 02 seconds East a distance of 79.96 feet to a point for a corner;
THENCE North 48 degrees 36 minutes 30 seconds East a distance of 55.38 feet to a point for a corner;
THENCE North 57 degrees 01 minutes 39 seconds East a distance of 47.26 feet to a point for a corner;
THENCE North 60 degrees 43 minutes 55 seconds East a distance of 85.02 feet to a point for a corner;
THENCE North 73 degrees 36 minutes 38 seconds East a distance of 79.43 feet to a point for a corner;
THENCE North 68 degrees 39 minutes 37 seconds East a distance of 34.82 feet to a point for a corner;
THENCE North 72 degrees 53 minutes 50 seconds East a distance of 84.68 feet to a point for a corner;
THENCE North 67 degrees 22 minutes 48 seconds East a distance of 40.47 feet to a point for a corner;
THENCE North 19 degrees 24 minutes 32 seconds East a distance of 57.91 feet to a point for a corner;
THENCE North 44 degrees 29 minutes 24 seconds West a distance of 67.44 feet to a point for a corner;
THENCE North 19 degrees 30 minutes 09 seconds West a distance of 72.05 feet to a point for a corner;
THENCE North 00 degrees 00 minutes 00 seconds West a distance of 27.45 feet to a point for a corner;
THENCE North 30 degrees 07 minutes 28 seconds East a distance of 53.00 feet to a point for a corner;
THENCE North 30 degrees 07 minutes 06 seconds East a distance of 59.21 feet to a point for a corner;
THENCE North 15 degrees 26 minutes 37 seconds East a distance of 81.15 feet to a point for a corner;
THENCE North 34 degrees 19 minutes 04 seconds East a distance of 65.67 feet to a point for a corner;
THENCE North 03 degrees 42 minutes 08 seconds East a distance of 40.17 feet to a point for a corner;
THENCE North 15 degrees 13 minutes 10 seconds West a distance of 33.24 feet to a point for a corner;
THENCE North 28 degrees 54 minutes 57 seconds West a distance of 38.21 feet to a point for a corner;
THENCE North 04 degrees 47 minutes 59 seconds West a distance of 44.64 feet to a point for a corner;
THENCE North 49 degrees 03 minutes 13 seconds East a distance of 30.57 feet to a point for a corner;
THENCE North 85 degrees 22 minutes 37 seconds East a distance of 45.47 feet to a point for a corner;
THENCE North 51 degrees 28 minutes 08 seconds East a distance of 32.18 feet to a point for a corner;
THENCE North 59 degrees 02 minutes 10 seconds East a distance of 26.40 feet to a point for a corner;
THENCE South 78 degrees 20 minutes 27 seconds East a distance of 36.41 feet to a point for a corner;
THENCE South 84 degrees 26 minutes 24 seconds East a distance of 64.26 feet to a point for a corner;
THENCE South 85 degrees 28 minutes 25 seconds East a distance of 68.13 feet to a point for a corner;
THENCE South 71 degrees 20 minutes 16 seconds East a distance of 90.20 feet to a point for a corner;
THENCE South 79 degrees 39 minutes 00 seconds East a distance of 96.08 feet to a point for a corner;
THENCE South 44 degrees 33 minutes 33 seconds East a distance of 52.03 feet to a point for a corner;
THENCE South 40 degrees 05 minutes 35 seconds East a distance of 46.32 feet to a point for a corner;
THENCE North 83 degrees 36 minutes 04 seconds East a distance of 43.88 feet to a point for a corner;
THENCE North 27 degrees 24 minutes 27 seconds East a distance of 37.18 feet to a point for a corner;
THENCE North 38 degrees 45 minutes 29 seconds East a distance of 15.46 feet to a point for a corner;
THENCE North 67 degrees 39 minutes 34 seconds East a distance of 26.80 feet to a point for a corner;
THENCE South 88 degrees 34 minutes 04 seconds East a distance of 40.76 feet to a point for a corner;
THENCE South 80 degrees 05 minutes 45 seconds East a distance of 65.15 feet to a point for a corner;
THENCE South 35 degrees 03 minutes 18 seconds East a distance of 48.43 feet to a point for a corner;
THENCE South 25 degrees 23 minutes 16 seconds East a distance of 55.44 feet to a point for a corner;
THENCE South 43 degrees 29 minutes 33 seconds East a distance of 45.64 feet to a point for a corner;
THENCE South 66 degrees 39 minutes 08 seconds East a distance of 42.84 feet to a point for a corner;
THENCE South 74 degrees 40 minutes 59 seconds East a distance of 46.06 feet to a point for a corner;
THENCE South 81 degrees 42 minutes 27 seconds East a distance of 70.64 feet to a point for a corner;
THENCE South 84 degrees 49 minutes 01 seconds East a distance of 128.43 feet to a point for a corner;
THENCE South 67 degrees 37 minutes 12 seconds East a distance of 72.84 feet to a point for a corner;
THENCE South 19 degrees 34 minutes 52 seconds East a distance of 73.38 feet to a point for a corner;
THENCE South 28 degrees 17 minutes 34 seconds East a distance of 42.43 feet to a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the West line of Bringle Lake Road;

THENCE South 39 degrees 17 minutes 53 seconds West a distance of 758.94 feet along the West line of Bringle Lake Road to a 1/2 inch steel rod capped "MTG ENG" set for a corner at the beginning of a circular curve to the left;

THENCE in a Southerly direction along the arc of the said circular curve to the left a distance of 148.28 feet, with a radius of 226.00 feet, a central angle of 37 degrees 35 minutes 27 seconds, a chord bearing of South 10 degrees 38 minutes 30 seconds West, and a chord distance of 145.63 feet along the West line of Bring Lake Road to a 1/2 inch steel rod capped "MTG ENG" set to a point for a corner at the end of the said circular curve to the left;

THENCE South 08 degrees 09 minutes 13 seconds East a distance of 26.04 feet along the West line of the said Bringle Lake Road to a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the intersection of the West line of the said Bringle Lake Road and the West line of University Avenue and the beginning of a circular curve to the left;

THENCE in a Southwesterly direction along the arc of the said circular curve to the left a distance of 372.16 feet, with a radius of 555.11 feet, a central angle of 38 degrees 24 minutes 47 seconds, a chord bearing of South 51 degrees 17 minutes 50 seconds West, and a chord distance of 365.23 feet along the West line of University Avenue to a 1/2 inch steel rod capped "MTG ENG" set for a corner a the end of the said circular curve to the left;

THENCE South 31 degrees 37 minutes 30 seconds West a distance of 308.69 feet along the West line of the said University Avenue to a 1/2 inch steel rod capped "MTG ENG" set for a corner at an angle point;

THENCE South 32 degrees 11 minutes 59 seconds West a distance of 983.24 feet along the West line of the said University Avenue to a 1/2 inch steel rod capped "MTG ENG" set for a corner at an angle point;

THENCE South 31 degrees 37 minutes 40 seconds West a distance of 1163.56 feet along the West line of the said University Avenue to a 1/2 inch steel rod capped "MTG ENG" set for a corner at an angle point;

THENCE South 26 degrees 23 minutes 40 seconds West a distance of 319.20 feet along the West line of the said University Avenue to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Southeast corner of the said 311.537 acres and the Northeast corner of that certain tract of land described as 0.513 acres in the deed from Sara Cameron to HLC Yates LLC, dated may 28, 2020, recorded in Document Number 2020–00004948 of the Real Property Records of Bowie County, Texas;

THENCE North 63 degrees 14 minutes 03 seconds West a distance of 638.81 feet along the South line of the said 311.537 acres, the North line of the said 0.513 acre tract, the North line of that certain tract of land described as 2.50 acres from the Kenneth K. Segler to Vynn L. Stuart, dated July 28, 2009, recorded in Volume 5679, Page 212 of the Real Property Records of Bowie County, Texas and the North line of 2.497 acres in the deed from Phyllis R. Howard to Whitney Elijah, Et. Al., dated April 1, 2019, recorded in Document Number 2019–0000–3409 of the Real Property Records of Bowie County, Texas to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Southeast corner of that certain tract of land described as Tract 1: 10.910 acres in the deed from F. Pierce Noble, Et. Ux., to Janet Chynoweth Sisson, Trustee, dated January 8, 2004, recorded in Volume 4202, Page 159 of the Deed Records of Bowie County, Texas;

THENCE North 26 degrees 01 minutes 44 seconds East a distance of 1569.02 feet along the West line of the said 311.537 acre tract, the East line of the said 10.910 acre tract and the East line of Lots 18 – 23 of the said Pleasant Grove North to a 1 inch steel pipe found for a corner, said corner being the Northeast corner of the said Lot 23;

THENCE North 63 degrees 29 minutes 51 seconds West a distance of 2039.37 feet along the South line of the said 311.537 acre tract and the North line of Lots 23–34 to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being an inside ell corner of the said Lot 34;

THENCE North 26 degrees 10 minutes 14 seconds East a distance of 147.36 feet along the West line of the said 311.537 acre tract and the East line of the said Lot 34 to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being an outside ell corner of the said Lot 34;

THENCE North 63 degrees 47 minutes 03 seconds West a distance of 688.00 feet along the South line of the said 311.537 acre tract and the North line of Lots 34–37 to the POINT OF BEGINNING and containing 249.866 acres of land.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, MARCH 25, 2026, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF TAMU–TEXARKANA AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE–SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Preliminary

03/27/2026 12:07:25 PM

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011–00
DATE: MARCH 26, 2026

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

DETAIL
SCALE 1" = 50'

NOTES:

1) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

2) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY

249.866 ACRES IN THE
JARRETT JANES HEADRIGHT SURVEY
ABSTRACT NO. 302
BOWIE COUNTY, TEXAS

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
JB	JW	269003	03/26/2026		2 OF 2

APPRAISAL REPORT
OF
266 acres, more or less
Located
Along University Avenue
7401 University Avenue
Texarkana, Texas 75503

AS OF
February 25, 2026 {as is – site value – NO IMPROVEMENTS}

PREPARED FOR
Mr. Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

PREPARED BY
Pam Bonds, MAI, SRA
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

THE APPRAISAL GROUP

Real Estate Appraisals
3601 North Robison Road
Phone (903) 793-3211 Texarkana, TX 75501 Fax (903) 793-3307

March 19, 2026

Mr. Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Re: Appraisal analysis, ***approximately 266 acres, located along University Avenue, addressed as*** 7401 University Avenue, Texarkana, Bowie County, Texas 75503

Dear Mr. Henslee:

Pursuant to your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to estimate the market value of the subject property's fee simple interest for the client's use in the possible negotiations, and/or sale/trade of the property that is the subject of this analysis.

This appraisal is intended for the use of the client and it's assigns only.

This report is prepared under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal. I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions, located in the body of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions.

I have no knowledge of the presence of hazardous materials; however, this is not my field of expertise, and recommendation of the retention of an expert in this field is made. I am unbiased with respect to the parties involved and have no present or contemplated future interest in the property appraised. Accordingly, statements of fact are, to the best of my knowledge, correct, and compensation for making the appraisal is not contingent on the value conclusions reported herein. I have, in the past, completed appraisal assignments of similar properties, and believe the competency provision to be fulfilled. I have included supporting data, reasoning, etc.

The appraisal problem, as applied to the subject, is to determine the following stages of value:

1) Market Value, "AS IS" on the Appraisal Date - An opinion of the market value of the property in the condition observed upon inspection, and as it physically and legally exists, without hypothetical conditions, assumptions, or qualifications, as of the date the appraisal.

In this analysis, the site is currently improved with an 18-hole golf course facility including clubhouse and maintenance structure, entire golf course, etc. ***However, this analysis is made under the hypothetical condition that the site is vacant, and the estimate of value reported herein is the market value of the site, as if vacant.*** Therefore, the *"as if vacant"* value estimate for the subject approximately 266 acres, in fee simple estate, as of the date of the appraisal, February 25, 2026, is:

"AS IF VACANT" —— $2,527,000.00 (266 acres "as if vacant")

With proper marketing, it is my opinion that the subject property will sell for the above estimated value within one to two years of the appraisal date, under the stated hypothetical conditions and extraordinary assumptions.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) the special zoning district could be changed from the current District 10, to be used for residential development. I have included the* ***hypothetical condition that there are no improvements on the site,*** *per the request of the owner, City of Texarkana, Texas – I was informed that the negotiations for the improvements are being conducted separately [the golf course improvements inclusive of course/greens/driving paths, irrigation, and the metal clubhouse and maintenance building, parking, etc. I have appraised the 266 acres as a vacant tract, ready for development for the specific use of the City of Texarkana, and no other user.* **These assumptions and hypothetical conditions impact the value reported within this appraisal.**

Respectfully submitted,
The Appraisal Group

Pam Bonds, MAI, SRA
Real Estate Appraiser, Member #12014
Texas Appraiser Certification#1320451-CG
Expiration Date April 30, 2027
Arkansas Appraiser Certification # CG0336
Expiration date: June 30, 2026

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Letter of Engagement
Bowie County Tax appraisal district printout
Assignment of Lease – to obtain legal description of site
Arkansas Appraiser License/Certification
Texas Appraiser License/Certification

Executive Summary

Property Information:	
Subject Property:	Hypothetical, AS VACANT
Address:	Approximately 266 acres, access from University Avenue, Texarkana, Texas
Tax ID:	11700017901
Property Type:	HYPOTHETICAL - Vacant residential land
Owner of Record:	City of Texarkana, Texas at land, Texarkana Golf Ranch, LLP at all improvements – land is leased
Site Characteristics:	
Land Area:	Approximately 266 acres
Zoning Designation:	University Planned Development District
Highest and Best Use:	
As if Vacant:	**Multi use/residential**
As Improved:	**HYPOTHETICAL, AS IF VACANT**
Valuation Information:	
Property Interest Appraised:	**Fee Simple**
Effective Date of Appraisal:	February 25, 2026
Date of this Report:	**March 19, 2026**
Exposure time: Marketing Period:	**12-24 months exposure/12-24months marketing**
Market Value Indications:	
Cost Approach….....	N/A
Sales Comparison Approach…...	**$2,527,000.00**
Income Approach….....	N/A

Reconciled value estimate……. $2,527,000.00

See Extraordinary Assumptions of this appraisal

HYPOTHETICAL, AS IF VACANT LAND – NO IMPROVEMENTS HAVE BEEN INCLUDED

Appraisal Specifics

Appraisal Purpose

The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject tract, estimated to contain approximately 266 acres, excluding any contributory value of improvements [golf course and associated improvements]. SEE HYPOTHETICAL CONDITIONS.

Intended Use

The intended use of this appraisal is for use in possible negotiations, and/or sale/trade of the property that is the subject of this analysis. City of Texarkana, Texas requested value of the land as if vacant, without any improvements and I have included the hypothetical condition that no improvements were located on this site.

Intended User(s)

This appraisal is intended for the use of the client and it's assigns only, and no other user, under the hypothetical condition that there are no improvements on the site – as if a vacant tract.

Market Value Definition

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States, and the source is: (12 C.F.R Part 34.42(h); [55 FR 34696, Aug. 24, 1990, as amended at 57 FR 12202, Apr. 9, 1992; 59 FR 29499, June 7, 1994; 79 FR 28400, May 16, 2014; 83 FR 15035, Apr. 9, 2018; 84 FR 53597, Oct. 8, 2019])

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

(1) Buyer and seller are typically motivated;

(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;

(3) A reasonable time is allowed for exposure in the open market;

(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Property Rights Appraised

Fee Simple Estate – This is the applicable property rights – not yet built/leased
The unencumbered fee simple estate, defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [published by The Appraisal Institute], page 90, as:

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

No consideration was given to any liens, title defects, or other legal or financial encumbrances that may or may not exist, and the mineral interests, if any, have not been appraised, and have been considered only to the extent that they may affect the value of the fee interest. The property is appraised subject to existing easements for public roads, highways, public utilities, etc.

Leased Fee Interest – not applicable at this property – proposed, not yet leased

The property rights known as the leased fee interest, are defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [The Appraisal Institute], page 128, as:

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

The subject of this analysis is being appraised as vacant land. No improvements were included in this analysis. The land is leased from the City of Texarkana, Texas on a minimal lease, and the City is reportedly purchasing the improvements/golf ranch separately from the valuation of the land. As such, the leased fee interest is not considered applicable.

Five-Year Sale History

According to the information available to me, current ownership is in the name of City of Texarkana, Texas – the site was leased as 266 acres [described as larger, less and except portion in Bringle Lake], as recorded in Volume 3514, page 175 on August 8, 2001, in the Deed Records of Bowie County, Texas,

No other recorded sales were revealed to me.

Current Listing/Pending Contracts

No current contracts were revealed to me. The client requested the estimated market value of the SITE only [excluding improvements] for use in possible negotiation/trade for a separate site.

Date of the Appraisal and Date of the report

The effective date of the appraisal is the date that I physically inspected the property, February 25, 2026. The date of the report is the date of preparation, March 19, 2026.

Exposure time

The Appraisal Standards Board of the Appraisal Foundation defines exposure time as:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

Based upon an analysis of the sales data, and overall market area, it is my opinion that the appropriate exposure time is twelve to twenty-four months, assuming a reasonable price and competent marketing/management.

Reasonable Marketing Time

Reasonable marketing time is the time that it ***might*** take to sell a specific property interest during the period immediately after the effective date of the appraisal. This estimate may be based upon statistical information, information gathered through sales verification, discussions with active market participants, and anticipated events/changes in market conditions.

Based upon market data gathered for this report, a reasonable marketing time is expected to be approximately twelve to twenty-four months.

Competency

I have experience in the appraisal of properties similar to the subject, and am deemed qualified by education, training and experience in the preparation of such reports, to comply with the Competency Provisions of USPAP.

Environmental

The subject site is improved with an 18-hole golf course, (greens, irrigation system and control, tees, bunker sand, cart paths [asphalt], and a metal club house, and a metal maintenance structure, parking, etc). The underlying land that is the subject of this analysis was leased for an extended period by the original owner/builder of the course, Hank Haney Golf, Inc. and the improvements were added by the developer. The City of Texarkana stated they are negotiating separately with the current golf course owners for the golf course, and have requested the market value of the land/site as if it were vacant. I have no knowledge of the prior uses, although the overall area appears to have once been a part of a large pastureland/partly wooded agricultural type tract, surrounding Bringle Lake, with incremental development into single family residential subdivisions in the surrounding areas. More recent development was noted in the immediate area in the construction of structures housing Texas A & M University at Texarkana, located across University Avenue.

I have no knowledge that underground storage tanks have ever occupied this site, nor am I aware of other environmental issues that may impact this area. I am not qualified to detect the presence of environmental hazards and am including this advisory that experts in the environmental field should be contacted for a definitive statement regarding the possibility of problems at these properties. ***For purposes of this analysis, I have assumed that there are no environmental problems at this site and have no reason to believe that any such conditions exist.***

Identification of the Property

The subject of this analysis has been estimated to contain approximately 266 acres out of the original parent tract, as a land lease from City of Texarkana, Texas.

The following legal description is the original parent tract that was leased for development into the Texarkana Golf Ranch – subject will be approximately 266 acres from this original tract.

Legal Description from original deed of 311.537 acres SAVE & EXCEPT ALL THAT PORTION OF THE SUBJECT RACT COVERED BY THE WATERS OF BRINGLE LAKE. Tax office states the size as 266 acres.

All that certain tract or parcel of land situated in the JARR ES I
A-302, Bowie County, Texas, being more particularly desci netes

COMMENCING at the lower Southeast corner of said Janes Headright Survey;

THENCE: N 60° 26' 16" W, with the South line of said Janes Headright Survey, 1819.91 feet to a point for corner and the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 60° 24' W, continuing with the South line of said Janes Headright Survey, 691.15 feet to a point for corner;

THENCE: N 28° 34' E, 1568.09 feet to a point for corner;

THENCE: N 61° 00' W, 2041.51 feet to a point for corner;

THENCE: N 28° 44' E, 149.58 feet to a point for corner;

THENCE: N 61° 13' W, 688.00 feet to a point for corner;

THENCE: N 22° 45' E, 853.04 feet to a point for corner;

THENCE: S 65° 09' E, 50.50 feet to a point for corner;

THENCE: N 21° 57' E, 2325.38 feet to a point for corner;

THENCE: N 60° 40' W, 242.56 feet to a point for corner;

THENCE: N 21° 17' E, 475.83 feet to a point for corner;

THENCE: S 60° 41' E, 605.84 feet to a point for corner;

THENCE: S 42° 18' 1 ner;

THENCE: S 41° 50' 3 ner;

THENCE: S 38° 34 ;

THENCE: S 34° 45 ;

THENCE: S 33° 48' W, 1480.10 feet to the PLACE OF BEGINNING and containing 311.537 acres of land, more or less.

SAVE AND EXCEPT all that portion of the subject tract covered by the waters of Bringle Lake.

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

"The amount and type of information researched and the analysis applied in an assignment." Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK	
Property Identification and Inspection:	The subject has been identified and inspected by the appraiser(s) as follows: I inspected the site and have included photographs taken on the date of the inspection. I have also includes photos of the improvements; however, this appraisal is conducted under the HYPOTHETICAL CONDITION that the site was vacant on the date of the appraisal – NO IMPROVEMENTS WERE CONSIDERED.
Analysis of Physical Factors:	All pertinent physical factors were analyzed.
Analysis of Economic Factors:	All pertinent economic factors were analyzed.
The Extent of Data Research:	The appraiser(s) maintain a current and comprehensive database of commercial, multi-family and multi-use land sales and listings for the Texarkana market area. In addition to market data developed in the course of previous appraisal work and retained in the appraiser(s) work files, other sources of information include: • MLS Records • Bowie County Deed Records • Local brokers, agents, buyers and sellers Where warranted, market data has been confirmed by a party to the transaction, or other reliable source.

The Type and Extent of Analysis: Cost Approach: The purpose of this analysis is to estimate the value of the site, as if vacant [Hypothetical condition – no improvements on the site on the date of the appraisal]. The cost is not considered applicable in the analysis of vacant multi-family/commercial / multi-purpose land and has not been developed.

Sales Comparison Approach: This approach is applicable, necessary and has been fully developed via comparison with sales of similar vacant tracts in the area, since the subject property is being appraised as if vacant – no improvements are included in this analysis.

Income Approach: This approach is not considered applicable in the development of an analysis of vacant commercial / multi-purpose land, since no similar tracts are leased and purchased in the Texarkana market that would provide income and expense information for the development of an income approach to value. The income approach has not been developed in this appraisal. The subject site is being appraised under the hypothetical condition that no improvements are on the site.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) the special zoning district could be changed from the current District 10, to be used for residential development. I have included the hypothetical condition that there are no improvements on the site, per the request of the owner, City of Texarkana, Texas – I was informed that the negotiations for the improvements are being conducted separately [the golf course improvements inclusive of course/greens/driving paths, irrigation, and the metal clubhouse and maintenance building, parking, etc. I have appraised the 266 acres as a vacant tract, ready for development for the specific use of the City of Texarkana.* **These assumptions and hypothetical conditions impact the value reported within this appraisal.**

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise state in this report.

3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative materials in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

9. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.

Limiting Conditions and Assumptions - continued

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purpose only. No guarantee as to accuracy is expressed or implied.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is NOT qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below, or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

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

Limiting Conditions and Assumptions - continued

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only the proper written qualifications and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraiser.

19. **HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS:** *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) the special zoning district could be changed from the current District 10, to be used for residential development. I have included the* ***hypothetical condition*** *that there are no improvements on the site, per the request of the owner, City of Texarkana, Texas – I was informed that the negotiations for the improvements are being conducted separately [the golf course improvements inclusive of course/greens/driving paths, irrigation, and the metal clubhouse and maintenance building, parking, etc. I have appraised the 266 acres as a vacant tract, ready for development for the specific use of the City of Texarkana and no other user.* **These assumptions and hypothetical conditions impact the value reported within this appraisal.**

Area Analysis 2026

Texarkana Metropolitan Area

Analysis of a local economy often focuses on trends in population, employment and income; hence, the conditions and prospects of a local economy are relevant for most appraisal assignments. The value of real estate in a community or region is affected by the strength of demand for its use. The economic condition of the community is a fundamental determination of the value of residential real estate in the market and of the value of office buildings, industrial buildings, retail properties and other types of real estate that serve the resident population.

The Texarkana, TX-Texarkana, AR Metropolitan Statistical Area (MSA), as defined by the United States Office of Management and Budget, was originally a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas, and was expanded to include Little River County, Arkansas ; however, Little River County, Arkansas was later removed from the MSA. The Texarkana, TX-AR Metro Area has a combined population of 145,907 (2023 Census Estimate). The Texarkana Post Office is at the junction of State Line (33°26' 14"N, 94° 4' 3"W). The city is located at the junction of Interstate 30 and US Highways 59, 67, 71, and 82 in extreme Northeast Texas or extreme Southwest Arkansas, along the Texas-Arkansas border. It was rumored to have been named for its location on the state line between Bowie County, Texas and Miller County, Arkansas, just a short distance from the Louisiana border, although, there is some debate about the actual origins of the name, which was in use before the naming of the city. A more detailed history can be found at The Handbook of Texas Online. Annual Average Temperature 64.9 degrees, (January 44.4 degrees; July 82.8 degrees). Annual Average Rainfall 45.3 inches. Annual Average Snowfall 1.6 inches. Prevailing Wind Direction is Southwest. Elevation is 390 feet. Humidity (noon average) is 71%.

Regional Analysis – Continued

The topography is generally forest with hills, and includes clay, sandy and alluvial soils. The Red River travels along the northern boundaries of Miller and Bowie Counties, and the southern boundary of Little River County, in an east and west direction. There are 5 rivers and more than 100 lakes within a 50-mile radius. Millwood Lake is 22± miles north, and Lake Wright Patman is located 10± miles Southwest. Both provide water for the city.

CITY LIMITS	SQUARE MILES
Texarkana, Arkansas	**41.98 mi**
Texarkana, Texas	**31.37**
COUNTIES	
Miller County, Arkansas	**624.04**
Bowie County, Texas	**884.93**
Little River, Ar	**531.26**

Source: US Census Bureau

History
Texarkana was founded in 1873 on the junction of two railroads. The name is portmanteau of TEXas, ARKansas, and nearby LouisANA. The Texarkana metropolitan area was first defined in 1960. Then known as the Texarkana, TX-Texarkana, AR Standard Metropolitan Statistical Area, it consisted of Bowie County, Texas and Miller County, Arkansas. State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana. The two "sides" of Texarkana are separated only from a political standpoint. Thousands of locals actually live in one state and work in the other.

Government
Texarkana, Arkansas City Government, has a Mayor/Board type government, and Miller County has a County Judge & Quorum Court. Texarkana, Texas City Government has a Mayor/Council type government and Bowie County has a County Judge & Commissioners Court.

Transportation
Highway projects to expand area highways and relieve strain on the Richmond Rd. and Summerhill Rd. exits, including continuous access roads, expanded bridges, and I-30/US 59 interchange have been completed. I-49 was extended from Shreveport to Texarkana, with a future extension planned to Kansas City in the US 71 corridor. I-30 is being widened to 6 lanes (3 each way) between Texarkana (State Line and ¼ mile west of Kings Highway) by Tex Dot.

TRANSPORTATION
RAILROADS
Union Pacific, Kansas City Southern and Amtrak
More than 90 freight trains travel through Texarkana daily
Amtrak service daily
HIGHWAYS
Interstates; I-30, I-40 complete to Louisiana nd Proposed I-69
U. S. Highways: 59, 67, 71 and 82
Texas State Highway: 93
Arkansas State Highways: 296, 237, 245 and 196
MOTOR FREIGHT
Over 39 Freight Terminals
Over 1 Million tons of finished products shipped out annually
Thousands of pounds of raw and consumer goods shipped in daily
BUS SERVICE
Greyhound Lines; Provides 38 connections daily
Several local charter services available
AUTOMOBILE RENTAL
7 local rental companies
Over 325 rental vehicles located in Texarkana
AIR
Texarkana Regional Airport, runway 6600 feet
American Eagle and Continental Connection
4 daily round trip flights to Dallas/Ft. Worth International Airport
4 non stop flights to Houston Intercontinental George Bush
AIRPORT
Fixed Base Operator: TAC Air
Cargo Airlines; FedEx, United Parcel Service, Purolator
Courier, Air Borne Express and Texarkana Air Freight
WATER
One day service via railway to the Port of Shreveport

LOCATION & LENGTH OF TIME GOODS INTRANSIT FROM TEXARKANA MSA				
CITY	**MILES**	**DAYS BY RAILCAR**	**DAYS BY TRUCK**	**DAY BY LTL**
ATLANTA	629	3	2	3
CHICAGO	771	2	2	3
DALLAS	178	1	1	1
HOUSTON	287	3	1	2
KANSAS CITY	463	2	2	3
LOS ANGELES	1,548	3	3	5
NEW ORLEANS	390	3	1	2
NEW YORK CITY	1,363	4	3	5
ST. LOUIS	486	2	1	2

Data from Texarkana Chamber of Commerce

- **Texarkana Regional Airport Expansion Completed in June of 2024**
  he Jim E. Yates Terminal at Texarkana Regional Airport (TXK) in Texarkana, Arkansas opened in June 2024. The terminal expansion was part of a larger project that also included a runway extension and hangar construction.

Public Utilities Providers for Texarkana

Windstream Communication, Summit Utilities [previously CenterPoint Energy Arkla], Southwest Arkansas Electric Cooperative, AEP Southwestern Electric Power Company, Sparklight/previously CableOne, Texarkana Water Utilities, Bowie-Cass Electric Co-Op.

Regional Analysis – Continued

Population

The Texarkana metropolitan area has not experienced any major growth in population over the previous thirty years.

2010-2024 estimates from US Census Bureau

Population	Bowie County, Texas	Miller County, Arkansas	Little River County, Arkansas	Texarkana city, Texas	Texarkana city, Arkansas
Population estimates, July 1, 2024, (V2024)	NA	NA	NA	NA	NA
PEOPLE					
Population					
Population estimates, July 1, 2024, (V2024)	NA	NA	NA	NA	NA
Population estimates, July 1, 2023, (V2023)	91,687	42,415	11,805	35,741	29,223
Population estimates base, April 1, 2020, (V2024)	NA	NA	NA	NA	NA
Population estimates base, April 1, 2020, (V2023)	92,899	42,599	12,026	36,236	29,387
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	NA	NA	NA	NA	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	-1.3%	-0.4%	-1.8%	-1.4%	-0.6%
Population, Census, April 1, 2020	92,893	42,600	12,026	36,193	29,387
Population, Census, April 1, 2010	92,565	43,462	13,171	36,411	29,919
Housing					
Housing Units, July 1, 2023, (V2023)	40,170	19,869	6,082	X	X
Owner-occupied housing unit rate, 2019-2023	62.7%	65.3%	80.0%	51.0%	56.5%
Median value of owner-occupied housing units, 2019-2023	$161,300	$148,200	$113,400	$159,700	$162,700
Median selected monthly owner costs - with a mortgage, 2019-2023	$1,469	$1,258	$1,086	$1,587	$1,244
Median selected monthly owner costs -without a mortage, 2019-2023	$519	$406	$382	$491	$425
Median gross rent, 2019-2023	$966	$882	$812	$990	$893
Building Permits, 2023	207	36	4	X	X
Economy					
In civilian labor force, total, percent of population age 16 years+, 2019-2023	54.6%	52.6%	57.8%	54.6%	54.9%
In civilian labor force, female, percent of population age 16 years+, 2019-2023	55.5%	49.4%	51.2%	53.9%	52.8%
Total accommodation and food services sales, 2017 ($1,000) (c)	227,732	D	D	180,375	56,748
Total health care and social assistance receipts/revenue, 2017 ($1,000) (c)	974,751	77,032	23,547	943,496	D
Total transportation and warehousing receipts/revenue, 2017 ($1,000) (c)	118,222	259,670	21,794	32,955	D
Total retail sales, 2017 ($1,000) (c)	1,779,261	378,761	129,535	1,327,813	365,956
Total retail sales per capita, 2017 (c)	$19,004	$8,644	$10,458	$36,058	$12,157

Regional Analysis – Continued

Demographics Texarkana MSA Population

TEXARKANA, ARKANSAS-TEXAS MSA			
Date	Population	% Change	Total CHANGE
1970	113,488		
1980	127,019	11.92%	13,531
1990	134,098	5.28%	7,079
2000	143,377	6.92%	9,279
2010	149,198	3.90%	5,821
2020	147,333	-1.25%	-1,865
2021	147,174	0.00%	-159
2024	145,000	-1.58%	-2,333
Texas A & M Data			

Source: U.S. Census Bureau Texas A & M Real Estate Center

The most recent estimate of population for the Texarkana MSA is 145,907 (2023 Census Estimate), indicating a decrease of approximately 0.86%, and a total change of -1,267.

ECONOMIC NEWS ARTICLES:

Wadley Regional Medical Center's sale to CHRISTUS Health finalized

November 1, 2024 by **James Bright** Texarkana Gazette

Wadley Regional Medical Center was purchased by CHRISTUS Ark-La-Tex on Sept. 24, 2024, following the bankruptcy filing by Wadley parent company Steward Health Care.

The deal comes after 10 months of uncertainty regarding Wadley's future due to the financial instability of its former parent company, Steward Health Care. The sale did not involve the new property, which construction stopped briefly on in early 2024. Currently, the new hospital is owned by Medical Properties Trust.

"We are eager to complete construction of the new Texarkana facility and work with one of several interested parties to ensure that the local community has access to high quality general acute care services," he said. The project was initially projected for completion in 2024 and later rescheduled for 2025. There is no current estimated completion date.

Steward broke ground on the new hospital in September 2021. The $227 million project was the largest commercial development in the city's history.

Christus has since taken over and is operating the former Wadley Hospital as Wadley Regional Medical Center – Christus Health.

MPT spokesperson says construction on what would have been Wadley's new facility will continue

By James Bright| October 1, 2024 at 12:40 p.m.

"TEXARKANA, Texas -- Construction on what would have been the new Wadley Regional Medical Center campus will continue, according to its current owners. Head of strategy and investor relations for Medical Properties Trust (MPT) Drew Babin said the organization is committed to completing the project that started early last year." read more at the ***Texarkana Gazette*** (texarkanagazette.com)

Governor Abbott Announces New Braven Environmental Facility In Texarkana

February 13, 2025 | Austin, Texas | Press Release

NOTE: Updated on February 14, 2025.

Governor Greg Abbott today announced the third project under the new Texas Jobs, Energy, Technology, and Innovation (JETI) program is Braven Environmental, LLC ("Braven Environmental"). A waste-to-value company focused on waste plastics recycling solutions, Braven Environmental will open a state-of-the-art advanced recycling facility in Texarkana. The project will create more than $145 million in capital investment.

"Texas is where today's products are made using tomorrow's technologies," said Governor Abbott. "With a $145 million investment in a state-of-the-art advanced recycling facility in Texarkana, Braven Environmental is making a significant investment in the future of Bowie County and our great state. As we compete both nationally and globally in industry sectors critical for continued growth, economic incentive tools such as the JETI program help us attract new business investments and good-paying jobs to ensure communities across the state can thrive. Working together, we will build a stronger and more prosperous Texas than ever before."

"Braven Environmental's decision to invest in Texas highlights our reputation as the leader in innovation and economic opportunity," said Senator Bryan Hughes. "This project will strengthen our economy with high-paying jobs and it will advance cutting-edge technology. I look forward to the positive impact this will have on Texarkana and our entire region."

TEXAMERICA'S CENTER STATEMENT NOVEMBER-DECEMBER 2025

TexAmericasCenter.com | 903-223-9841

TEXAMERICAS CENTER

TexAmericas Center (TAC) is a premier industrial park in the Texarkana region, offering a strategic location and robust infrastructure tailored to meet the needs of defense sector companies. The region has experience with tactical systems, defense logistics, and cyber security. A broader manufacturing base (machining, plastics, rubber, composites) is present. For example, manufacturing jobs account for approximately 18.6% of the workforce.

The U.S. Army facility, Red River Army Depot (RRAD), collaborates with various companies at TAC to support defense operations, including partnerships with Original Equipment Manufacturers like Lockheed Martin

RRAD's Expanding Role in Tomorrow's Army: Drone Manufacturing and Testing.

In July 2025, Defense Secretary Pete Hegseth issued a memo on "Unleashing U.S. Military Drone Dominance," which called for approving "hundreds" of American products for purchase by the DOD and arming combat units with a variety of "low-cost drones made by America's world-leading engineers and AI experts," among other steps. The Army is forging ahead to try to meet those ambitious goals targeting expansion of mission within its Organic Industrial Base. Its Organic Industrial Base is really the backbone of manufacturing capacity of the Army as it is composed of the production and remanufacturing facilities spread across the force. The Red River Army Depot (RRAD) is set to become a pivotal center for the U.S. Army's drone production and innovation efforts. Under the proposed SkyFoundry Act of 2025, RRAD will host a government-owned, government-operated facility dedicated to producing propellers, assembly and testing small Unmanned Aircraft Systems (sUAS) for defense applications. This initiative aims to produce up to 10,000 composite-based drones per month, enhancing the Army's capabilities in reconnaissance, surveillance, and tactical operations. Army's initial effort to produce 10,000 drones a month should not require MILCON oversight.

Economic Factors

Although the economy is generally agricultural, Texarkana also provides many jobs in manufacturing and distribution industries. The excellent natural resources of water, materials, and people lend support to continuous growth.

Texarkana is the regional medical center for a population of more than 400,000 within a 60-mile radius. Healthcare facilities include:

HEALTHCARE IN TEXARKANA	BEDS
Wadley Regional Medical Center	370
CHRISTUS St. Michael Health System	324
Encompass Health Rehabilitation	60
Post-Acute Medical Specialty Hospital	30
Hospice of Texarkana Care Center	17
Texarkana Emergency Center & Hospital	4
Signature Care Emergency Center	3

Additionally, Texarkana has 10 nursing homes and 9 assisted living facilities

Regional Analysis – Continued

The economy has a strong agricultural base, as well as diversified manufacturing, distribution and service industries.

Employment Data July 2025 – December 2025

U.S. BUREAU OF LABOR STATISTICS

Bureau of Labor Statistics > Data Tools > Customized Tables > Areas at a Glance

Economy at a Glance

Southwest Office

Texarkana, TX-Texarkana, AR

Texarkana, TX-AR

Data Series	Back Data	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025
Labor Force Data							
Civilian Labor Force(1)		63.3	63.5	63.6	(2) -	63.6	(p) 63.2
Employment(1)		60.5	60.5	60.7	(2) -	60.8	(p) 60.6
Unemployment(1)		2.8	3.0	2.9	(2) -	2.8	(p) 2.6
Unemployment Rate(3)		4.5	4.7	4.5	(2) -	4.4	(p) 4.2
Nonfarm Wage and Salary Employment							
Total Nonfarm(4)		61.0	61.3	61.4	61.6	61.9	(p) 61.7
12-month % change		1.0	1.8	1.7	1.1	1.0	(p) 0.7
Mining, Logging, and Construction(4)		3.0	3.0	2.9	2.9	2.9	(p) 2.9
12-month % change		-3.2	-3.2	-3.3	-3.3	-3.3	(p) 0.0
Manufacturing(4)		6.0	5.9	5.9	5.9	5.9	(p) 5.9
12-month % change		3.4	1.7	1.7	1.7	1.7	(p) 1.7
Trade, Transportation, and Utilities(4)		13.7	13.8	13.8	13.9	14.2	(p) 14.2
12-month % change		2.2	3.8	4.5	3.0	2.9	(p) 2.9
Information(4)		0.4	0.4	0.4	0.4	0.4	(p) 0.4
12-month % change		0.0	0.0	0.0	0.0	0.0	(p) 0.0
Financial Activities(4)		2.6	2.6	2.5	2.6	2.6	(p) 2.6
12-month % change		4.0	4.0	0.0	4.0	4.0	(p) 0.0
Professional and Business Services(4)		4.8	4.8	4.8	4.9	4.9	(p) 4.8
12-month % change		0.0	0.0	0.0	0.0	0.0	(p) -2.0
Education and Health Services(4)		9.8	9.9	9.9	9.9	9.9	(p) 9.9
12-month % change		3.2	4.2	4.2	3.1	3.1	(p) 3.1
Leisure and Hospitality(4)		6.9	6.9	6.8	6.7	6.7	(p) 6.7
12-month % change		0.0	0.0	0.0	0.0	0.0	(p) 0.0
Other Services(4)		2.1	2.1	2.1	2.1	2.1	(p) 2.1
12-month % change		-4.5	-4.5	-4.5	0.0	0.0	(p) 0.0
Government(4)		11.7	11.9	12.3	12.3	12.3	(p) 12.2
12-month % change		-0.8	1.7	0.8	-0.8	-1.6	(p) -2.4

Footnotes
(1) Number of persons, in thousands, not seasonally adjusted.
(2) Data unavailable due to the 2025 lapse in appropriations.
(3) In percent, not seasonally adjusted.
(4) Number of jobs, in thousands, not seasonally adjusted. See About the data.
(p) Preliminary

Data extracted on: February 13, 2026

Source: U.S. Bureau of Labor Statistics
Note: More data series, including additional geographic areas, are available through the "Databases & Tables" tab at the top of this page.

TEXARKANA SCHOOLS

TEXARKANA, TEXAS PUBLIC SCHOOLS

NAME	GRADES	STUDENTS	P/T RATIO
Liberty Eylau HIGH	09 thru 12	536	8:1
TEXAS HIGH	09 thru 12	1,750	12:1
Pleasant Grove High	09 thru 12	796	12:1
Options Alternative	09 thru 12	69	8:1
Liberty Eylau Middle	05 thru 09	580	14:1
Texas Middle	06 thru 08	1420	13:1
Pleasant Grove Middle	06 thru 08	501	14:1
Redlick Middle	05 thru 08	221	13:1
Wake Village Elementary	PK thru 05	539	12:1
Liberty Eylau C K Bender	02 thru 04	575	16:1
Theron Jones Early Literacy	PK thru 02	329	13:1
Westlawn Elementary	PK thru 05	317	12:1
Paul Dunbar Early Learning	PK thru PK	304	11:1
Leary Elementary	PK thru 08	93	9:1
Nash Elementary	PK thru 05	667	14:1
Margaret Fish Davis Elementary	PK thru 02	499	14:1
Pleasant Grove Intermediate	03 thru 05	523	12:1
Martha & Josh Morris Math	KG thru 05	351	15:1
Spring Lake Park Elementary	PK thru 05	346	13:1
Highland Park Elementary	PK thru 05	364	12:1
Redlick Elementary	KG thru 05	306	13:1
Waggoner Creek Elementary	KG thru 05	336	12:1
Paul Lawrence	PK	800	9:1
Parks	Kthru 05	800	9:1
Liberty Eylau Pre K	PK - PK	323	14:1
Premier HS of Texarkana	09 thru 12	142	28:1
Digital Academy of Texas	05 thru 12	227	60:1
PRIVATE SCHOOLS			
TRINITY CHRISTIAN	K thru 12	242	10:1
BETHEL SDA SCHOOL	K thru 10	12	5:1
St. James Day School	PK thru 08	155	10:1
First Baptist Church	PK thru K	90	10:1
Liberty Eylau Christian	PK thru 3	71	10:1

TEXARKANA, ARKANSAS PUBLIC SCHOOLS

NAME	GRADES	STUDENTS	P/T RATIO
Arkansas High	09 thru 12	1060	10:1
College Hill Middle	6th	335	10:1
North Heights Community	K thru 05	241	13:1
College Hill Elementary	PK thru 04	345	11:1
Edward D. Trice Elementary	K thru 05	512	14:1
Fairview Elementary	K thru 05	233	13:1
Vera Kilpatrick Elementary	K thru 05	355	11:1
Genoa Elementary	K thru 03	37	15:1
Gary Cobb Middle School	4 thru 06	257	15:1
Genoa High School	09 thru 12	289	9:1
Washington Academy	08 thru 12	126	6:1

Texarkana Higher Education:

HIGHER EDUCATION 2026		
Texarkana College		
Enrollment		3,882
TUITION	In State	$3,916
	Out of State	$5,332
Noted as highest 3 yr completion rate amoung Texas Community Colleges 2019-2020		

Texas A & M University at Texarkana		
Enrollment		4,000
Undergraduate degree programs		30
Graduate degree programs		18
TUITION	In State	$7,930
	Out of State	$20,947

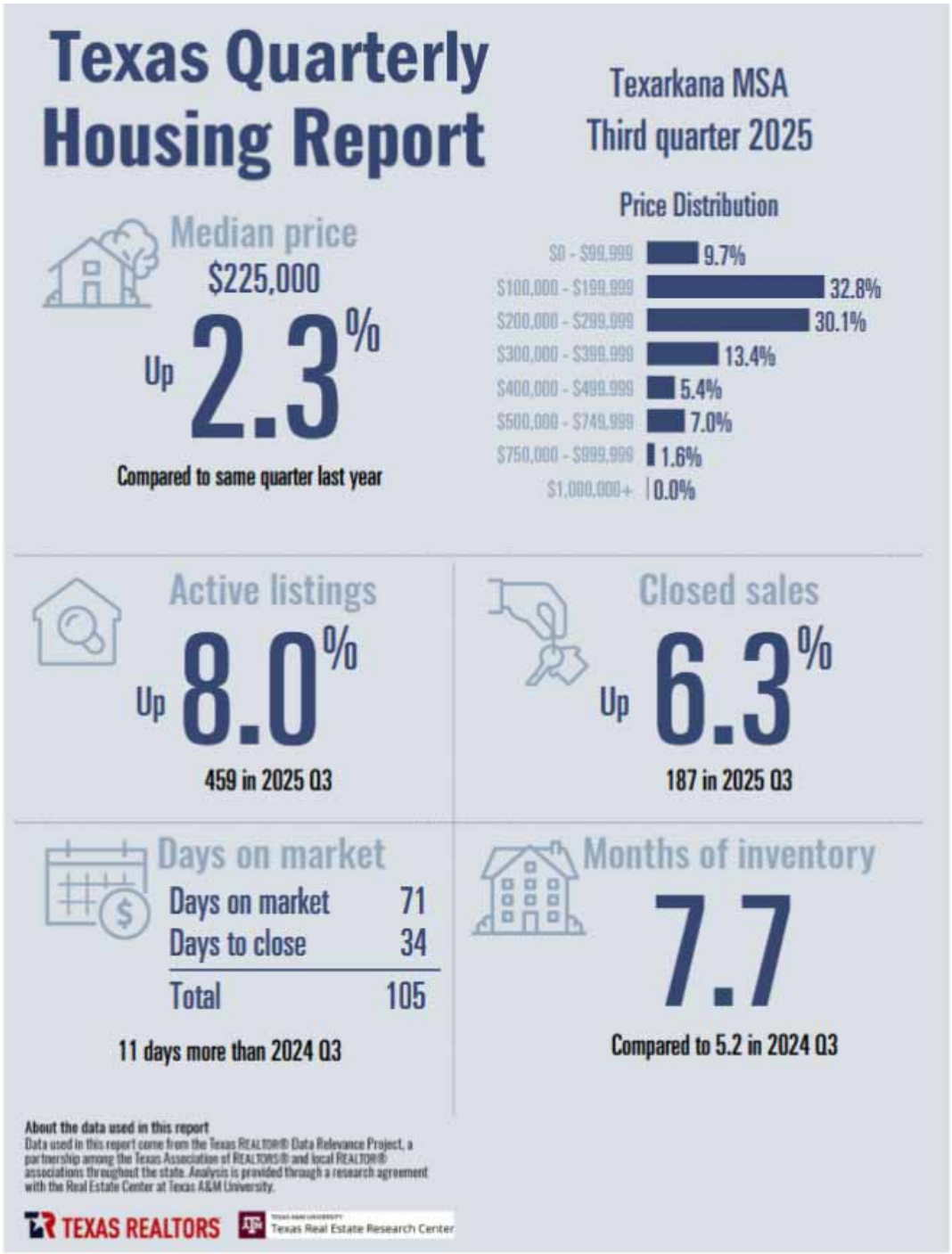
University of Arkansas Hope-Texarkana		
Enrollment		1,400
Programs Available		55
TUITION	In State	$3,880
*in state tuition includes Texas Counties of Bowie, Cass, Red River, Marion, Morris & Titus		
	Out of State	$4,960

UNIVERSITY OF ARKANSAS FOR MEDICAL

In 1993, the University of Arkansas for Medical Sciences established a Family Medicine Residency Program in Texarkana. This UAMS Regional campus accepts eight new residents into its three-year program each summer.

Major Employers in the Texarkana Regional Area

Business	Number of Employees	Industry
Christus St. Michael Health System	2200	Hospital/Healthcare
Red River Army Depot	2103	Manufacturer
Cooper Tire & Rubber Company	1820	Manufacturer
Texarkana Texas ISD	1350	Education
Graphic Packaging	814	Manufacturer (Paper)
Wal-Mart/Sam's	802	Grocery/Retail
Wadley Regional Medical Center	622	Hospital/Healthcare
Ledwell	611	Manufacturer
Texarkana Arkansas ISD	603	Education
Domtar	572	Manufacturer (Paper)
Defense Logistics Agency	538	Distribution/Defense
City of Texarkana,Texas	531	Local Government
Texarkana Alumuninum	420	Manufacturer
Mayo Manufacturing	220	Manufacturer


Texas Quarterly Housing Report
Texarkana MSA
Third quarter 2025
Median price
$225,000
Up 2.3%
Compared to same quarter last year
Price Distribution
$0 - $99,999 9.7%
$100,000 - $199,999 32.8%
$200,000 - $299,999 30.1%
$300,000 - $399,999 13.4%
$400,000 - $499,999 5.4%
$500,000 - $749,999 7.0%
$750,000 - $999,999 1.6%
$1,000,000+ 0.0%
Active listings
Up 8.0%
459 in 2025 Q3
Closed sales
Up 6.3%
187 in 2025 Q3
Days on market
Days on market 71
Days to close 34
Total 105
11 days more than 2024 Q3
Months of inventory
7.7
Compared to 5.2 in 2024 Q3
About the data used in this report
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.
TEXAS REALTORS
Texas Real Estate Research Center

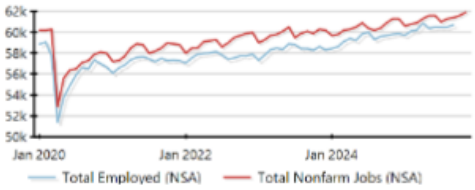
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Housing Report for Texarkana

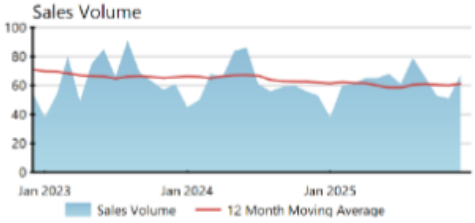
Spotlight on December 2025

Economic News

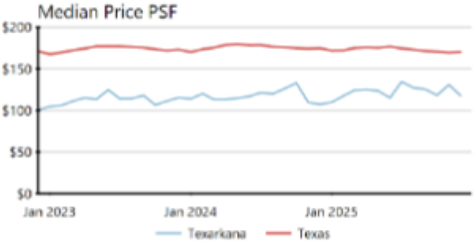
Jobs & Employment



Sales Volume



Median Price PSF



Housing Update

Sales volume for single-unit residential housing increased 26.42% YoY from 53 to 67 transactions. Year-to-date sales reached a total of 734 closed listings. Dollar volume rose from $10.33 million to $15.68 million.

The average sales price rose 20.08% YoY from $194,842 to $233,961, while the average price per square foot subsequently rose from $111.36 to $119.51. Median price rose 27.07% YoY from $168,500 to $214,115, while the median price per square foot also rose from $107.59 to $118.04.

Months inventory for single-unit residential housing rose from 5.3 to 6.6 months supply, and days to sell declined from 128 to 119.

Table 1: Month Activity

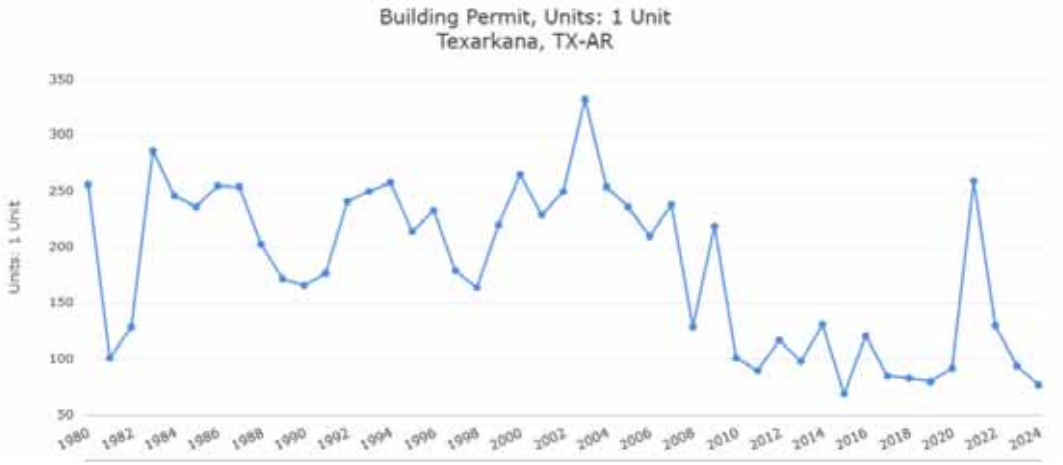
	2025				2024	
	December	YoY %	YTD	YoY %	December	YoY %
Sales	67	26.42%	734	-1.61%	53	-13.11%
Dollar Volume	$15,675,356	51.80%	$181,618,022	6.14%	$10,326,636	-33.25%
Median Close Price	$214,115	27.07%	$215,000	7.50%	$168,500	-6.39%
New Listings	57	16.33%	1,187	10.52%	49	-30.00%
Active Listings	403	22.87%	381	26.16%	328	29.64%
Months Inventory	6.6	24.88%	6.6	24.88%	5.3	36.94%
Days to Sell*	119	-7.03%	114	7.55%	128	47.13%
Average Price PSF	$119.51	7.32%	$124.27	7.18%	$111.36	-6.36%
Median Price PSF	$118.04	9.71%	$123.15	4.75%	$107.59	-6.97%
Median Square Feet	1,920	18.23%	1,844	4.30%	1,624	-4.47%
Close to Original List Price	90.50%	0.94%	92.83%	1.42%	89.66%	-3.93%

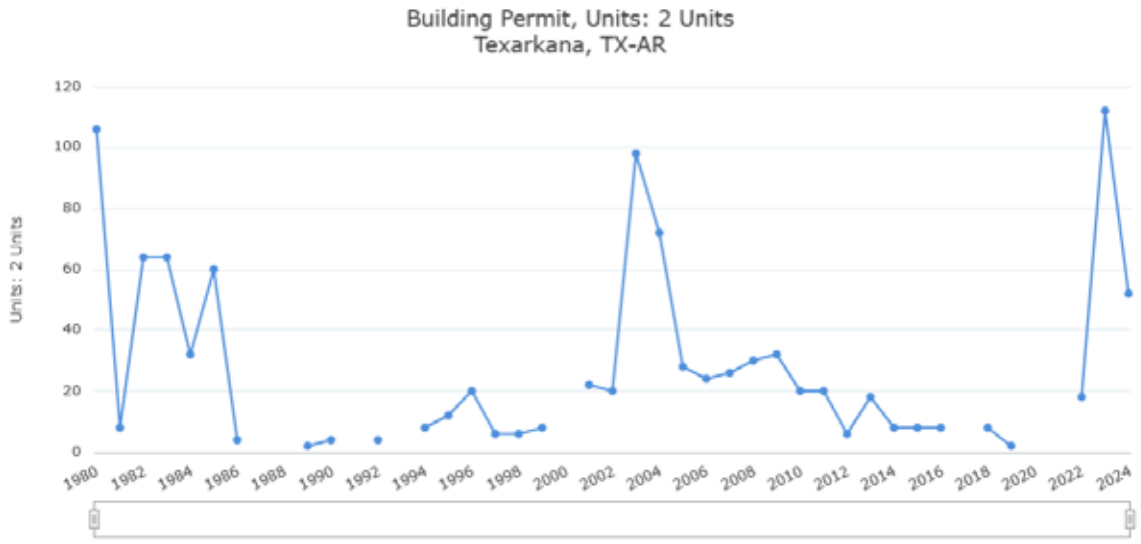
* Days to Sell = Days on Market + Days to Close

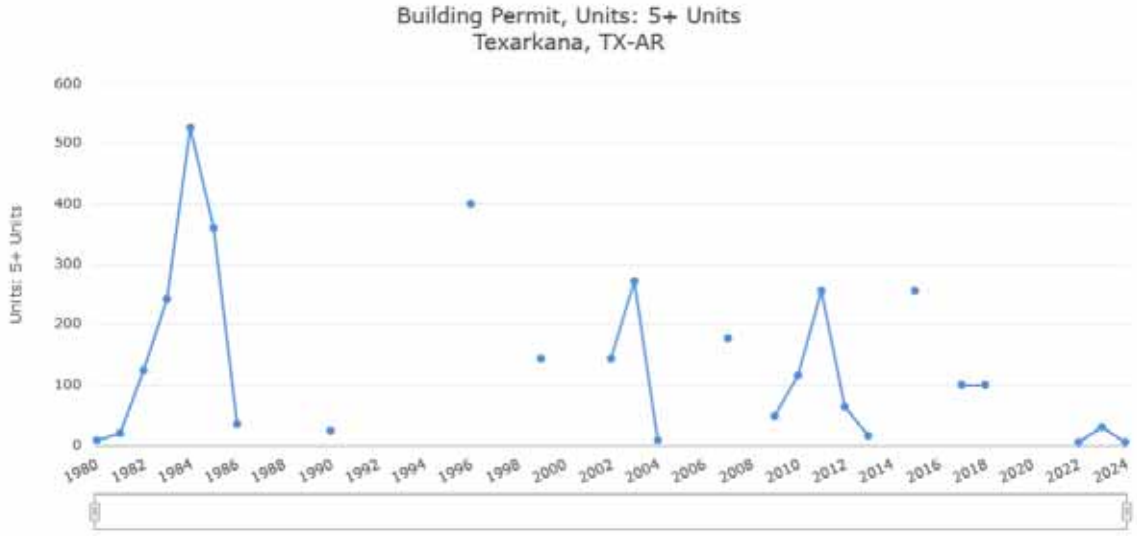
About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.

TEXAS REALTORS


Building Permit, Units: 1 Unit
Texarkana, TX-AR
Units: 1 Unit
350
300
250
200
150
100
50
1980 1982 1984 1986 1988 1990 1992 1994 1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022 2024


Building Permit, Units: 2 Units
Texarkana, TX-AR
Units: 2 Units
120
100
80
60
40
20
0
1980 1982 1984 1986 1988 1990 1992 1994 1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022 2024


Building Permit, Units: 5+ Units
Texarkana, TX-AR
Units: 5+ Units
600
500
400
300
200
100
0
1980 1982 1984 1986 1988 1990 1992 1994 1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022 2024

Regional Analysis – Continued

TEXARKANA, TEXAS APARTMENT DATA

Texas Association of Realtors data
The average rent for apartments in the Texarkana full metro area is $726 per month, with a 4.4% typical vacancy. No new construction was reported in apartments in third quarter 2024

.

Hotel information from Source Strategies 2024 year end, annual
Metro Texarkana includes New Boston, Texas for Major Hotels
City Texarkana, Texas includes 1,355 total rooms, with 1554 total rooms at the Metro area

TEXAS HOTEL PERFORMANCE FACTBOOK – 2024 Annual (12 months ending 12/31/2023 vs 12 months ending 12/31/2024) 159
Sorted by Metropolitan Statistical Area (MSA), by City and by Zip Code, then by highest REVPAR in latest period.

Metro Area / City / Hotel	Zip / Brand (# Htls)	# Rms	$ Room Revenues[1] 2023 Est	2024 Est	%Chg	$ ADR Est.[2] 2024	% Chg	Est. % Occupancy[3] 2023	2024	Pt. Chg	$ REVPAR[4] 2022	2023	2024	$ Chg
DAYS INN	DAYS	92	1,647,069	1,914,024	16.2	89.52	8.0	59.2	63.7	4.5	47.91	49.05	57.00	7.95
LA QUINTA INN & S	LAQUN	115	2,152,942	2,360,165	9.6	80.40	6.2	67.7	69.9	2.2	60.28	51.29	56.23	4.94
MOTEL 6	MTL 6	59	1,066,038	1,147,006	7.6	104.52	21.3	57.4	51.0	-6.5	51.69	49.50	53.26	3.76
SHERMAN INN		89	1,080,759	1,066,331	-1.3	65.62	-4.3	48.5	50.0	1.5	32.16	33.27	32.83	-.44
SUPER 8	SUPR8	47	366,388	536,496	46.4	67.41	41.3	44.8	46.4	1.6	28.58	21.36	31.27	9.92
TRAVELERS INN		91	523,754	446,705	-14.7	38.42	7.1	44.0	35.0	-9.0	14.37	15.77	13.45	-2.32
ZIP-CODE 75090	(7)	560	8,329,239	9,008,600	8.2	79.98	8.5	55.3	55.1	-.2	42.94	40.75	44.07	3.32
SHERMAN	75092													
HOLIDAY INN EXPRE	HIEXP	84	1,967,077	2,447,185 Y	24.4	105.31	16.8	71.2	75.8	4.6	57.76	64.16	79.82	15.66
COMFORT INN SHERM	COMFO	69	1,641,724	1,752,707	6.8	105.98	5.8	65.1	65.7	.6	62.67	65.19	69.59	4.41
ZIP-CODE 75092	(2)	153	3,608,801	4,199,892	16.4	105.59	11.8	68.4	71.2	2.8	59.98	64.62	75.21	10.58
CITY SHERMAN	(9)	713	11,938,040	13,208,492	10.6	86.66	9.7	58.1	58.6	.5	46.59	45.87	50.75	4.88
WHITESBORO	76273													
WHITESBORO INN &		44	328,995	47,870	-85.4	35.15	-32.0	39.6	34.4	-5.2	20.27	20.49	12.09	-8.40
MET SHERMAN-DEN	(24)	1677	32,073,957	31,553,645	-1.6	91.83	-.9	56.9	57.8	.8	52.92	52.75	53.03	.28
METRO: TEXARKANA														
NEW BOSTON	75570													
HOLIDAY INN EXPRE	HIEXP	61	2,061,000	2,015,000	-2.2	126.99	-3.2	70.6	71.3	.7	94.95	92.57	90.50	-2.07
BEST VALUE	BVALU	49	678,427	747,662	10.2	74.38	-5.1	48.4	56.2	7.8	39.68	37.93	41.80	3.87
BOSTONIAN INN		41	304,922	388,472	27.4	54.67	13.3	42.2	47.5	5.2	19.44	20.38	25.96	5.58
TEX INN		48	338,000	317,734	-6.0	41.86	-4.9	43.8	43.3	-.5	22.60	19.29	18.14	-1.16
CITY NEW BOSTON	(4)	199	3,382,349	3,468,868	2.6	85.41	-3.1	52.8	55.9	3.1	48.33	46.57	47.76	1.19
TEXARKANA	75501													
COUNTRY INN & SUI	CTRYI	81	2,394,098	2,373,645	-.9	123.31	7.9	70.9	65.1	-5.8	73.97	80.98	80.29	-.69
BUDGET INN		24	237,236	226,888	-4.4	53.46	-7.9	46.7	48.4	1.8	36.19	27.08	25.90	-1.18
ZIP-CODE 75501	(2)	105	2,631,334	2,600,533	-1.2	110.69	5.3	65.3	61.3	-4.0	65.34	68.66	67.85	-.80
TEXARKANA	75503													
HILTON GARDEN INN	HILTG	154	6,430,783	7,026,262	9.3	170.84	20.7	80.9	73.2	-7.7	102.96	114.41	125.00	10.59
HAMPTON INN & SUI	HAMPT	81	2,936,510	3,542,055	20.6	163.65	26.0	76.5	73.2	-3.3	94.82	99.32	119.81	20.48
RESIDENCE INN BY	RESID	121	4,477,986	4,579,501	2.3	134.08	12.3	84.9	77.3	-7.6	72.56	101.39	103.69	2.30
HOLIDAY INN EXPRE	HIEXP	90	2,890,583	3,102,313	7.3	135.37	10.6	71.9	69.8	-2.1	82.31	87.99	94.44	6.45
FAIRFIELD SUITES	FAIRF	83	2,374,100	2,553,291	7.5	126.71	11.7	69.1	66.5	-2.6	70.97	78.37	84.28	5.91
CANDLEWOOD SUITES	CANDL	80	1,805,562	1,883,283	4.3	102.10	17.9	71.4	63.2	-8.3	60.76	61.83	64.50	2.66
COMFORT SUITES	COMFS	70	1,245,435	1,533,234	23.1	90.47	18.6	63.9	66.3	2.4	49.54	48.75	60.01	11.26
TOWNEPLACE SUITES	TOWNP	85	1,744,094	1,434,103	-17.8	75.25	1.4	75.7	61.4	-14.3	59.06	56.22	46.22	-9.99
COURTYARD BY MARR	COURT	90	2,160,567	1,405,119	-35.0	111.84	25.4	73.7	38.2	-35.5	59.03	65.77	42.77	-23.00
ECONO LODGE TEXAR	ECONO	50	527,000	589,000	11.8	72.64	27.6	50.7	44.4	-6.3	22.52	28.88	32.27	3.40
WYNDHAM GARDEN	WYNDG	142	1,373,000	1,461,000	6.4	48.36	-7.2	50.8	58.3	7.5	22.42	26.49	28.19	1.70
RODEWAY INN & SUI	RODEW	74	504,065	605,414	20.1	51.47	16.9	42.4	43.6	1.1	12.27	18.66	22.41	3.75
MAGNUSON TEXARKAN	MAGNU	130	596,677	608,107	1.9	38.31	16.7	38.3	33.5	-4.8	16.06	12.57	12.82	.24
ZIP-CODE 75503	(13)	1250	29,066,362	30,322,682	4.3	111.09	14.7	65.8	59.8	-6.0	57.26	63.71	66.46	2.75

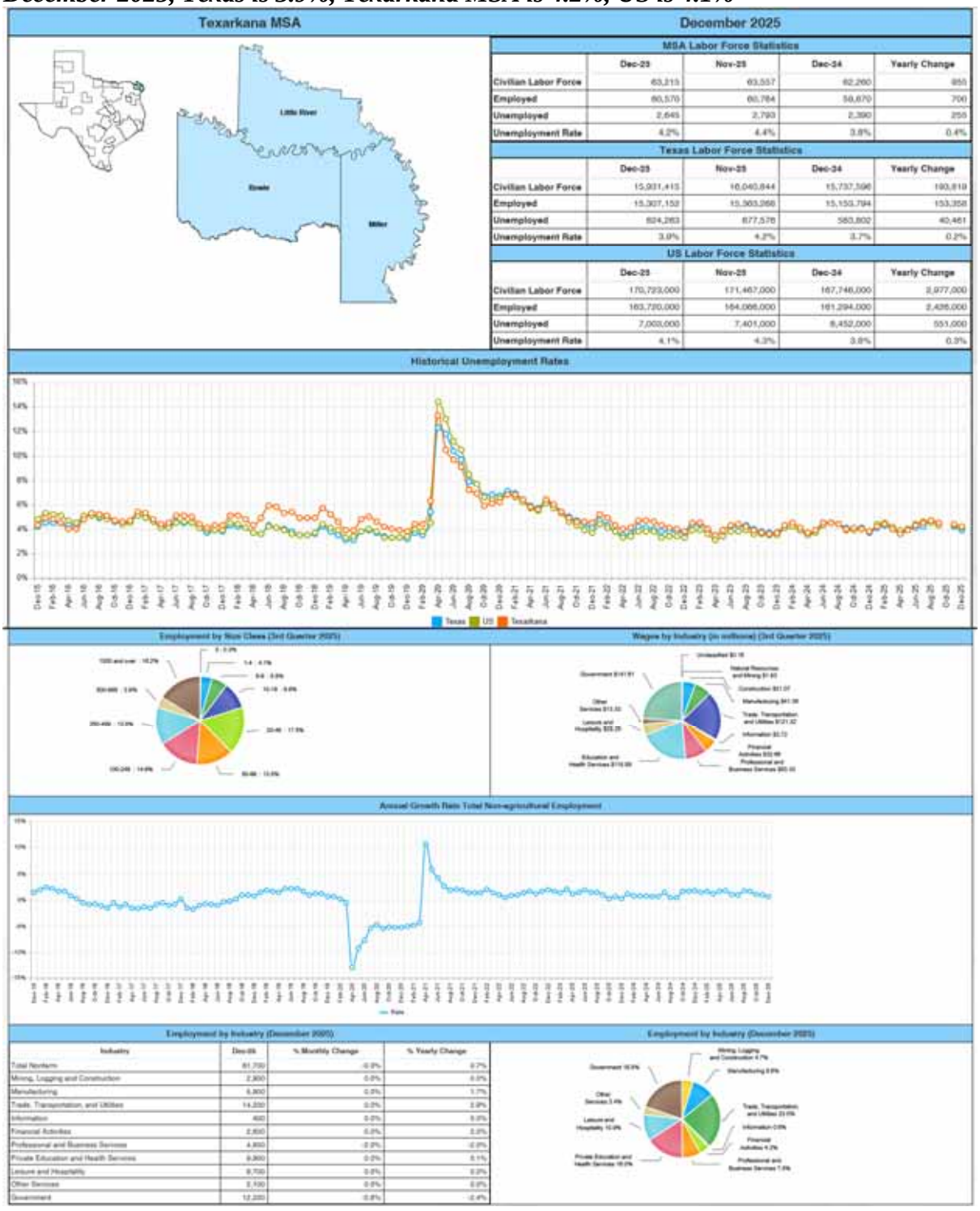
Metro Area / City / Hotel	Zip / Brand (# Htls)	# Rms	$ Room Revenues[1] 2023 Est	2024 Est	%Chg	$ ADR Est.[2] 2024	% Chg	Est. % Occupancy[3] 2023	2024	Pt. Chg	$ REVPAR[4] 2022	2023	2024	$ Chg
CITY TEXARKANA	(15)	1355	31,697,696	32,923,215	3.9	111.05	14.0	65.8	59.9	-5.8	57.89	64.09	66.57	2.48
MET TEXARKANA	(19)	1554	35,080,045	36,392,083	3.7	107.96	11.9	64.1	59.4	-4.7	56.67	61.85	64.16	2.31

Recovery from COVID 19 was indicated in 2021 with overall 66.4% occupancy in Texarkana
In 2023, the 75503 zip code indicated $96.81 ADR , 65.8% occupancy, with $64.09 RevPar;
2024 ADR increased to $111.05, with 59.9% occupancy and $66.57 RevPar.

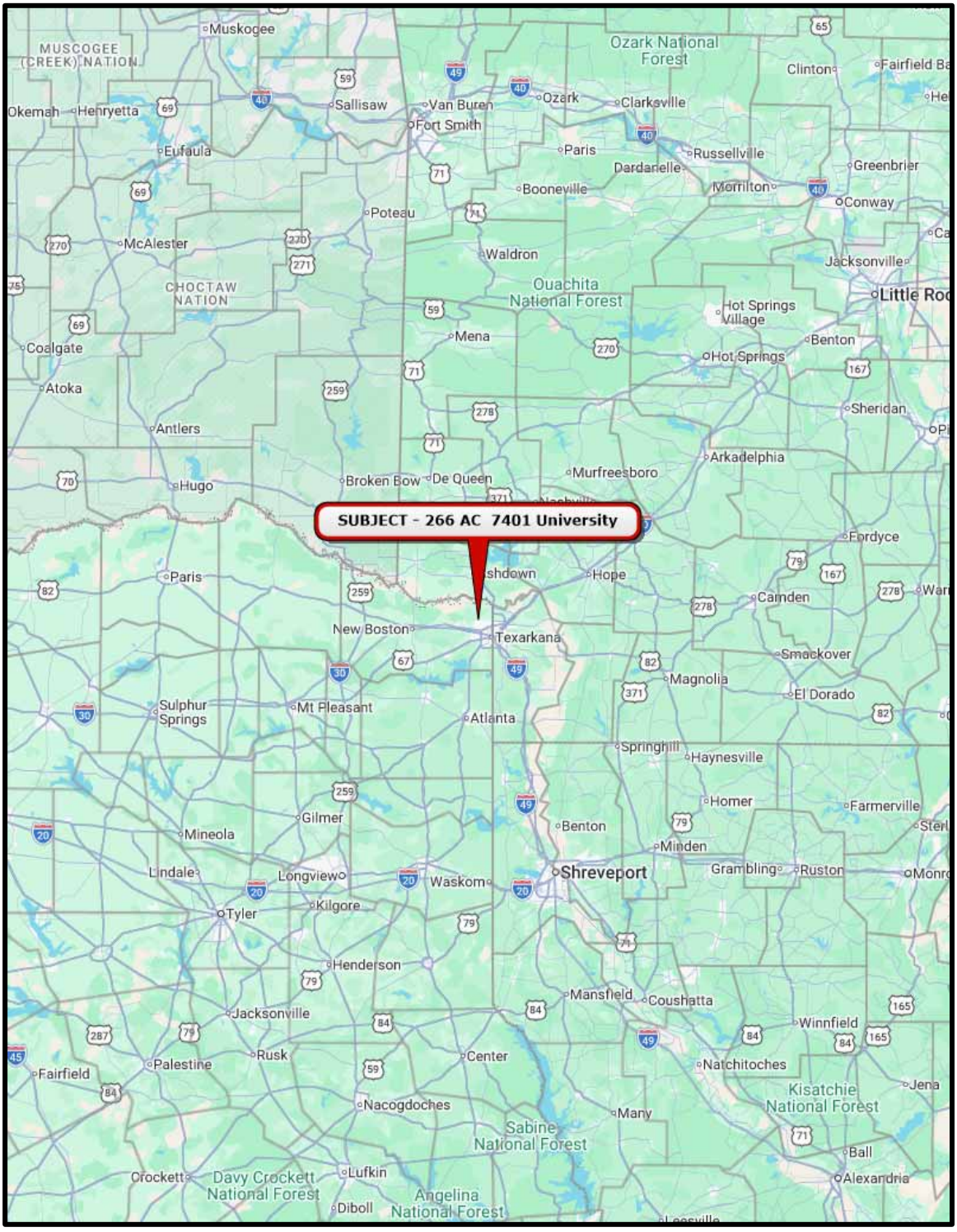
Regional Analysis – Continued

TEXAS WORKFORCE COMMISSION LABOR MARKET INFORMATION

December 2025, Texas is 3.9%, Texarkana MSA is 4.2%, US is 4.1%



Regional Map



Neighborhood Description

Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property which, in turn, directly affect the value of the subject property itself. Therefore, the boundaries of the area of influence must be delineated to conduct a thorough analysis. The area of influence is the area within which the forces affect all surrounding properties in the same way they affect the property being appraised. Although physical boundaries may be drawn, the significant boundaries are those that fix the limits of influences on property values. By coincidence, these limits may be physically observable. The area of influence is commonly called a neighborhood. A neighborhood is a group of complementary land uses.

To identify neighborhood boundaries, appraisers examine the subject property's surroundings. The investigation begins with the subject property and proceeds outward, identifying all relevant actual and potential influences on the property's value that can be attributed to its location. The appraisers extend the geographic search far enough to encompass all influences that the market perceives as affecting the value of the subject property. At the physical point where no factors influencing the value of the subject and surrounding properties are found, the boundaries for analysis are set. Conclusions regarding the impact of the neighborhood on the subject property's value are significant only if area boundaries have been properly delineated. Neighborhood analysis provides a framework, or context, in which property value is estimated. It identifies the area of analysis and establishes the potential limits within which the appraisers search for data to be used in applying the three approaches to value. Realistic boundaries allow appraisers to identify comparable properties in the same neighborhood; the sale prices of these properties usually require little or no adjustment for location.

Neighborhood Boundaries
Neighborhood analysis helps appraisers determine the stability of an area and may indicate future land uses and value trends. The subject is located in the northwest part of Texarkana, Texas. The neighborhood is generally defined as the boundaries delineating the Pleasant Grove School District. The Pleasant Grove School District lies generally north of I-30, along the west side of Summerhill Road -surrounding Richmond Road, south of the Red River, and east of FM 1398 and north of McKnight Road and Interstate 30.

Traffic Routes
Richmond Road is a four lane, asphalt paved thoroughfare, providing north-south access to I-30 and to heavy commercial areas along Richmond Road. Pleasant Grove Road is a two-lane asphalt paved interior traffic arterial, linking Richmond Road with McKnight Road, and is noted as the junction of University Avenue on the south side of McKnight Road, and on the north side of the intersection with Richmond Road. McKnight Road is a two-lane asphalt paved traffic arterial linking the northern portions Richmond Road and Pleasant Grove Road, and more recently, providing access to University Drive, a two lane concrete street, providing access to Texas A & M at Texarkana Campus to the East of Richmond Road, along University Avenue, as well as to high growth commercial areas along I-30. I-30 is located to the south. Scott Wright

Road is an interior residential street. The traffic system appears adequate to service the area, and access is considered to be good.

Accessibility

Access is available from University Avenue, a four lane, divided roadway in the immediate area of the subject, from Richmond Road, which is a heavily traveled four lane divided main traffic arterial in the subject location, and which was widened in the area north of Moores Lane, to the intersection of Richmond Road and FM 989, northwest of the subject property. University Avenue becomes Shillings Road NE of the TAMU-T campus, and provides access to Summerhill Road to the east.

Public transportation is limited in the Texarkana area, with a limited-service bus route to specified areas in Texarkana. This is typical of the region and was not considered to have an adverse impact upon marketability in the area.

Employment

Main employers in the general area include Red River Army Depot and Goodyear Tire [previously Cooper Tire], as well as the large medical employment in the area, as noted in the area analysis.

Due to overall good economy in the region, lower interest rates, etc., Texarkana, as a whole has enjoyed a relatively high level of employment in the past several years, and a relatively rapid recovery after the closures during the COVID-19 pandemic closures.

Occupancy

Single family residences enjoy a relatively high occupancy in the immediate neighborhood, and few vacancies were noted. The apartment complexes in the general area report occupancies exceeding 95%, which is typical in the overall market.

Past office studies indicate occupancies in the northern portion of the city of Texarkana to be well over 90% occupied, and the new construction in retail in the immediate area tends to have well over 90-95% occupancy. The older areas south of Interstate 30 tend to have higher vacancies in general.

Neighborhood Conclusion

The subject neighborhood competes well with similar neighborhoods in the overall Texarkana area. No adverse conditions were noted that would affect the marketability of properties located in the subject neighborhood.

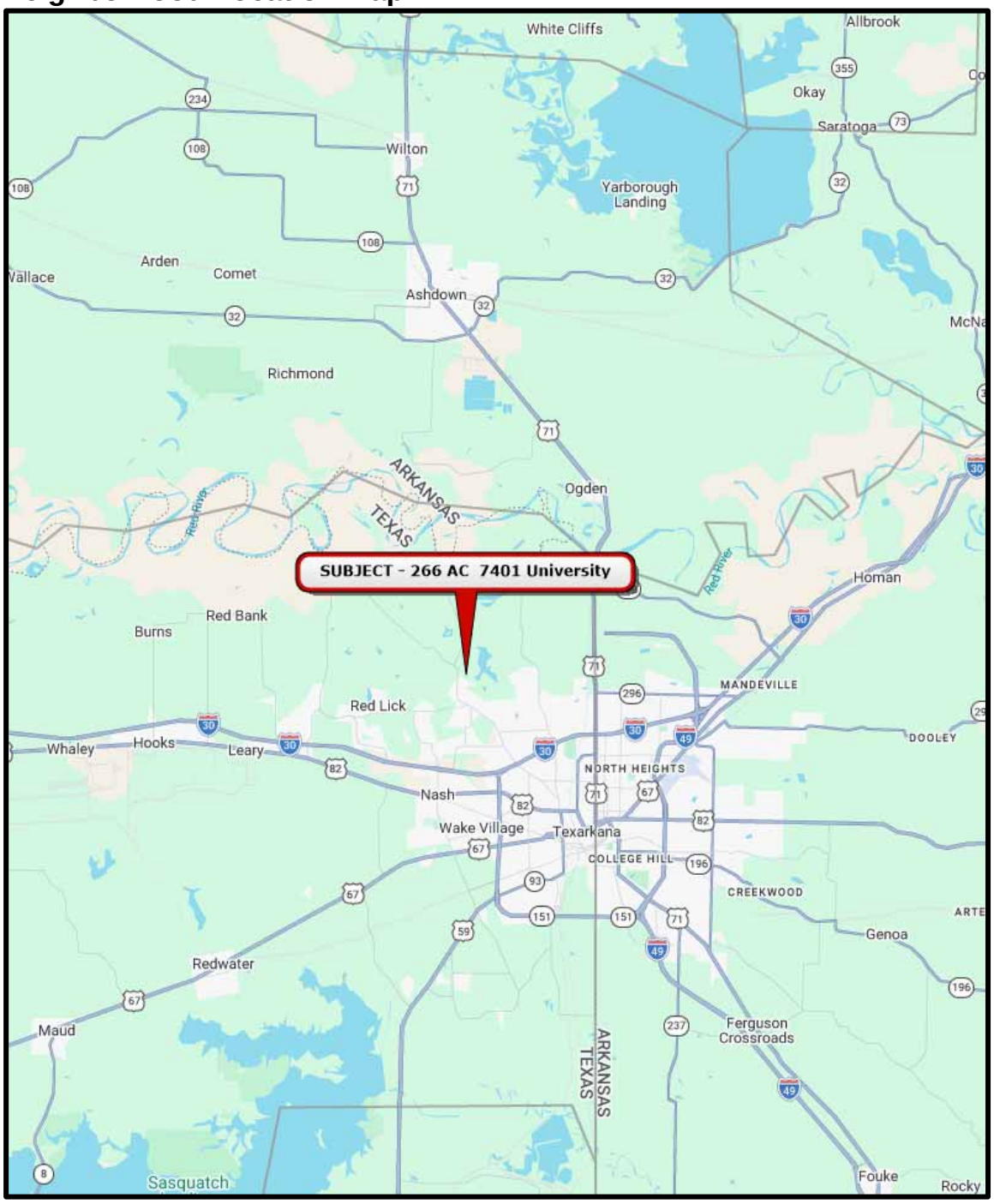
The neighborhood enjoys good access from I-30 to Richmond Road, and Summerhill Road, as well as from interior roadways.

Overall, the neighborhood is considered to be good, and is generally a single-family residential area away from the dense commercial growth in areas to the south surrounding Richmond Road,

Summerhill Road and I-30. The growing Texas A & M University at Texarkana is located in this immediate area, along University Avenue.

This is the northwestern portion of the City of Texarkana, Bowie County, Texas, and growth over the past several years in Texarkana, Texas has been in this general direction and is expected to continue into the near future in the northwestern direction.

Neighborhood Location Map



Property Description

SITE	
Information Sources:	Legal description obtained from Bowie County Deed Records, and estimated by City of Texarkana, Mr. Dustin Henslee from a prior site estimate that is included in this report, for use until survey is available. Other sources include on-site inspection and Bowie County Deed Records.
Site Size:	Estimated as 266 acres
Site Topography:	Level, to sloping to rolling
Road Frontage/Access:	Access and frontage along University Avenue.
Utilities:	Electric, cable and telephone, as well as water/sewer are assumed to be available and currently in use at the clubhouse.
Site Improvements:	Substantial site improvements are present at the golf course; however, this appraisal considers the land only, under the hypothetical condition that the site is vacant/no improvements.
Flood Zone:	The subject site is impacted by a shaded flood hazard area along Bringle Lake– see FEMA map included within this report. FEMA Map Number: 48037C0355E & 48037C0225E FEMA Map Date: December 21, 2017 FEMA Zone Classification: X Estimated 15% to 20% flood zone at areas along Bringle Lake. A survey would be needed to indicate the actual acreage impacted.

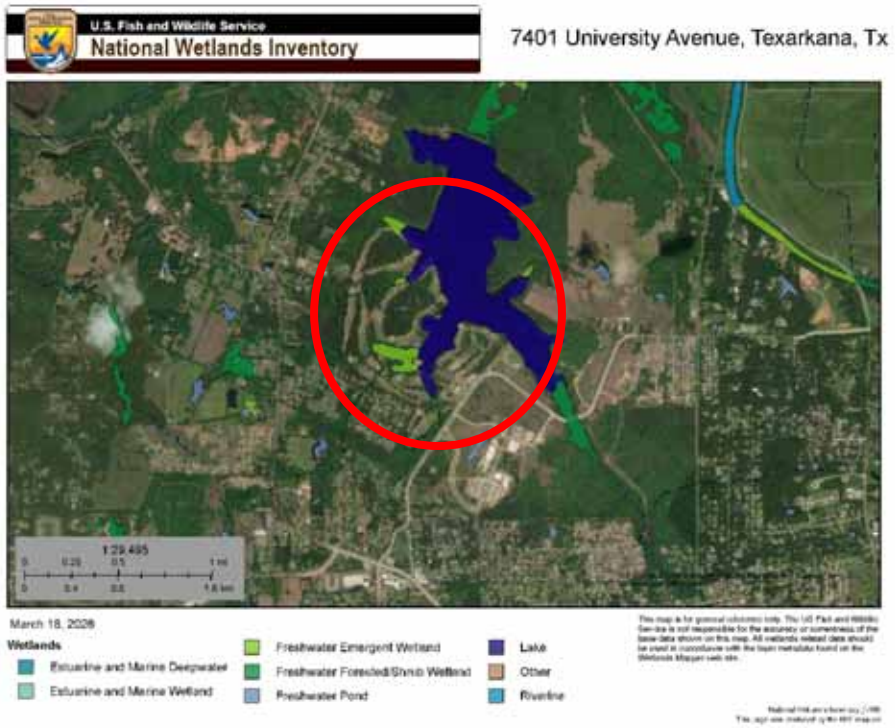
PRIOR SITE ESTIMATE/SKETCH

Rounded/called 266 acres

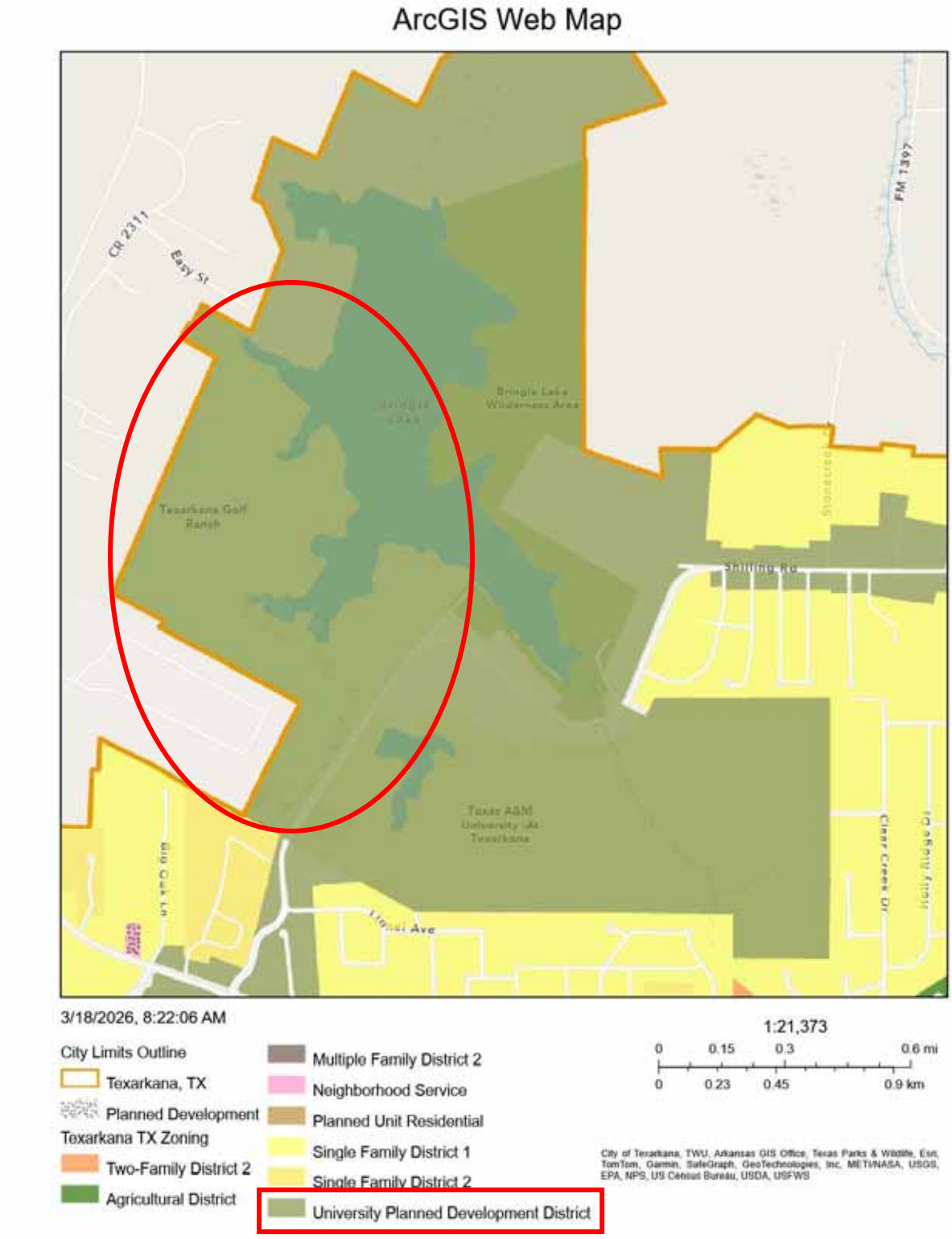
C00426

FEMA

Wetlands Map – approximate subject at red circle

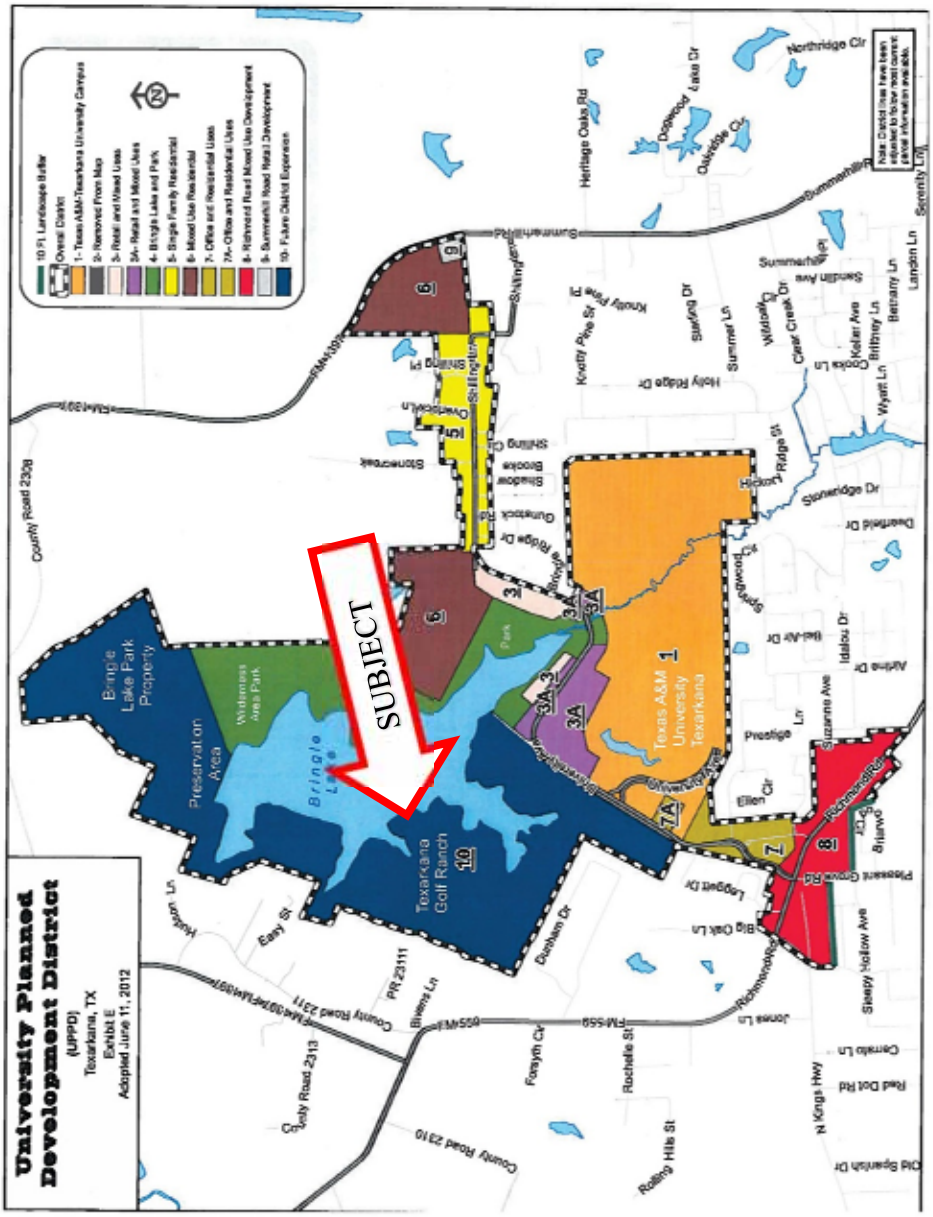


ZONING MAP


ArcGIS Web Map
CR 2311
Easy St
FM 1397
Bringle Lake Wilderness Area
Texarkana Golf Ranch
Shilling Rd
Texas A&M University at Texarkana
Big Oak Ln
Clear Creek Dr
3/18/2026, 8:22:06 AM
1:21,373
0 0.15 0.3 0.6 mi
0 0.23 0.45 0.9 km
City Limits Outline
Texarkana, TX
Planned Development
Texarkana TX Zoning
Two-Family District 2
Agricultural District
Multiple Family District 2
Neighborhood Service
Planned Unit Residential
Single Family District 1
Single Family District 2
University Planned Development District
City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

District within the UPDD

The zoning overlay is further broken down into separate areas. The subject appears to be located in District 10


SUBJECT
University Planned Development District
(UPPD)
Texarkana, TX
Exhibit E
Adopted June 11, 2012
Bringle Lake Park Property
Preservation Area
Wildness Area Park
Texarkana Golf Ranch
Texas A&M University Texarkana
Bringle Lake
Park
Northridge Cir
Heritage Oaks Rd
Summerhill Rd
Shilling Dr
Holly Ridge Dr
Summer Ln
Cedar Creek Dr
Keller Ave
Landon Ln
Wyatt Ln
Ridge St
Stonebridge Dr
Dearfield Dr
Idalou Dr
Alpine Dr
Prestige Ln
Suzanne Ave
Richmond Rd
Ellen Cir
Pleasant Grove Rd
Sleepy Hollow Ave
Big Oak Ln
Dunham Dr
Legget Dr
Jonne Ln
Rochelle St
Forsyth Cir
Rolling Hills St
Red Dirt Rd
N Kings Hwy
Old Spanish Dr
Carmike Ln
County Road 2313
County Road 2310
PR 23111
Bivens Ln
Easy St
Holly Ln
FM-559
Stonecreek
Shadow Brooke
Quinstock
Ridge Dr
Shilling Pl
Shilling Cir
Cedar Ln
Holly Pine St
Dogwood Lake Dr
Oakridge Cir
Summerfield
Summerhill Ln
Serenity Ln
Sandra Ave
Bethany Ln
Cooke Ln
Hickory Ridge St
Rosewood Dr
Oakwood Dr
Prestige Ln
Ellen Cir
Big Oak Ln
Legget Dr
Dunham Dr
Jonne Ln
Sleepy Hollow Ave
Pleasant Grove Rd
Richmond Rd
Suzanne Ave
Idalou Dr
Alpine Dr
Dearfield Dr
Stonebridge Dr
Wyatt Ln
Landon Ln
Bethany Ln
Keller Ave
Cedar Creek Dr
Summer Ln
Holly Ridge Dr
Holly Pine St
Dogwood Lake Dr
Oakridge Cir
Northridge Cir
Heritage Oaks Rd
Summerfield
Summerhill Ln
Serenity Ln
Shilling Pl
Shilling Cir
Cedar Ln
Shadow Brooke
Quinstock
Ridge Dr
Stonecreek
County Road 2308
FM-1397
FM-559
PR 23111
County Road 2313
County Road 2310
Easy St
Holly Ln
Bivens Ln
Forsyth Cir
Rochelle St
Rolling Hills St
Red Dirt Rd
N Kings Hwy
Old Spanish Dr
Carmike

Zoning Analysis

District: ***"University Planned Development District" UPPD***

Conforming: The UPDD is further divided into nine zoning districts. The use, height and area regulations as set out are uniform throughout each district. The boundaries of the zoning districts are set out delineated by the zoning district map of the UPDD on file in the city Secretary's office. Those nine districts are as follows:

1) Texas A & M University, Texarkana Campus
2) Reserved
3) Retail/Mixed uses and additional uses
4) Bringle Lake and park
5) Single-Family residential
6) Mixed Use Residential
7) Office and Residential uses
8) Richmond Road Mixed use development
9) Summerhill Road Mixed-Use Development
10) Future district expansion

***Applicable* Permitted Uses:**

- The district map indicates that the subject is located in District 10) Future District Expansion

  I have assumed that the district overlay could be changed to be similar to the other districts within the UPDD.

Other: ***NOTE- construction in this district requires approval by the City of Texarkana Zoning Department – therefore I have assumed compliance with all zoning regulations*.**

Additional Regulations

SEE COPY OF ZONING MAP & DISTRICT– the site was zoned UPDD by the City of Texarkana, Texas.

"The purpose of this district is to provide appropriate design standards for the development of properties within the UPDD University Planned Development District boundary. These standards recognize and support the area's unique development character and significance of the university as a primary source for development in this subject area."

PHOTOGRAPHS

Site

Site

Site

Site

Site

Site

Site	***Site***
Site	***Site***
Site	***Site***

Site

Site

Site

Site

Site

Site

Site	***Site***
Site	***Site***
Site	***Site***

Site	***Site***
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Site	***Site***
Site	***Site***
Site	***Site***

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Site	***Site***

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Site	***Site***
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Site	***Site***

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Site	***Site***
Site	***Site/Bringle Lake***
Site/Bridge	***Site/Bringle Lake***

Site	***Site***
Site	***Site***
Site	***Site***

Site

Site

Site

Site

Site

Site

Site

Site

Site

Site

Site

Site

Site

Site

Site/Bringle Lake

Site/Bringle Lake

Site

Site

Site	***Site***
Site/drive-parking	***Site/drive and parking***
Street	***Street***

IMPROVEMENTS NOT INCLUDED/HYPOTHETICAL CONDITION

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

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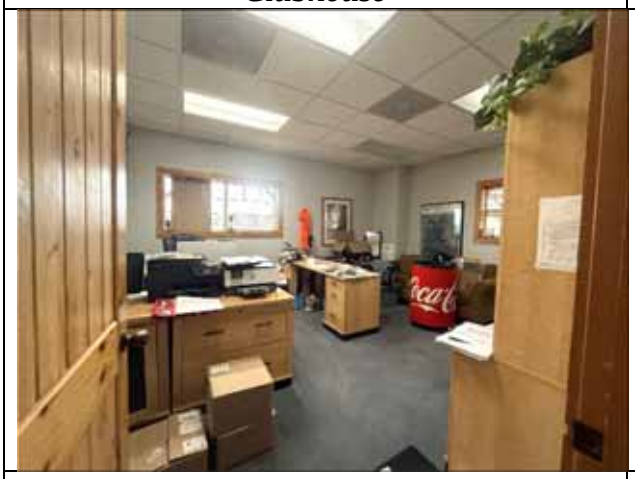
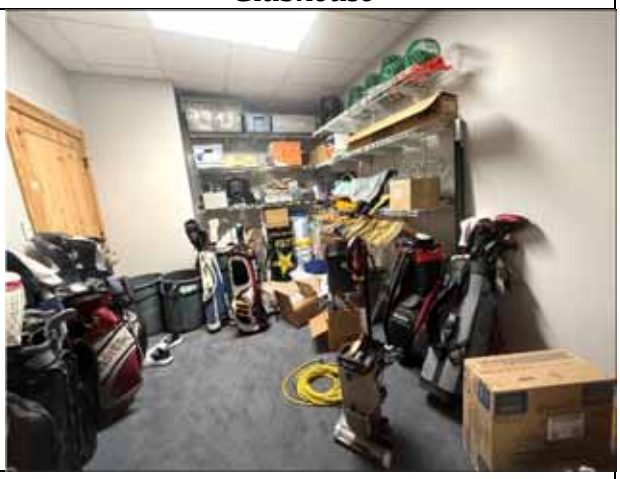


Clubhouse



Clubhouse

Clubhouse

Site

Maintenance building

Maintenance building

Maintenance building

Maintenance building

Maintenance building

Maintenance building

Maintenance building

Maintenance building

Maintenance building

Maintenance building

Above ground tanks

Maintenance building

Assessment & Taxes

Currently vacant; Taxes ESTIMATED from Bowie Appraisal District
THIS ASSESSMENT INCLUDES THE IMPROVEMENTS:

Actual Current Taxes:	
Tax Parcel ID#:	11700017901
Tax Year:	2025
Site Size Stated (Acres):	266.0000
Assessed Value Land:	$665,000.00
Ag Productivity Value (Taxable):	
Assessed Value Improvements:	$883,184.00
Total Taxable Assessed Value:	$1,548,184.00
Tax Rate per $100 Assessed:	2.250586
Real Estate Taxes:	**$34,843.21**
Total Real Estated Taxes:	**$34,843.21**
Total Real Estate Taxes (Rounded):	**$34,900.00**

RATES:

2025 Tax Rates - Bowie County		
ENTITY	**RATE per $100**	
Bowie County	$	0.4239470
City of Texarkana	$	0.6500000
Pleasant Grove ISD	$	1.0670000
Texarkana College	$	0.1096390
TOTAL	$	2.2505860

Assessment Analysis

The subject property is currently an improved property, containing improvements that are Texarkana Golf Ranch [golf course and associated improvements previously detailed along with a metal clubhouse structure and a metal maintenance structure]

The assessment at the land only would be $665,000/100 X 2.250586 = $14,966.40.

Highest and Best Use

The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, published by The Appraisal Institute includes the definition of "highest and best use" on page 109:

1) "The reasonably probable use of property that results in the highest value. The four criterial that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

2) "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"

3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)"

Highest and Best Use As Vacant

The estimated site area that was provided to me [no survey is yet available], with frontage along University Avenue, located in the specialty zoning district associated with Texas A & M University, Texarkana, that is intended to allow for mixed use development [both commercial and multi-family use within the same property as described by the zoning department – with assumption regarding the designation as the "future development"].

Physically Possible

In arriving at my opinion of highest and best use for the subject, it was first necessary to determine if the physical characteristics of the site - such as soil conditions, topography, shape and frontage were favorable for development. No differential settlement was observed which would indicate unusually unstable soil-bearing capacities in the surrounding areas. The subject site is considered to be of sufficient size to be economically adaptable for development of a wide variety of land use. The topography is level to sloping to rolling, with areas impacted by Bringle Lake. The physical characteristics were considered to impose no insurmountable limitations to permissible development, acknowledging limitations imposed by the actual physical size and topography.

Legally Permissible

The zoning is in the University Planned Development District and as such will require approval for any construction by the City of Texarkana, Texas, including architectural design, etc. I have assumed that any user will obtain proper/legal permission for development of this site. No deed restrictions were reported to me. I did not conduct an in-depth research for deed restrictions, and have assumed any interested party has conducted his own research regarding any major limitations on the use of the site.

Financially Feasible

Uses which meet the physical and legal tests can be analyzed to determine economic potential.

Remaining possible uses are numerous, but due to surrounding properties and uses, and zoning restrictions, the probable use was considered to fall within the multi-family and two-family segment of the market, with some area of mixed use.

Projected return is analyzed for each use, and those with positive rates of return indicate a financially feasible use. In this instance, multi-family/mixed type uses would indicate positive returns and are considered financially feasible.

Maximally Productive

Office uses are not expected at this location. However, the expected mixture of light commercial / retail and townhouse, single family, multifamily and duplex type use appears to have demand and productivity in this location.

Therefore, the Highest and Best Use, as if vacant, was considered to be an allowed mixture of commercial / retail, with multi-family and single family residential type use.

Highest and Best Use as Improved

The site is being appraised as a vacant tract/no improvements were considered in this analysis, under the stated Hypothetical condition, that no improvements were included in this analysis, and the appraisal includes only the land, AS IF vacant.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Income Approach
- The Sales Comparison Approach

The **Cost Approach** is summarized as follows:

Cost New
\- Depreciation
\+ Land Value
= Value

The **Income Approach** converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounted process.

The **Sales Comparison Approach** compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

The appraisal process concludes with the **Final Reconciliation** of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others. This appraisal includes the following:

- Cost Approach: The cost is not considered applicable in the analysis of vacant light commercial / single and multi-family land and has not been developed under the hypothetical condition that no improvements were included/SITE AS IF VACANT.

- Sales Comparison Approach: This approach is applicable, necessary and has been fully developed via comparison with sales of similar vacant tracts in the area, in the analysis of the SITE AS IF VACANT – no improvements were included under the stated hypothetical condition.

- Income Approach: This approach is not considered applicable in the development of an analysis of similar land, since no similar tracts are leased and purchased in the Texarkana market that would provide income and expense information for the development of an income approach to value. The income approach has not been developed in this appraisal under the stated HYPOTHETICAL CONDITION, AS IF NO IMPROVEMENTS WERE ON THE SITE ON THE DATE OF THE APPRAISAL.

Cost Approach

The Cost Approach is based on the principle of substitution - that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The Cost Approach tends to set the upper limit of value before depreciation is considered. The applied process is as follows:

1. Estimate the land value according to its Highest and Best Use. I have used the Sales Comparison Approach; the process is as follows:

    - Comparable sales, contracts for sale and current offerings are researched and documented.

    - Each comparable is analyzed and adjusted to equate with the subject property.

    - The value indication of each comparable is analyzed and the data reconciled for a land value indication.

2. Estimate the replacement cost of the building and site improvements.

3. Estimate the physical, functional and/or external depreciation accrued to the improvements.

4. Sum the depreciated value of the improvements with the value of the land for an indication of value.

The subject of this analysis is approximately 266 acres. The current improvements include the associated improvements with the existing golf course. This appraisal includes the land only – none of the improvements were included under the stated hypothetical condition, and the Cost Approach has not been developed.

Land Value

The site value has been developed via comparison with similar site sales in the following Sales Comparison Approach.

No improvements were considered in this analysis under the HYPOTHETICAL CONDITION STATED – this is the analysis of the site value only, AS IF VACANT on the date of the appraisal.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.

2. The most pertinent data is further analyzed and the quality of the transaction is determined.

3. The most meaningful unit of value for the subject property is determined.

4. Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.

5. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

I have researched and analyzed eight land sales that were considered to offer similar appeal, etc, with the subject 266 acres, as if vacant.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Acres	$/ Acre
1.	TBD FM 1397	02/03/2020	$1,340,000	195.798	$6,844
2.	FM 2148 {I30) to FM 3419	07/24/2020	$2,350,000	110.305	$21,305
3.	FM 1397	10/12/2021	$638,000	58.000	$11,000
4.	Off Shillings	11/19/2025	$1,917,000	135.771	$14,119
5.	6207 Chapparal Ln	05/10/2023	$250,000	35.320	$7,078
6.	University Drive	10/15/2024	$7,772,500	35.451	$219,246
7.	N of North Kings Highway	01/31/2025	$488,642	29.263	$16,698
8.	TBD Bent Tree Rd	09/18/2025	$3,064,963	255.414	$12,000

Land Sale No. 1

Property Identification

Record ID	4551
Property Type	Vacant Land
Address	TBD FM 1397, Texarkana, Bowie County, Texas 75503
Tax ID	06140002101 & 06180000100
Latitude, Longitude	N33.515417, W-94.119780

Sale Data

Grantor	Jon David Stover. Trustee of Jon David Stover Trust
Grantee	Lilly Jaxx Investments LLC
Sale Date	February 03, 2020 / Rec 2020-1241; Fee Simple
Financing	Conventional; listed $2,160,510 410 DOM
Verification	Other sources: TBRMLS#102004
Sale Price	$1,340,000
Zoning	None / gently rolling /irregular/ part ZONE A
Gross Land Size	195.798 Acres or 8,528,961 SF

Indicators

Sale Price/Gross Acre	$6,844
Sale Price/Gross SF	$0.16

Remarks

Vacant tract overlooking the Red River flood plain. Located just north of Texarkana on the west side of FM 1397. Approximately 33% to 40% impacted by a designated FEMA Flood Hazard, Zone A. Per listing - a portion of the property is high-fenced and there is a small herd (~30) of "northern strain deer".

Land Sale No. 2

Property Identification

Record ID	4562
Property Type	Agricultural, Development
Address	FM 2148 along I30 to FM 3419
Tax ID	02060001900 and 24940000300
	33.457095, -94.160395

Sale Data

Grantor	BL-KD Investments, LLC
Grantee	CAJ BOWIE COUNTY IH30 Series [Longview Bridge]
Sale Date	July 24, 2020 Rec; 2020-7537; Conventional Guaranty Bank
Sale History	Sellers assembled in 2016 and 2017
Verification	Curt Green Realtors/Deed Records
Sale Price	$2,350,000
Zoning	SF-2
Gross Land Size	110.305 Acres or 4,804,886 SF

Indicators

Sale Price/Gross Acre	$21,305
Sale Price/Gross SF	$0.49

Remarks

Purchased for use in conjunction with highway work along Interstate 30 in the immediate area. At time of purchase had frontage along Interstate with no access thereto, but expected to have frontage along frontage/access roadway after completion of the Interstate 30 expansion at the immediate location.

Land Sale No. 3

Property Identification

Record ID	4956
Property Type	Residential, Residential
Address	FM 1397, Texarkana, Bowie County, Texas 75503
Tax ID	06180000100 Coordinates: 33.513535, -94.116481

Sale Data

Grantor	Lilly Jaxx Investments, LLC
Grantee	Jonathan & Kelli Stahl
Sale Date	October 12, 2021 recorded 10/18/2021 2021-12528
Property Rights	Fee Simple; Conventional Commercial National
Sale History	Seller purchased the parent tract 02/03/2020
Verification	lender/buyer
Sale Price	$638,000
Zoning	No zoning /excavated soil areas/irregular shape site

Land Size Information

Gross Land Size	58.000 Acres or 2,526,480 SF

Indicators

Sale Price/Gross Acre	$11,000
Sale Price/Gross SF	$0.25

Remarks

Soil was excavated from this site over the past several years, impacting up to 20 acres the site [1/2]. Approximately 3-4 acres along the creek are in the shaded flood hazard area.

Land Sale No. 4

Property Identification

Record ID	5658
Property Type	Development, Development
Address	Off Shillings, Texarkana, Bowie County, Texas 75503
Tax ID	21245000400 21245000401
Latitude, Longitude	N33.513535, W-94.116481

Sale Data

Grantor	ArkLa Tex Real Estate, LLC
Grantee	JOHN L. HUMPREY, Trustee of the Pruett Family Irrevocable 2023 Trust
Sale Date	November 19, 2025 ;2025-00011479; Fee simple
Conditions of Sale	Normal Marketing; Cash to seller;
Sale History	Seller purchased 03/09/3033 for $2,375,993/Buyer verified
Sale Price	$1,917,000
Topography	gently rolling/util avail at Shilling/irreg shape
Gross Land Size	135.771 Acres or 5,914,185 SF

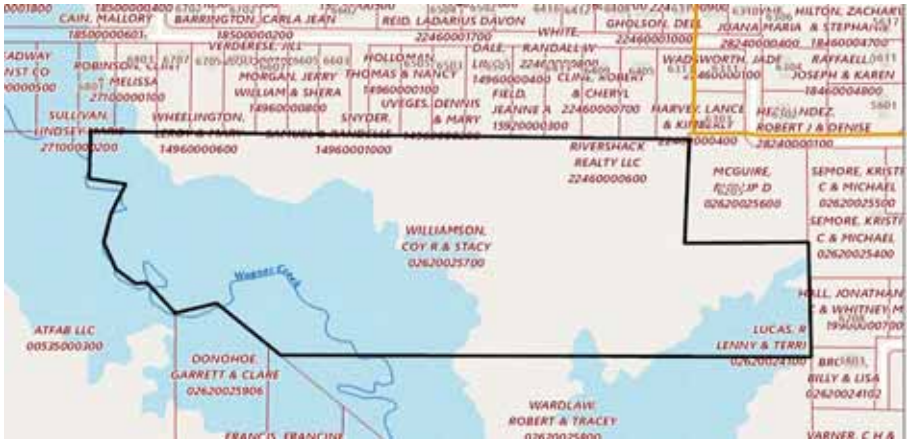
Indicators

Sale Price/Gross Acre	$14,119
Sale Price/Gross SF	$0.32

Remarks

Irregular shape/access from Shillings Lane to the south, approximately 1/2 outside city limits, with portion inside zoned for Single family and a portion zoned under the UPDD [University Planned Development District]. Part of Lot 2, Shilling Estate 2nd, in the Jarrett Janes HRS, A-302

Land Sale No. 5



Property Identification

Record ID	5333
Property Type	Vacant - mostly wooded TAX ID; 02620025700
Address	6207 Chaparral Ln , Texarkana, Bowie Co., Texas 75503
Latitude, Longitude	N33.473210, W-94.124193

Sale Data

Grantor	Anna Hill Estate
Grantee	Coy & Stacy Williamson
Sale Date	May 10, 2023 Rec 2023-4098 Fee Simple; 524 DOM
Financing	Conventional
Verification	Landon Huffer; Other sources: TBRMLS#108337
Sale Price	$250,000
Zoning	None - outside city limits/gently rolling to sloping topography
Utilities	Electricity, Water, Sewer
Flood Info	~45%-50% in Zone A; irregular shape

Land Size Information

Gross Land Size	35.320 Acres or 1,538,539 SF
Front Footage	Chaparral Lane;

Indicators

Sale Price/Gross Acre	$7,078
Sale Price/Gross SF	$0.16

Remarks

Vacant tract located just outside of the Texarkana, Texas city limits. City water and sewer are both available at Chaparral Lane on the east side of the subject. Access to the subject is via two dedicated roadways. The first is located on the east side of the property between 6205 & 6303 Chaparral Lane and the second located on the north side between 6507 & 6603 Chaparral Lane.

Land Sale No. 6

Property Identification

Record ID	5519
Property Type	Commercial
Address	University Drive, Texarkana, Bowie County, Texas 75503
Tax ID	02585000205, 0258500200, 1170017905, 08140004903 33.495026, -94.103883

Sale Data

Grantor	Bringle Ridge commercial 20, LLC
Grantee	Board of Regents of the Texas A & M University System
Sale Date	October 15, 2024 rec 2024-00009715
Property Rights	Fee Simple/normal marketing; CASH TO SELLER
Verification	Aven Williamson, & Texas A&M
Sale Price	$7,772,500
Zoning	UPDD, UPDD - University Planned Dev. District
Topography	gently sloping/public utilities/irregular shape
Gross Land Size	35.451 Acres or 1,544,246 SF

Indicators

Sale Price/Gross Acre	$219,246
Sale Price/Gross SF	$5.03

Remarks

Originally held by developer for future commercial development and sold to the University for development into the sports complex for use by Texas A&M.

Land Sale No. 7

Property Identification

Record ID	5642
Property Type	Vacant Land
Address	N of North Kings Highway, Texarkana, Bowie Co., Tx, 75503
Location	Easement Access, North side of North Kings Highway,
Tax ID	23455002700
Latitude, Longitude	N33.487570, W-94.127610

Sale Data

Grantor	Oceanfront Investment Group LLC
Grantee	Fatima A Property Investment LLC
Sale Date	January 31, 2025 Filed February 27, 2025 Rec 2025-1738
Property Rights	Fee simple/862 DOM; Normal marketing; CASH TO SELLER
Sale History	Seller owned for an extended period
Verification	TBRMLS#116731
Sale Price	$488,642
Zoning	No zoning /level to rolling; public utilities available;
Shape	Irregular /No Frontage No flood zone
Gross Land Size	29.263 Acres or 1,274,696 SF

Indicators

Sale Price/Gross Acre	$16,698
Sale Price/Gross SF	$0.38

Remarks

Property was marketed with Cheryl Patterson of NextHome Realty Advisors, as part of a larger 86 acre tract. Final size was based on a survey. According to Bowie County Volume 2025, Page 1738, the total size was 29.263 acres. The sale price was stated to be $488,642, or approximately $16,698 per acre. The majority of the site is located outside of Texarkana City Limits, according to the city zoning map, although a small sliver is subject to SF-1 zoning.

Land Sale No. 8

Property Identification

Record ID	5594
Property Type	Recreational / Single-family
Address	TBD Bent Tree Rd, Texarkana, Bowie Co., Texas 75503
Tax ID	14480006650, 14480006600, 14480006700, part of 02660000200
Latitude, Longitude	N33.516301, W-94.176958

Sale Data

Grantor	Gary & Annell Langdon Family Living Trust
Grantee	Core Consolidated, LLC [Verified]
Sale Date	September 18, 2025 Fee Simple; Conventional
Sale Price	$3,064,963
Zoning	None - outside city limits; irregular shape; 25% +- Flood
Gross Land Size	255.599 Acres or 11,133,892 SF
Front Footage	Bent Tree Road;

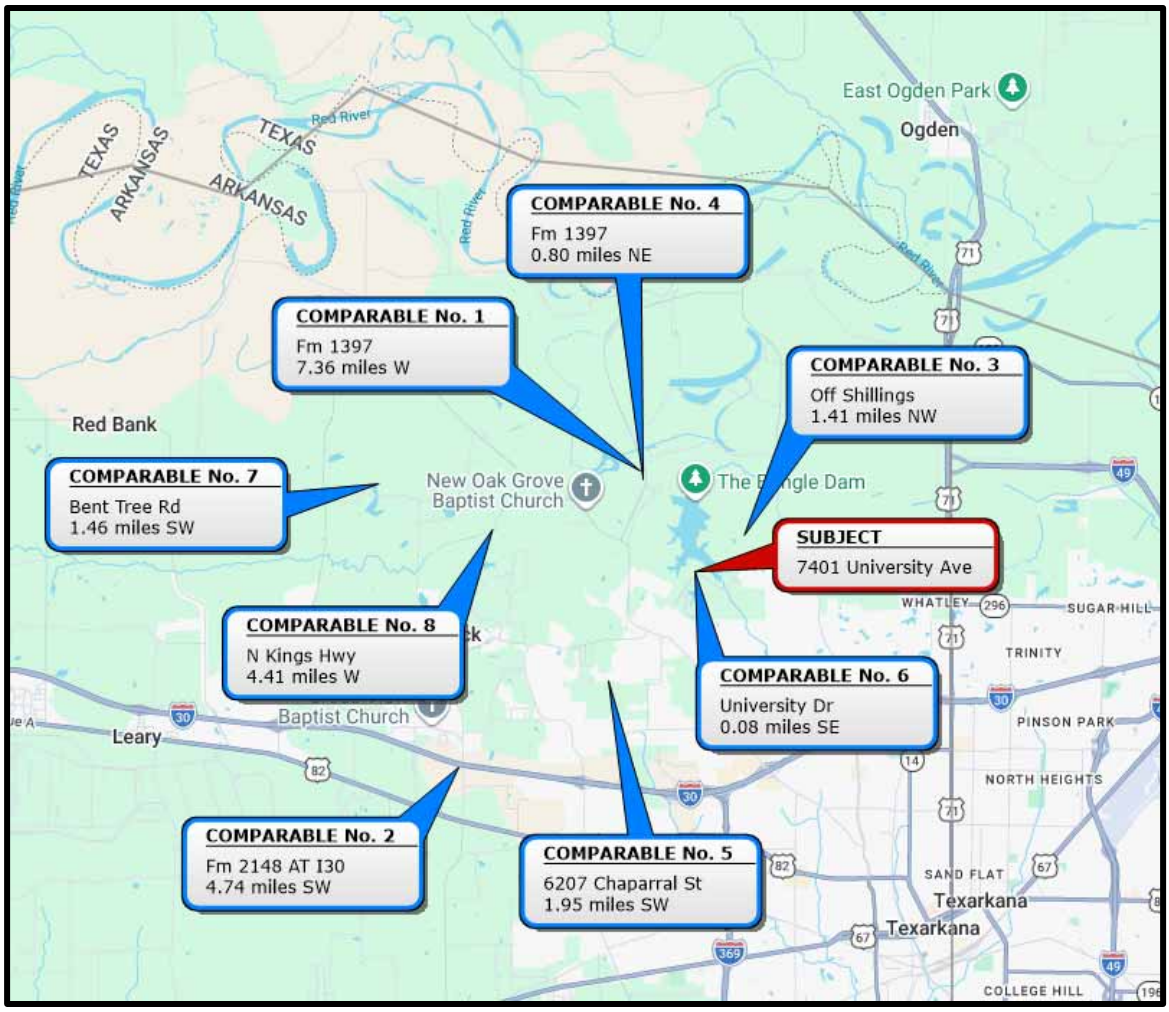
Indicators

Sale Price/Gross Acre	$11,991
Sale Price/Gross SF	$0.28

Remarks

Heavily wooded, adjacent to an area that is and continues to be developed into single-family residential lots with approximate sizes between 1 and 10 acres. New construction is currently taking place in the immediate area. Small frontage along Bent Tree Road. Electricity is available. Nearby properties rely on private water wells and private septic systems. The overall topography was considered to be gently rolling to rolling with the overall slope being downhill towards the north. The northern portion of the site, approximately 25% of the total acreage, appears to be in a designated FEMA Flood Hazard, Zone A.

Comparable land sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable land sales and the adjustments applied.

Adjustment Grid

ADJUSTMENT GRID					
	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4
ADDRESS					
	266 +- ACRES UNIVERSITY DR	FM 1397	FM 2148 TO FM 3419 ALONG I30	FM 1397	OFF SHILLINGS
	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS
SALE DATE	2/25/2026	2/3/2020	7/24/2020	10/12/2021	11/19/2025
ADJUSTED SALE PRICE		$1,340,000.00	$2,350,000.00	$638,000.00	$1,917,000.00
PRICE/SF		$6,843.79	$21,304.56	$11,000.00	$14,119.36
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	NORMAL	CASH TO SELLER	CONVENTIONAL	CONVENTIONAL	CASH TO SELLER
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
COMPARISON		0%	0%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.00	$0.00
ECONOMIC TRENDS	2/25/2026	2/3/2020	7/24/2020	10/12/2021	11/19/2025
		FM 1397	TWO FM ROADWAYS WITH	FM 1397	OFF SHILLINGS
LOCATION	ALONG UNIVERSITY DR	OVERALL SIMILAR	I30 FRONTAGE/NOT ACCESS	SIMILAR	OVERALL SIMILAR
COMPARISON	TEXARKANA, TEXAS	0%	0%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.00	$0.00
SIZE (ACRES)	266.0000	195.7980	110.3050	58.0000	135.7710
SIZE (SF)	11,586,960	8,528,961	4,804,886	2,526,480	5,914,185
COMPARISON		-1%	-3%	-4%	-2%
ADJUSTMENT		-$68.44	-$639.14	-$440.00	-$282.39
	GOOD FRONTAGE; VERY IRREG SHAPE	GOOD FRONTAGE	GOOD FRONTAGE	LONG/IRREGULAR SHAPE	SMALL ACCESS/SIMILAR
SHAPE/ACCESS	LIMITING POTENTIAL DEVELOPMENT	IRREGULAR/INTERIOR	IRREGULAR/INTERIOR	INFERIOR	SHILLINGS/VERY IRREGULAR
COMPARISON		-27%	-30%	-18%	-17%
ADJUSTMENT		-$1,847.82	-$6,391.37	-$1,980.00	-$2,400.29
	ZONED UPPD;UNIVERSITY	OUTSIDE CITY/NO ZONING	OUTSIDE CITY AT TIME OF SALE	OUTSIDE CITY/6-7% FLOOD	ZONING -PART SF, PART UPDD &
OTHER	PLANNED DEVELOPMENT	35%+- FLOOD/NO UTIL	NO FLOOD/INFERIOR UTILITIES	INFERIOR UTILITIES	PART NO ZONING; NO FLOOD
COMPARISON	UTILITIES AT UNIVERSITY DR	30%	5%	12%	2%
ADJUSTMENT	15% FLOOD	$2,053.14	$1,065.23	$1,320.00	$282.39
TOTAL ADJUSTMENTS		$136.88	-$5,965.28	-$1,100.00	-$2,400.29
INDICATES PER SF		$6,980.67	$15,339.28	$9,900.00	$11,719.07
WEIGHTING		9	4	7	4

	SUBJECT	COMP #5	COMP #6	COMP #7	COMP #8
ADDRESS					
	266 +- ACRES UNIVERSITY DR	6207 CHAPARRAL LN	UNIVERSITY DRIVE	N of N KINGS HWY	BENT TREE ROAD
	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS
SALE DATE	2/25/2026	5/10/2023	10/15/2024	1/31/2025	9/18/2025
ADJUSTED SALE PRICE		$250,000.00	$7,772,500.00	$488,642.00	$3,064,963.00
PRICE/SF		$7,078.14	$219,246.28	$16,698.29	$11,991.29
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	NORMAL	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CONVENTIONAL
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
COMPARISON		0%	0%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.00	$0.00
ECONOMIC TRENDS	2/25/2026	5/10/2023	10/15/2024	1/31/2025	9/18/2025
			UNIVERSITY DR	EASEMENT ACCESS ONLY	2 SMALL POINTS ACCESS ROAD
LOCATION	ALONG UNIVERSITY DR	OFF CHAPARRAL	OVERALL SIMILAR	INFERIOR	SIMILAR
COMPARISON	TEXARKANA, TEXAS	20%	0%	15%	0%
ADJUSTMENT		$1,415.63	$0.00	$2,504.74	$0.00
SIZE (ACRES)	266.0000	35.3200	35.4510	29.2630	255.5990
SIZE (SF)	11,586,960	1,538,539	1,544,246	1,274,696	11,133,892
COMPARISON		-4%	-4%	-4%	0%
ADJUSTMENT		-$283.13	-$8,769.85	-$667.93	$0.00
		LIMITED ACCESS	VERY IRREGULAR;FRONTAGE		IRREGULAR/FRONTAGE AT
SHAPE/ACCESS	GOOD FRONTAGE/VERY IRREG SHAPE	IRREGULAR/INTERIOR	THREE ROADWAYS;SUPERIOR	IRREG/INTERIOR/EASEMENT	2 PLACES
COMPARISON	LIMITING POTENTIAL DEVELOPMENT	-30%	-85%	-25%	-35%
ADJUSTMENT		-$2,123.44	-$186,359.34	-$4,174.57	-$4,196.95
	ZONED UPPD;UNIVERSITY	NO ZONING/UTILITIES AT	UPDD/NO FLOOD	NO ZONING AT MAJORITY; SMALL	NO ZONING; ELECT UTIL NEARBY
OTHER	PLANNED DEVELOPMENT	STREET; 45%-50% FLOOD	ALL PUBLIC	SF 1; UTILITIES AT ADJ; NO FLOOD	25% FLOOD
COMPARISON	UTILITIES AT UNIVERSITY DR	45%	-10%	-10%	15%
ADJUSTMENT	15% FLOOD	$3,185.16	-$21,924.63	-$1,669.83	$1,798.69
	0				
TOTAL ADJUSTMENTS		$2,194.22	-$217,053.82	-$4,007.59	-$2,398.26
INDICATES PER SF		$9,272.36	$2,192.46	$12,690.70	$9,593.03
WEIGHTING		2	2	2	10
AVERAGE/SF	$9,710.95				
WEIGHTED AVERAGE	$9,615.02				

Adjustment Notes

Conditions of Sale
All of these land sales were considered to reflect typical market conditions, and no adjustments for "Conditions of Sale" were considered.

Economic Trends
No indications of significant increases or decreases over the past few years were noted, and no adjustments were applied for economic trends.

Location
Location differences were considered at Sales #5 and #7. These two sales were located off the roadways, with easement access [very limited frontage at Sale #5] and positive 20% and 15% adjustments were applied.

Size
Generally, economies of scale are noted in substantially larger tracts [typically, a larger number of units will command a lower price per unit]. Market observations in the general regional market recognize a difference in price per unit for tracts substantially different in size, of approximately 1% to 15% for each halving/doubling in size. In this analysis, approximately 5% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 5% adjustment for each halving/doubling in size. These adjustments are applied in the adjustment grid as shown.

SIZE ADJUSTMENT					
SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	8,528,961	11,586,960	-26%	5%	-1%
2	4,804,886	11,586,960	-59%	5%	-3%
3	2,526,480	11,586,960	-78%	5%	-4%
4	5,914,185	11,586,960	-49%	5%	-2%
5	1,538,539	11,586,960	-87%	5%	-4%
6	1,544,246	11,586,960	-87%	5%	-4%
7	1,274,696	11,586,960	-89%	5%	-4%
8	11,133,892	11,586,960	-4%	5%	0%

Shape/Access

The subject has good frontage at University, and is very irregular in shape. Sales #1 and #2 have superior shape/utility and a negative 27% adjustment was applied at Sale #1 and a negative 30% adjustment was applied at Sale #2.

Sales #3 and #4 are more limited in frontage/access and but superior irregular shapes, and negative 18% and negative 17% adjustments were applied.

Sales #5, #7 and #8 are superior in shape but inferior in access/frontage and negative 25%, 30% and 35% adjustments were applied as noted in the grid.

Sale #6 is located in a curve of University Avenue with very good frontage and additional frontage at an interior roadway. Overall, a negative 85% adjustment was applied.

Other

Zoning, topography/flood zone and availability of utilities are considered. Subject is estimated to be impacted by approximately 15% in flood zone, has water/sewer in use at site and available nearby. Sale #1 has inferior utilities and no zoning/with approximately 35% flood area, and overall, a positive 30% adjustment was applied.

Sales #2, #3 and #4 are inferior in availability of utilities and are less impacted by flood, with overall adjustments between positive 2% at Sale #4, positive 5% at Sale #2 and positive 12% at Sale #3.

Sale #5 has no zoning/utilities at street, but almost 50% flood area, with an overall adjustment of positive 45% applied.

Sales #6 and #7 are similar with utilities, but have no flood impact and negative 10% adjustments were applied.

Sale #8 has inferior utilities available and includes approximately 25% flood impact, with a positive 15% adjustment applied.

Note

No further major differences were noted and no further adjustments were applied at these land sales.

Land Value Conclusion

A wide range of land sizes, shapes, topography/frontage, etc. has been compared with the subject. Sales of similar 266 acre tracts that have utilities available, and are surrounded by developments in large and upper value single family dwellings as well as proximity to a developing university are limited. Due to variations in these sales a very large range has been indicated after adjustments, as follows:

ADJUSTED RANGE / AVERAGES	
AVERAGE	$9,710.95
WEIGHTED AVG	$9,615.02
HIGH	$15,339.28
LOW	$2,192.46

Analysis and comparison of these eight land sales is considered supportive of a value estimate of approximately $9,500.00 per acre as shown on the adjustment grid.

SALES COMPARISON INDICATES "AS IS"		
SIZE IN AC	PER SF	INDICATED VALUE
266	$9,500.00	**$2,527,000.00**
	ROUNDED	**$2,527,000.00**

Based on the above analysis, I have reconciled to an estimated value of the vacant site, "As Vacant" of **$2,527,000.00**, as of February 25, 2026, and subject to the Limiting Conditions and Assumptions of this appraisal. This is considered to reflect the "**HYPOTHETICAL, AS IF THE SUBJECT WERE A VACANT SITE ON THE DATE OF THE APPRAISAL**" value at the subject property.

Income Approach

The Income Approach to value is based on the present worth of the future rights to income. This type of analysis considers the property from an investor's point of view, the basic premise being that the amount and quality of the income stream are the basis for value of the property.

Direct Capitalization Analysis

The steps involved in capitalizing the subject's net operating income are as follows:

1. Develop the subject's Potential Gross Income (PGI) through analysis of the subject's actual historic income and an analysis of competitive current market income rates.

2. Estimate and deduct vacancy and collection losses to develop the Effective Gross Income (EGI).

3. Develop and subtract operating expenses to derive the Net Operating Income (NOI).

4. Develop the appropriate capitalization rate (R_o).

5. Divide the net operating income by the capitalization rate for an estimate of value through the income approach.

Potential Gross Income (PGI)

The subject is being appraised as a vacant approximately 266 acre tract, ***under the hypothetical condition stated – that there are no improvements on the site on the date of the appraisal***.

Few vacant land tracts are leased in the Texarkana area, and insufficient information was available for the development of market rental, typical expenses and typical capitalization rates for vacant multi-use land, and the income approach has not been developed in this analysis.

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

In this appraisal, only one approach to value was considered applicable. The sales comparison approach includes consideration for similar vacant tracts, that offer similar amenities, etc. Sales of similar tracts [size, amenities, etc] were limited.

Cost Approach….	N/A
Sales Comparison Approach…..	**$2,527,000.00**
Income Approach….	N/A

Cost Approach

The cost approach provides an accurate estimate of reproduction cost new of the improvements, when the property is relatively new, with a functional plan and no locational obsolescence, and improved to its highest and best use.

The subject of this analysis is being appraised as a vacant approximately 266 acre tract [under the HYPOTHETICAL CONDITION STATED]. The cost approach was not considered applicable in this appraisal and has not been completed.

Sales Comparison Approach

The sales comparison approach has also been applied to the site as if vacant, under the HYPOTHETICAL CONDITION STATED.

The sales comparison approach reflects the thinking and behavior of informed rational purchasers and sellers in the market. The sales gathered and analyzed were taken from the local market. As such, sales of land with similar amenities and utility, etc were limited.

After considering several land sales in the area, I have utilized the eight most similar sales that were available. These sales required several adjustments for differences. The sales prices prior to adjustments ranged from $$6,843.79 per acre to $219,246.28 per acre, and after adjustments ranged from $2,192.46 per acre to $15,339.28 per acre. The overall average indication at these sales was $9,710.95 and the weighted average [most consideration given to the most similar] of $9,615.02 per acre. These were considered to be very supportive of $9,500.00 per acre.

Income Approach

The value estimate by the income approach considers current market attitudes toward similar property types and the risks inherent in the investments.

Comparable data was not available for the estimate of the market rental, expenses, and capitalization rates, at the subject site since very few similar properties are leased in the immediate area. The income approach was not applied in this analysis.

Reconciliation:

The sales comparison approach was the only applicable approach in this appraisal for the site AS IF VACANT. Sufficient data was available for an analysis of the subject property, although several adjustments were required in the eight land sales used.

Therefore, the *"HYPOTHETICAL, AS IF VACANT"* value estimate for the subject property, in fee simple estate, as of the date of inspection, February 25, 2026, under the herein stated extraordinary assumptions, is:

TWO MILLION FIVE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS ($2,527,000.00)

Market Value Conclusion			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
HYPOTHETICAL	**Fee Simple**	**February 25, 2026**	**$2,527,000.00**

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) the special zoning district could be changed from the current District 10, to be used for residential development. I have included the hypothetical condition that there are no improvements on the site, per the request of the owner, City of Texarkana, Texas – I was informed that the negotiations for the improvements are being conducted separately [the golf course improvements inclusive of course/greens/driving paths, irrigation, and the metal clubhouse and maintenance building, parking, etc. I have appraised the 266 acres as a vacant tract, ready for development for the specific use of the City of Texarkana, and no other user.* **These assumptions and hypothetical conditions impact the value reported within this appraisal.**

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP).*
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Pam Bonds, have completed the continuing education program of the Appraisal Institute.

- No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

- The Appraiser has established sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.

- My value conclusion and other opinions expressed herein are not based on a requested minimum value, a specific value or approval of a loan.

- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Texas Real Estate Commission and/or the Arkansas Real Estate Commission.

The *"HYPOTHETICAL, AS IF VACANT"* value estimate for the subject property, in fee simple estate, as of the date of inspection, February 25, 2026, under the herein stated extraordinary assumptions, is:

TWO MILLION FIVE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS ($2,527,000.00)

Market Value Conclusion			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
HYPOTHETICAL	**Fee Simple**	**February 25, 2026**	**$2,527,000.00**

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) the special zoning district could be changed from the current District 10, to be used for residential development. I have included the hypothetical condition that there are no improvements on the site, per the request of the owner, City of Texarkana, Texas – I was informed that the negotiations for the improvements are being conducted separately [the golf course improvements inclusive of course/greens/driving paths, irrigation, and the metal clubhouse and maintenance building, parking, etc. I have appraised the 266 acres as a vacant tract, ready for development for the specific use of the City of Texarkana, and no other user.* **These assumptions and hypothetical conditions impact the value reported within this appraisal.**

March 19, 2026

Pam Bonds, MAI, SRA
Real Estate Appraiser
Texas License #TX 1320451 CG
Expiration Date - April 30, 2027
Arkansas Certification # CG 0336
Expiration Date – June 30, 2026

Date

Qualifications

PAM BONDS MAI, SRA

PRESENT POSITION:

Real Estate Appraiser

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS:
Member, Appraisal Institute (MAI), Member #12014

Senior Residential Appraiser, Appraisal Institute, (SRA)

Member, Texas Association of Realtors, National Association of Realtors (Licensed Broker, Texas)

Texas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER TX-1320451-CG, Expires April 30, 2027

Arkansas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER #CG0336, Expires June 30, 2026

EDUCATION:

East Texas State University, at Texarkana, Bachelor Degree in Business Administration

Various real estate appraisal courses, Appraisal Institute

EXPERIENCE:

Actively engaged in the real estate appraisal profession since 1977. During this time, obtained experience in the valuation of a wide range of property types for various purposes.

EMPLOYMENT

1977 - 1983 - P.M. Brown Realtors, Inc.

1984 - 1985 - Pam Bonds, Real Estate Appraisals

1985 - 1/90 - The Appraisal Group

1/90 -2001 - Pam Bonds, Real Estate Appraisals

2001-present The Appraisal Group

Addenda

1) Letter of Engagement
2) Bowie County Tax appraisal district printout
3) Assignment of Lease – to obtain legal description of site
3) Arkansas Appraiser License/Certification
4) Texas Appraiser License/Certification

LETTER OF ENGAGEMENT

THE APPRAISAL GROUP
Real Estate Appraisals
3601 North Robison Road
Phone (903) 793 3211 Texarkana, TX 75501 Fax (903) 793 3307

February 11, 2026

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas

RE: Proposal to complete 2 Appraisal reports, 1) Approximately 266.42 acres described as "golf course" as a fee simple analysis [extraordinary assumption that there is no current lease], and 2) 138 acres of vacant land, with assumed access to be included from the grantor/Texas A & M [the site would be landlocked and substantially impacted by lack of access].

Mr. Henslee/City of Texarkana:

I propose to prepare Appraisal reports for the referenced properties as identified above. As discussed, I will prepare an appraisal of the real property identified above, using applicable appraisal methods. The Appraisal is to estimate "Market Value" of the subject property. It is my understanding that the purpose of the appraisal reports is to be for possible sale or purchase and/or exchange.

The report will comply with applicable The Appraisal Foundation guidelines and will conform with the "Code of Professional Ethics and Standards of Professional Practice of The Appraisal Institute" of which I am a member and will be appraised as if owned in fee simple title, free and clear of any encumbrances. Mineral rights are not considered. The existing lease to the golf course is not to be considered, per your instructions [extraordinary assumption].

Both properties may present a challenge for me to view in their entirety, without off road vehicles. Please inform me of your preference – having someone meet me at each to show the property to me, or to view from street and adjacent properties to the best of my ability, supported by available aerial maps, topographic maps, flood maps, etc.

The total fee for the Appraisal Reports will be $4,000, [$2,500 at "golf course" and $1,500 at vacant land].

For the land appraisal I will employ only the Sales Comparison Approach to Value which is by far the most applicable approach for this property type, and the golf course will include Sales Comparison Approach and Cost Approach [income approach not applicable since no income is being reported to me].

This estimate does not include any compensation for testimony in any court or hearings. Additional charge of $250.00 per hour (one-half day minimum) plus all expenses would be appropriate for any court or hearing testimony required. **Delivery of the completed report is estimated to be 3 weeks from the date of acceptance of this proposal, assuming timely return receipt of this agreement.**

If these terms are agreeable, please respond in writing with authorization to proceed. This fee quotation is valid for 30 days from date of this letter; however, delivery time would be adjusted applicable to delays. I look forward to working with you.

Respectfully submitted,
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

Pam Bonds

Pam Bonds, MAI, SRA
Member #12014
Texas Certification # TX 1320451-G
Expires 04/30/27
Arkansas Certification #CG 0336
Expires 06/30/26

Accepted by client:

Date 2-16 **, 2026,**

Dusty Hensley **(Signature and Printed Name)**

ASM / Director of Public Works

TAX APPRAISAL DISTRICT INFORMATION

PID 27187 | 7401 UNIVERSITY AVE

Property Summary Report | 2025
Online Services | Bowie Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 27187
Geographic ID: 11700017901
Type: R
Zoning:
Agent: PARADIGM TAX GROUP
Legal Description: JARRETT JANES A-302 3514/175 08/08/01 LEASE AGREEMENT BLK/TRACT 162A 266 ACRES
Property Use:

OWNER

Name: TEXARKANA GOLF RANCH LLP
Secondary Name: BRENT HURT
Mailing Address: 2227 DIAMOND OAK DR GARLAND TX USA 75044
Owner ID: 40306
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 7401 UNIVERSITY AVE, TX
Market Area:
Market Area CD:
Map ID: 1

PROTEST

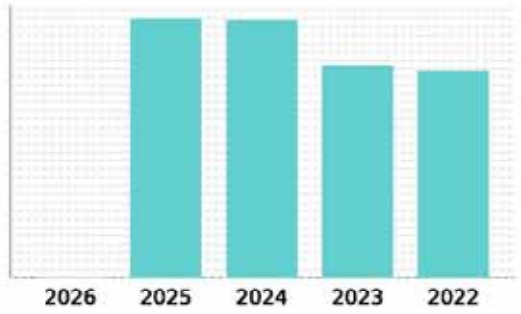
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$665,000
Special Use Land Market:	$0
Total Land:	$665,000
Improvement Homesite:	$0
Improvement Non-Homesite:	$883,184
Total Improvement:	$883,184
Market:	$1,548,184
Special Use Exclusion (-):	$0
Appraised:	$1,548,184
Value Limitation Adjustment (-):	$0
Net Appraised:	$1,548,184

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	$665,000	$883,184	$0	$1,548,184	$0	$1,548,184
2024	$665,000	$874,254	$0	$1,539,254	$19,893	$1,519,361
2023	$399,000	$867,134	$0	$1,266,134	$0	$1,266,134
2022	$399,000	$838,720	$0	$1,237,720	$0	$1,237,720

Page 1 of 3 Effective Date of Appraisal: January 1 Date Printed: March 10, 2026 Powered By: <True Prodigy>

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01B1	BOWIE COUNTY T1	0.423947	$1,548,184	$1,548,184
04C	TEXARKANA COLLEGE	0.109639	$1,548,184	$1,548,184
P2	Precinct 2	0.000000	$1,548,184	$1,548,184
02T1	TEXARKANA CITY T1	0.650000	$1,548,184	$1,548,184
03P	PLEASANT GROVE ISD	1.067000	$1,548,184	$1,548,184

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: Commercial Improvement Value: N/A Main Area: 5,000
State Code: F1 Description: Gross Building Area: 5,000

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
CM	COMMERCIAL	WW02SA		1	2002	2002	5,000

Improvement Features

Improvement #2: Miscellaneous Improvement Value: N/A Main Area: 0
State Code: F1 Description: 18 HOLES @ 80.000 EA 80% X 62% Gross Building Area:

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

Improvement #3: Commercial Improvement Value: N/A Main Area: 6,000
State Code: F1 Description: Gross Building Area: 6,000

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
CM	COMMERCIAL	MR04SA		1	2002	2002	6,000

Improvement Features

Improvement #4: Miscellaneous Improvement Value: N/A Main Area: 0
State Code: F1 Description: $2.25 SQ FT 65% Gross Building Area:

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

Improvement #5:	Miscellaneous	Improvement Value:	N/A	Main Area:	0
State Code:	F1	Description:	$2.25 SQ FT 65%	Gross Building Area:	

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

Improvement #6:	Miscellaneous	Improvement Value:	N/A	Main Area:	0
State Code:	F1	Description:	ASPH PKING 57X220	Gross Building Area:	

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

Improvement #7:	Miscellaneous	Improvement Value:	N/A	Main Area:	0
State Code:	F1	Description:	ASPH PKING 210X90	Gross Building Area:	

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

Improvement #8:	Miscellaneous	Improvement Value:	N/A	Main Area:	0
State Code:	F1	Description:	MAINT BLDG	Gross Building Area:	

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

Improvement #9:	Miscellaneous	Improvement Value:	N/A	Main Area:	0
State Code:	F1	Description:	NEGATIVE INCOME	Gross Building Area:	

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LEGACY	Converted	266.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument

ASSIGNMENT OF LEASE

Filed and Recorded: 08/08/2023 02:24:25 PM
2023-00007582 ASSIGNMENT Total Pages: 6
Tina Petty, Bowie County Clerk

ASSIGNMENT OF LEASE

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOWIE	§	

Effective as of August 7, 2023, HANK HANEY-TEXARKANA, LP, a Texas limited partnership ("Assignor"), in consideration of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby assigns, transfers, sets over and conveys to TEXARKANA GOLF RANCH LLC, a Texas limited liability company ("Assignee"), all of Assignor's right, title and interest in and to that certain Lease Agreement dated as of June 26, 2001, executed between the City of Texarkana, as lessor and Hank Haney Golf, Inc., a Texas corporation ("Hank Haney Golf"), as lessee, recorded in the Official Public Records of Bowie County, Texas on August 8, 2001, in Book 3514, Page 175, as Document No. 10205, as assigned by that certain Assignment of Lease dated as of October 1, 2001, executed by Hank Haney Golf, as assignor, and HHGR-Texarkana, L.P., a Texas limited partnership ("HHGR"), as assignee, recorded in the Official Public Records of Bowie County, Texas on October 25, 2001, in Book 3567, Page 40, as Document No. 14371, as further assigned by that certain Assignment of Lease dated as of August 12, 2010, executed by HHGR, as assignor, and Hank Haney-Texarkana, LP, a Texas limited partnership ("Hank Haney-Texarkana"), as assignee, recorded in the Official Public Records of Bowie County, Texas on August 16, 2010, in Book 5887, Page 209, as Document No. 10837, as amended by that certain First Amended Lease Agreement dated as of July 5, 2023 (the "Lease"), in effect at the real property in Bowie County, Texas, more particularly described on Exhibit A attached hereto.

Assignor does hereby agree to defend, indemnify and hold harmless Assignee from any liability, damages, causes of action, expenses and attorney fees incurred by Assignee by reason of the failure of Assignor to fulfill, perform and discharge all of the various commitments, obligations and liability of Assignee under and by virtue of the Lease assigned hereunder, prior to the effective date hereof.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, Assignor has executed this Assignment to be effective as of the ~~29th~~ June 29th day of ~~29th~~ June 2023.

SELLER:

HANK HANEY – TEXARKANA, LP,
a Texas limited partnership

By: Hank Haney – Texarkana GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
~~Hank~~ Henry Haney
Manager

ATTACHED CALIF. ACKNOWLEDGMENT JM
6.29.2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 6-29-2023 before me, Justin F. Moreno Notary Public
(insert name and title of the officer)

personally appeared Henry Hersey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUSTIN F. MORENO
COMM. #2444932
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 22, 2027

Signature _____ (Seal)

ACCEPTANCE

Assignee hereby accepts the foregoing Assignment of Lease and agrees to assume, fulfill, perform and discharge all the various commitments, obligations and liabilities of Assignor under and by virtue of the Lease hereby assigned, which arise on or after the effective date hereof, including the return of security deposits, and does hereby agree to defend, indemnify and hold harmless Assignor from any liability, damages, causes of action, expenses and attorneys' fees incurred by Assignor by reason of the failure of Assignee from and after the effective date hereof to fulfill, perform and discharge all of the various commitments, obligations and liabilities of Assignor under and by virtue of the Lease assigned hereunder, including the return of security deposits, which arise on or after the effective date hereof.

IN WITNESS WHEREOF, this Acceptance has been executed to be effective as of the 2nd day of August 2023.

ASSIGNEE:

TEXARKANA GOLF RANCH LLC,
a Texas limited liability company

By: Texarkana Golf Ranch LLC
Name: Clifton Brent Hurt
Title: Manager

THE STATE OF Texas §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 2nd day of August 2023, by Clifton Brent Hurt, Manager of Texarkana Golf Ranch LLC, a Texas limited liability company, on behalf of said company.

Gannon D. Harris
Notary Public

GANNON D. HARRIS
Notary Public, State of Texas
Comm. Expires 04-16-2027
Notary ID 131976147

EXHIBIT A

LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the JARRETT JANES HEADRIGHT SURVEY A-302, Bowie County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the lower Southeast corner of said Janes Headright Survey;

THENCE: N 60° 26' 16" W, with the South line of said Janes Headright Survey, 1819.91 feet to a point for corner and the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 60° 24' W, continuing with the South line of said Janes Headright Survey, 691.15 feet to a point for corner;

THENCE: N 28° 34' E, 1568.09 feet to a point for corner;

THENCE: N 61° 00' W, 2041.51 feet to a point for corner;

THENCE: N 28° 44' E, 149.58 feet to a point for corner;

THENCE: N 61° 13' W, 688.00 feet to a point for corner;

THENCE: N 22° 45' E, 853.04 feet to a point for corner;

THENCE: S 65° 09' E, 50.50 feet to a point for corner;

THENCE: N 21° 57' E, 2325.38 feet to a point for corner;

THENCE: N 60° 40' W, 242.56 feet to a point for corner;

THENCE: N 21° 17' E, 475.83 feet to a point for corner;

THENCE: S 60° 41' E, 605.84 feet to a point for corner;

THENCE: S 42° 18' 13" E, 4232.94 feet to a point for corner;

THENCE: S 41° 50' 39" W, 1140.90 feet to a point for corner;

THENCE: S 38° 34' W, 429.16 feet to a point for corner;

THENCE: S 34° 45' W, 988.91 feet to a point for corner;

THENCE: S 33° 48' W, 1480.10 feet to the PLACE OF BEGINNING and containing 311.537 acres of land, more or less.

SAVE AND EXCEPT all that portion of the subject tract covered by the waters of Bringle Lake.

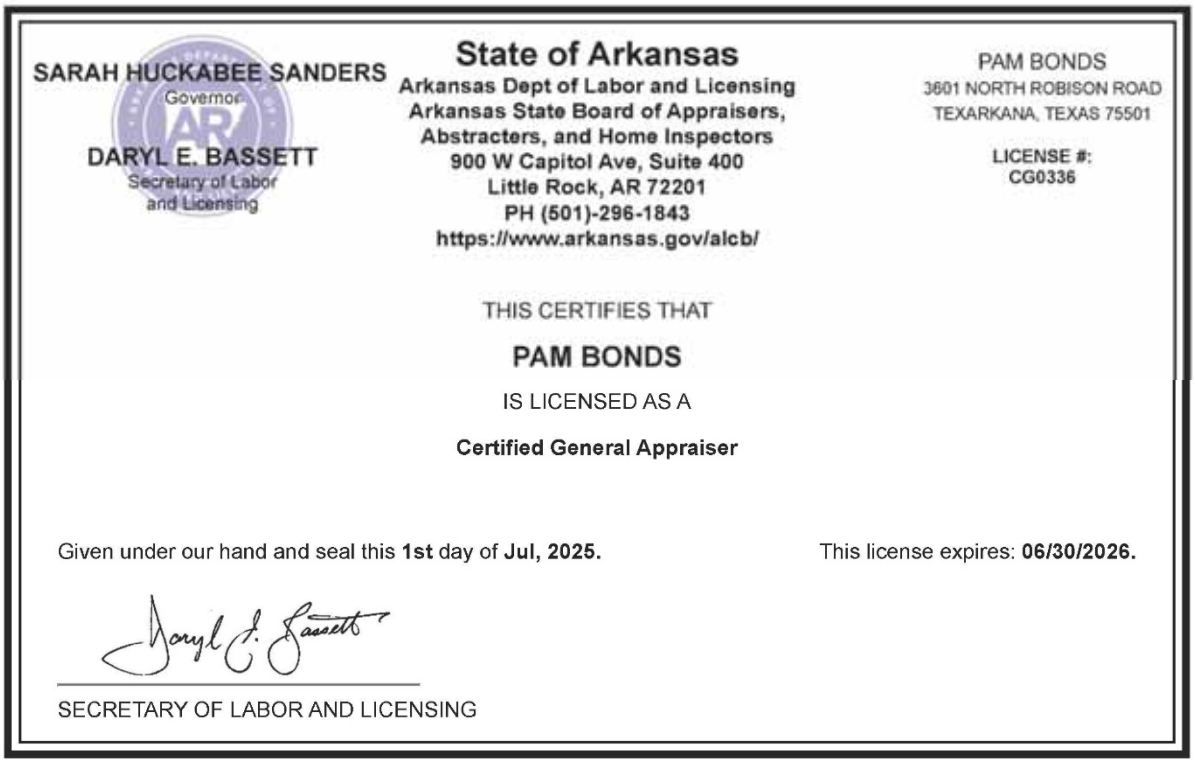
THE STATE OF TEXAS
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2023-00007582 ASGM
08/08/2023 02:24:25 PM Total Fees: $42.00

Tina Petty,County Clerk
Bowie County, Texas

ARKANSAS CERTIFICATION



SARAH HUCKABEE SANDERS
Governor

DARYL E. BASSETT
Secretary of Labor and Licensing

State of Arkansas
Arkansas Dept of Labor and Licensing
Arkansas State Board of Appraisers, Abstracters, and Home Inspectors
900 W Capitol Ave, Suite 400
Little Rock, AR 72201
PH (501)-296-1843
https://www.arkansas.gov/alcb/

PAM BONDS
3601 NORTH ROBISON ROAD
TEXARKANA, TEXAS 75501

LICENSE #:
CG0336

THIS CERTIFIES THAT

PAM BONDS

IS LICENSED AS A

Certified General Appraiser

Given under our hand and seal this **1st** day of **Jul, 2025.**

This license expires: **06/30/2026.**

SECRETARY OF LABOR AND LICENSING

TEXAS CERTIFICATION

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: PAMELA RAYE BONDS

License #: 1320451-CG **License Expires: 04/30/2027**

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

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

Chelsea Buchholtz
Executive Director

APPRAISAL REPORT
OF
138 acres, more or less
Located
off University Avenue and off Deerwood Drive
Texarkana, Texas 75503

AS OF
February 25, 2026 {as is – site value}

PREPARED FOR
Mr. Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

PREPARED BY
Pam Bonds, MAI, SRA
The Appraisal Group
3601 North Robison Road
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THE APPRAISAL GROUP

Real Estate Appraisals

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March 19, 2026

Mr. Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Re: Appraisal analysis, ***approximately 138 acres, located between Clear Creek and [small creek] and the west edge of Oakwood Subdivision, access via a easement or unopened roadway off University Avenue, and from the end of the current roadway, Deerwood Street,*** in Texarkana, Bowie County, Texas 75503

Dear Mr. Henslee:

Pursuant to your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to estimate the market value of the subject property's fee simple interest for the client's use in the possible negotiations, and/or sale/trade of the property that is the subject of this analysis.

This appraisal is intended for the use of the client and it's assigns only.

This report is prepared under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal. I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions, located in the body of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions.

I have no knowledge of the presence of hazardous materials; however, this is not my field of expertise, and recommendation of the retention of an expert in this field is made. I am unbiased with respect to the parties involved and have no present or contemplated future interest in the property appraised. Accordingly, statements of fact are, to the best of my knowledge, correct,

and compensation for making the appraisal is not contingent on the value conclusions reported herein. I have, in the past, completed appraisal assignments of similar properties, and believe the competency provision to be fulfilled. I have included supporting data, reasoning, etc.

The appraisal problem, as applied to the subject, is to determine the following stages of value:

1) Market Value, "AS IS" on the Appraisal Date - An opinion of the market value of the property in the condition observed upon inspection, and as it physically and legally exists, without hypothetical conditions, assumptions, or qualifications, as of the date the appraisal.

In this analysis, the site is currently vacant, and the estimate of "AS IS" value is the market value of the site, as vacant. Therefore, the *"as is"*, value estimate for the subject property, in fee simple estate, as of the date of the appraisal, February 25, 2026 is:

"AS IS" —— $2,484,000.00 vacant 138 acres

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) that legal access is available from both University Avenue and Deerwood Street, and 4) the special zoning district could be changed from the current District 1 that is specified as the University Campus, to be used for residential development.* **These assumptions may impact the value reported within this appraisal.**

With proper marketing, it is my opinion that the subject property will sell for the above estimated value within one to two years of the appraisal date, under the stated hypothetical conditions and extraordinary assumptions.

Respectfully submitted,
The Appraisal Group

Pam Bonds, MAI, SRA
Real Estate Appraiser, Member #12014
Texas Appraiser Certification#1320451-CG
Expiration Date April 30, 2027
Arkansas Appraiser Certification # CG0336
Expiration date: June 30, 2026

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Letter of Engagement
Bowie County Tax appraisal district printout
Arkansas Appraiser License/Certification
Texas Appraiser License/Certification

Executive Summary

Property Information:	
Subject Property:	Approximately 138 acres, access from University
Address:	Avenue and Deerwood Street, Texarkana, Texas
Tax ID:	08140004900
Property Type:	Vacant residential land
Owner of Record:	Texas A & M University
Site Characteristics:	
Land Area:	Approximately 138 acres
Zoning Designation:	University Planned Development District
Highest and Best Use:	
As if Vacant:	**Multi use/residential**
As Improved:	**Vacant land**
Valuation Information:	
Property Interest Appraised:	**Fee Simple**
Effective Date of Appraisal:	February 25, 2026
Date of this Report:	**March 19, 2026**
Exposure time: Marketing Period:	**12-24 months exposure/12-24months marketing**

Market Value Indications:

Cost Approach….....	N/A
Sales Comparison Approach…...	**$2,484,000.00**
Income Approach….....	N/A

Reconciled value estimate……. $2,484,000.00

See Extraordinary Assumptions of this appraisal

Appraisal Specifics

Appraisal Purpose

The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject tract, estimated to contain approximately 138 acres.

Intended Use

The intended use of this appraisal is for use in possible negotiations, and/or sale/trade of the property that is the subject of this analysis.

Intended User(s)

This appraisal is intended for the use of the client and it's assigns only.

Market Value Definition

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States, and the source is: (12 C.F.R Part 34.42(h); [55 FR 34696, Aug. 24, 1990, as amended at 57 FR 12202, Apr. 9, 1992; 59 FR 29499, June 7, 1994; 79 FR 28400, May 16, 2014; 83 FR 15035, Apr. 9, 2018; 84 FR 53597, Oct. 8, 2019])

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

(1) Buyer and seller are typically motivated;

(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;

(3) A reasonable time is allowed for exposure in the open market;

(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Property Rights Appraised

Fee Simple Estate – This is the applicable property rights – not yet built/leased
The unencumbered fee simple estate, defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [published by The Appraisal Institute], page 90, as:

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

No consideration was given to any liens, title defects, or other legal or financial encumbrances that may or may not exist, and the mineral interests, if any, have not been appraised, and have been considered only to the extent that they may affect the value of the fee interest. The property is appraised subject to existing easements for public roads, highways, public utilities, etc.

Leased Fee Interest – not applicable at this property – proposed, not yet leased

The property rights known as the leased fee interest, are defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [The Appraisal Institute], page 128, as:

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

The subject of this analysis is vacant land. As such, the leased fee interest is not considered applicable.

Five-Year Sale History

According to the information provided to me, current ownership is in the name of Texas A & M University, and is part of a larger tract, as recorded in Volume 4784, page 037 on December 8, 2005, in the Deed Records of Bowie County, Texas,

No other recorded sales were revealed to me.

Current Listing/Pending Contracts

No current contracts were revealed to me. At the time of the appraisal request, the client stated an interest in the market value estimate for use in possible negotiation/trade for a separate site, but no actual listings or contracts were revealed to me.

Date of the Appraisal and Date of the report

The effective date of the appraisal is the date that I physically inspected the property, February 25, 2026. The date of the report is the date of preparation, March 19, 2026.

Exposure time

The Appraisal Standards Board of the Appraisal Foundation defines exposure time as:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

Based upon an analysis of the sales data, and overall market area, it is my opinion that the appropriate exposure time is twelve to twenty-four months, assuming a reasonable price and competent marketing/management.

Reasonable Marketing Time

Reasonable marketing time is the time that it ***might*** take to sell a specific property interest during the period immediately after the effective date of the appraisal. This estimate may be based upon statistical information, information gathered through sales verification, discussions with active market participants, and anticipated events/changes in market conditions.

Based upon market data gathered for this report, a reasonable marketing time is expected to be approximately twelve to twenty-four months.

Competency

I have experience in the appraisal of properties similar to the subject, and am deemed qualified by education, training and experience in the preparation of such reports, to comply with the Competency Provisions of USPAP.

Environmental

The subject site is a vacant generally wooded tract, that joins single family residential subdivisions at the north, south and east boundaries, with the western boundary generally along Clear Creek, and the remaining portion of the parent tract adjacent to the campus of Texas A & M University at Texarkana. I have no knowledge of the prior uses, although the overall area appears to have once been a part of a large pastureland/partly wooded agricultural type tract, with prior incremental development into single family residential subdivisions in the surrounding area. More recent development was noted in the immediate area in the construction of structures housing Texas A & M University at Texarkana. Public sewer was noted across this tract, and I have assumed sewer was installed to connect with the university from the residential areas.

I have no knowledge that underground storage tanks have ever occupied this site, nor am I aware of other environmental issues that may impact this area. I am not qualified to detect the presence of environmental hazards and am including this advisory that experts in the environmental field should be contacted for a definitive statement regarding the possibility of problems at these properties. ***For purposes of this analysis, I have assumed that there are no environmental problems at this site and have no reason to believe that any such conditions exist.***

Identification of the Property

The subject of this analysis has been estimated to contain approximately 138 acres out of the original parent tract.

The following legal description is the original parent tract – subject will be approximately 138 acres from this original tract.

Legal Description from original deed of 306.903 acres

EXHIBIT "A"

306.903 ACRE TRACT

Jarret Janes HRS, Abstract No. 302
City of Texarkana, Bowie County, Texas

DESCRIPTION, of a 306.903 acre tract of land situated in the Jarrett Janes HRS., Abstract No. 302 and in the J.W. Fort HRS., Abstract No. 218, Bowie County, Texas; said tract being part of those tracts of land described by that Deed, Conveyance and Assignment to the City of Texarkana, Texas recorded in Volume 250, Page 447 of the Deed Records of Bowie County, Texas; said 306.903 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the northwest corner of the terminus of Deerwood Street (a 60-foot wide right-of-way); said point being the southwest corner of Lot 8, Block 2 Oak Forest Subdivision No. 2, an addition to the City of Texarkana according to the plat thereof recorded in Volume A, Page 428 of the Map Records of Bowie County, Texas;

THENCE, South 02 degrees, 23 minutes, 15 seconds East, along the west line of said Block 3, a distance of 1859.96 feet to a point for corner on the north line of Lot 4, Block 7 of said Oak Forest Subdivision
No. 2;

THENCE, South 88 degrees, 01 minutes, 45 seconds West, along the north line of said Block 7. a distance of 1218.55 feet to a 1/2-inch iron found for corner on the east line of Lot 16, Block 1 of North Fork, an addition to the City of Texarkana according to the plat thereof recorded in Volume 3504, Page 250 of the Map Records of Bowie County, Texas; said point being the northwest corner of Lot 10 of said Block 7;

THENCE, North 02 degrees, 59 minutes, 49 seconds West, along the east line of said Block 1, a distance of 551.13 feet to a point for corner; said point being the northern most corner of Lot 13 and the eastern most corner of Lot 12 of said Block 1; from said point a nail found bears North 75 degrees, 15 minutes, West, a distance of 4.2 feet;

THENCE, South 88 degrees, 01 minutes, 48 seconds West, along the north line of said Block 1, passing at a distance of 1746.98 feet a 1/2-inch iron rod with "Texas JHG 1715" cap found, said point being the northwest corner of Lot 5, Block I and the northeast corner of a tract of land described in a Deed to John J. Wittu and Esther Rosalee Wittu recorded in Volume 448, Page 341 of the Deed Records of Bowie County, Texas, continuing along the north line of said tract and the north line of a tract of land described in a deed to John East O'Neal & Martha W. O'Neal recorded in Instrument No. 5306 of the Deed Records of Bowie County, Texas, continuing for a

THENCE, South 88 degrees, 01 minutes, 48 seconds West, along the north line of said Block 1, passing at a distance of 1746.98 feet a 1/2-inch iron rod with "Texas JHG 1715" cap found, said point being the northwest corner of Lot 5, Block I and the northeast corner of a tract of land described in a Deed to John J. Wittu and Esther Rosalee Wittu recorded in Volume 448, Page 341 of the Deed Records of Bowie County, Texas, continuing along the north line of said tract and the north line of a tract of land described in a deed to John East O'Neal & Martha W. O'Neal recorded in Instrument No. 5306 of the Deed Records of Bowie County, Texas, continuing for a total distance of 2378.27 feet to a point for corner; said point being the north line of a tract of land described in a deed to Dr. John East O'Neal and Martha W. O'Neal recorded in Volume 445 Page 502 of the Deed Records of Bowie County, Texas;

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System Real Estate Office
OFFICIAL DOCUMENT

Prepared by Associate General Counsel
New Campus at TAMU T
OGC File No. 2003-000683
EDG-10 28 2005

THENCE, South 88 degrees, 27 minutes, 23 seconds West, along the south line of said City of Texarkana tract, a distance of 1625.77 feet to a 1/2-inch iron pipe found for corner; said point being the northeast corner of Lot 1, Block 1 Wrightridge, an addition to the City of Texarkana according to the plat thereof recorded in Volume A, Page 120 of the Map Records of Bowie County, Texas; said point also being the southern most corner of Lot 2, Block 1, Bringle Lake Subdivision, an addition to the City of Texarkana according to the plat thereof recorded in Volume 4294, Page 289 of the Deed Records of Bowie County, Texas;

THENCE, North 32 degrees, 32 minutes, 10 seconds East, along the southeast line of said Lot 2, Block 1, a distance of 2890.95 feet to a point for corner; said point being the eastern most corner of said Lot 2, Block 1; said point also being an interior corner of said City of Texarkana tract;

THENCE, North 31 degrees, 59 minutes, 38 seconds East, a distance of 464.95 feet to a point for corner;

THENCE, North 87 degrees, 42 minutes, 47 seconds East, a distance of 120.71 feet to a point for corner;

THENCE, North 00 degrees, 58 minutes, 49 seconds West, a distance of 183.27 feet to a point for corner;

THENCE, North 31 degrees, 59 minutes, 38 seconds West, a distance of 292.08 feet to a point for corner;

THENCE, North 34 degrees, 27 minutes, 58 seconds West, a distance of 351.25 feet to a point for corner;

THENCE, South 64 degrees, 45 minutes, 12 seconds West, a distance of 145.70 feet to a point for corner;

THENCE, North 08 degrees, 45 minutes, 44 seconds West, a distance of 397.51 feet to a point for corner;

THENCE, North 25 degrees, 46 minutes, 05 seconds West, a distance of 190.23 feet Co a point for corner;

THENCE, North 29 degrees, 30 minutes, 25 seconds East, a distance of 80.38 feet to a point for corner:

THENCE, North 83 degrees, 22 minutes, 22 seconds East, a distance of 127.30 feet to a point for corner;

THENCE, North 40 degrees, 45 minutes, 32 seconds East, a distance of 189.30 feet to a point for corner;

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New Campus at TAMU-T
OGC File No. 2003-000383
EDG-10/28/2005

Official Copy

THENCE, North 40 degrees, 16 minutes, 11 seconds West, a distance of 141.53 feet to a point for corner;

THENCE, South 85 degrees, 53 minutes, 11 seconds West, a distance of 284.47 feet to a point for corner;

THENCE, North 46 degrees, 13 minutes, 08 seconds West, a distance of 535.60 feet to a point for corner;

THENCE, North 24 degrees, 27 minutes, 07 seconds West, a distance of 61.71 feet to a point for corner;

THENCE, North 57 degrees, 58 minutes, 03 seconds West, a distance of 317.97 feet to a point for corner;

THENCE, North 49 degrees, 03 minutes, 27 seconds West, a distance of 102.76 feet to a point for corner;

THENCE, North 26 degrees, 50 minutes, 38 seconds East, a distance of 59.04 feet to a point for corner on a northeasterly line of said City of Texarkana tract and the southwest line of a tract of land described in a deed to Hilda B. Shilling recorded in Volume 3216, Page 136 of the Deed Records of Bowie County, Texas;

THENCE, South 63 degrees, 09 minutes, 22 seconds East, along the northeasterly line of said City of Texarkana tract, a distance of 2100.00 feet to a point for corner; said point being an interior corner of said Shilling tract;

THENCE, South 33 degrees, 41 minutes, 56 seconds West, along the northwest line of said Shilling tract and a southeast line of said City of Texarkana tract, distance of 1006.00 feet to a point for corner at the base of a 7-inch oak tree;

THENCE, South 27 degrees, 28 minutes, 31 seconds East, along a northeast line of said City of Texarkana tract, and along or near a wire fence, a distance of 604.19 feet to a wood fence post for corner; said point being in the south line of said Shilling tract;

THENCE, North 87 degrees, 26 minutes, 43 seconds East, along the south line of said Shilling tract, passing at a distance of 890.65 feet the southwest corner of Lot 30 Block 1 Shilling South Second Addition, an addition to the City of Texarkana according to the plat thereof recorded in Volume 4247, Page 80 of the Map Records of Bowie County, Texas, continuing along the south line, passing at a distance of 1940.65 feet the southeast corner of said Block 1 and the southwest corner of Block 1, Shilling South, an addition to the City of Texarkana according to the plat thereof recorded in Volume 3589, Page 103 of the Map Records of Bowie County, Texas, continuing along the south line of said Block 1, Shilling South for a total distance of 2739.35 feet to a point for corner on the south line of Lot 14, Block 1 Shilling South; said point being the northwest corner of Lot 2, Block 2 of said Oak Forest Subdivision No. 2; from said point a 2-inch iron pipe found bears South 03 degrees, 53 minutes, West, a distance of 1 .5 feet;

System Real Estate Office
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Prepared by Associate General Counsel
New Campus at TAMU-T
OGC File No. 2003-0106.103
EDG-10/28/2005

THENCE, South 02 degrees, 23 minutes, 15 seconds East, along the west line of said Block 2, a distance of 1416.64 feet to the POINT OF BEGINNING;

CONTAINING, 13,368,705 square feet or 306.903 acres of land, more or less.

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

"The amount and type of information researched and the analysis applied in an assignment." Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK	
Property Identification and Inspection:	The subject has been identified and inspected by the appraiser(s) as follows: I inspected the site and have included photographs taken on the date of the inspection.
Analysis of Physical Factors:	All pertinent physical factors were analyzed.
Analysis of Economic Factors:	All pertinent economic factors were analyzed.
The Extent of Data Research:	The appraiser(s) maintain a current and comprehensive database of commercial, multi-family and multi-use land sales and listings for the Texarkana market area. In addition to market data developed in the course of previous appraisal work and retained in the appraiser(s) work files, other sources of information include: • MLS Records • Bowie County Deed Records • Local brokers, agents, buyers and sellers Where warranted, market data has been confirmed by a party to the transaction, or other reliable source.

The Type and Extent of Analysis:

Cost Approach: The cost is not considered applicable in the analysis of vacant multi-family/commercial / multi-purpose land and has not been developed.

Sales Comparison Approach: This approach is applicable, necessary and has been fully developed via comparison with sales of similar vacant tracts in the area.

Income Approach: This approach is not considered applicable in the development of an analysis of vacant commercial / multi-purpose land, since no similar tracts are leased and purchased in the Texarkana market that would provide income and expense information for the development of an income approach to value. The income approach has not been developed in this appraisal.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) that legal access is available from both University Avenue and Deerwood Street, and 4) the special zoning district could be changed from the current District 1 that is specified as the University Campus, to be used for residential development.* **These assumptions may impact the value reported within this appraisal.**

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise state in this report.

3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative materials in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

9. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.

Limiting Conditions and Assumptions - continued

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purpose only. No guarantee as to accuracy is expressed or implied.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is NOT qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below, or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

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

Limiting Conditions and Assumptions - continued

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only the proper written qualifications and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraiser.

19. **HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS:** *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) that legal access is available from both University Avenue and Deerwood Street, and 4) the special zoning district could be changed from the current District 1 that is specified as the University Campus, to be used for residential development.* **These assumptions may impact the value reported within this appraisal.**

Area Analysis 2026

Texarkana Metropolitan Area

Analysis of a local economy often focuses on trends in population, employment and income; hence, the conditions and prospects of a local economy are relevant for most appraisal assignments. The value of real estate in a community or region is affected by the strength of demand for its use. The economic condition of the community is a fundamental determination of the value of residential real estate in the market and of the value of office buildings, industrial buildings, retail properties and other types of real estate that serve the resident population.

The Texarkana, TX-Texarkana, AR Metropolitan Statistical Area (MSA), as defined by the United States Office of Management and Budget, was originally a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas, and was expanded to include Little River County, Arkansas ; however, Little River County, Arkansas was later removed from the MSA. The Texarkana, TX-AR Metro Area has a combined population of 145,907 (2023 Census Estimate). The Texarkana Post Office is at the junction of State Line (33°26' 14"N, 94° 4' 3"W). The city is located at the junction of Interstate 30 and US Highways 59, 67, 71, and 82 in extreme Northeast Texas or extreme Southwest Arkansas, along the Texas-Arkansas border. It was rumored to have been named for its location on the state line between Bowie County, Texas and Miller County, Arkansas, just a short distance from the Louisiana border, although, there is some debate about the actual origins of the name, which was in use before the naming of the city. A more detailed history can be found at The Handbook of Texas Online. Annual Average Temperature 64.9 degrees, (January 44.4 degrees; July 82.8 degrees). Annual Average Rainfall 45.3 inches. Annual Average Snowfall 1.6 inches. Prevailing Wind Direction is Southwest. Elevation is 390 feet. Humidity (noon average) is 71%.

Regional Analysis – Continued

The topography is generally forest with hills, and includes clay, sandy and alluvial soils. The Red River travels along the northern boundaries of Miller and Bowie Counties, and the southern boundary of Little River County, in an east and west direction. There are 5 rivers and more than 100 lakes within a 50-mile radius. Millwood Lake is 22± miles north, and Lake Wright Patman is located 10± miles Southwest. Both provide water for the city.

CITY LIMITS	SQUARE MILES
Texarkana, Arkansas	**41.98 mi**
Texarkana, Texas	**31.37**
COUNTIES	
Miller County, Arkansas	**624.04**
Bowie County, Texas	**884.93**
Little River, Ar	**531.26**

Source: US Census Bureau

History
Texarkana was founded in 1873 on the junction of two railroads. The name is portmanteau of TEXas, ARKansas, and nearby LouisANA. The Texarkana metropolitan area was first defined in 1960. Then known as the Texarkana, TX-Texarkana, AR Standard Metropolitan Statistical Area, it consisted of Bowie County, Texas and Miller County, Arkansas. State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana. The two "sides" of Texarkana are separated only from a political standpoint. Thousands of locals actually live in one state and work in the other.

Government
Texarkana, Arkansas City Government, has a Mayor/Board type government, and Miller County has a County Judge & Quorum Court. Texarkana, Texas City Government has a Mayor/Council type government and Bowie County has a County Judge & Commissioners Court.

Transportation
Highway projects to expand area highways and relieve strain on the Richmond Rd. and Summerhill Rd. exits, including continuous access roads, expanded bridges, and I-30/US 59 interchange have been completed. I-49 was extended from Shreveport to Texarkana, with a future extension planned to Kansas City in the US 71 corridor. I-30 is being widened to 6 lanes (3 each way) between Texarkana (State Line and ¼ mile west of Kings Highway) by Tex Dot.

TRANSPORTATION
RAILROADS
Union Pacific, Kansas City Southern and Amtrak
More than 90 freight trains travel through Texarkana daily
Amtrak service daily
HIGHWAYS
Interstates; I-30, I-40 complete to Louisiana nd Proposed I-69
U. S. Highways: 59, 67, 71 and 82
Texas State Highway: 93
Arkansas State Highways: 296, 237, 245 and 196
MOTOR FREIGHT
Over 39 Freight Terminals
Over 1 Million tons of finished products shipped out annually
Thousands of pounds of raw and consumer goods shipped in daily
BUS SERVICE
Greyhound Lines; Provides 38 connections daily
Several local charter services available
AUTOMOBILE RENTAL
7 local rental companies
Over 325 rental vehicles located in Texarkana
AIR
Texarkana Regional Airport, runway 6600 feet
American Eagle and Continental Connection
4 daily round trip flights to Dallas/Ft. Worth International Airport
4 non stop flights to Houston Intercontinental George Bush
AIRPORT
Fixed Base Operator: TAC Air
Cargo Airlines; FedEx, United Parcel Service, Purolator
Courier, Air Borne Express and Texarkana Air Freight
WATER
One day service via railway to the Port of Shreveport

LOCATION & LENGTH OF TIME GOODS INTRANSIT FROM TEXARKANA MSA				
CITY	**MILES**	**DAYS BY RAILCAR**	**DAYS BY TRUCK**	**DAY BY LTL**
ATLANTA	629	3	2	3
CHICAGO	771	2	2	3
DALLAS	178	1	1	1
HOUSTON	287	3	1	2
KANSAS CITY	463	2	2	3
LOS ANGELES	1,548	3	3	5
NEW ORLEANS	390	3	1	2
NEW YORK CITY	1,363	4	3	5
ST. LOUIS	486	2	1	2

Data from Texarkana Chamber of Commerce

- **Texarkana Regional Airport Expansion Completed in June of 2024**
  he Jim E. Yates Terminal at Texarkana Regional Airport (TXK) in Texarkana, Arkansas opened in June 2024. The terminal expansion was part of a larger project that also included a runway extension and hangar construction.

Public Utilities Providers for Texarkana
Windstream Communication, Summit Utilities [previously CenterPoint Energy Arkla], Southwest Arkansas Electric Cooperative, AEP Southwestern Electric Power Company, Sparklight/previously CableOne, Texarkana Water Utilities, Bowie-Cass Electric Co-Op.

Regional Analysis – Continued

Population

The Texarkana metropolitan area has not experienced any major growth in population over the previous thirty years.

2010-2024 estimates from US Census Bureau

Population	Bowie County, Texas	Miller County, Arkansas	Little River County, Arkansas	Texarkana city, Texas	Texarkana city, Arkansas
Population estimates, July 1, 2024, (V2024)	NA	NA	NA	NA	NA
PEOPLE					
Population					
Population estimates, July 1, 2024, (V2024)	NA	NA	NA	NA	NA
Population estimates, July 1, 2023, (V2023)	91,687	42,415	11,805	35,741	29,223
Population estimates base, April 1, 2020, (V2024)	NA	NA	NA	NA	NA
Population estimates base, April 1, 2020, (V2023)	92,899	42,599	12,026	36,236	29,387
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	NA	NA	NA	NA	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	-1.3%	-0.4%	-1.8%	-1.4%	-0.6%
Population, Census, April 1, 2020	92,893	42,600	12,026	36,193	29,387
Population, Census, April 1, 2010	92,565	43,462	13,171	36,411	29,919
Housing					
Housing Units, July 1, 2023, (V2023)	40,170	19,869	6,082	X	X
Owner-occupied housing unit rate, 2019-2023	62.7%	65.3%	80.0%	51.0%	56.5%
Median value of owner-occupied housing units, 2019-2023	$161,300	$148,200	$113,400	$159,700	$162,700
Median selected monthly owner costs - with a mortgage, 2019-2023	$1,469	$1,258	$1,086	$1,587	$1,244
Median selected monthly owner costs -without a mortage, 2019-2023	$519	$406	$382	$491	$425
Median gross rent, 2019-2023	$966	$882	$812	$990	$893
Building Permits, 2023	207	36	4	X	X
Economy					
In civilian labor force, total, percent of population age 16 years+, 2019-2023	54.6%	52.6%	57.8%	54.6%	54.9%
In civilian labor force, female, percent of population age 16 years+, 2019-2023	55.5%	49.4%	51.2%	53.9%	52.8%
Total accommodation and food services sales, 2017 ($1,000) (c)	227,732	D	D	180,375	56,748
Total health care and social assistance receipts/revenue, 2017 ($1,000) (c)	974,751	77,032	23,547	943,496	D
Total transportation and warehousing receipts/revenue, 2017 ($1,000) (c)	118,222	259,670	21,794	32,955	D
Total retail sales, 2017 ($1,000) (c)	1,779,261	378,761	129,535	1,327,813	365,956
Total retail sales per capita, 2017 (c)	$19,004	$8,644	$10,458	$36,058	$12,157

Regional Analysis – Continued

Demographics Texarkana MSA Population

TEXARKANA, ARKANSAS-TEXAS MSA			
Date	Population	% Change	Total CHANGE
1970	113,488		
1980	127,019	11.92%	13,531
1990	134,098	5.28%	7,079
2000	143,377	6.92%	9,279
2010	149,198	3.90%	5,821
2020	147,333	-1.25%	-1,865
2021	147,174	0.00%	-159
2024	145,000	-1.58%	-2,333
Texas A & M Data			

Source: U.S. Census Bureau Texas A & M Real Estate Center

The most recent estimate of population for the Texarkana MSA is 145,907 (2023 Census Estimate), indicating a decrease of approximately 0.86%, and a total change of -1,267.

ECONOMIC NEWS ARTICLES:

Wadley Regional Medical Center's sale to CHRISTUS Health finalized

November 1, 2024 by **James Bright** Texarkana Gazette

Wadley Regional Medical Center was purchased by CHRISTUS Ark-La-Tex on Sept. 24, 2024, following the bankruptcy filing by Wadley parent company Steward Health Care.

The deal comes after 10 months of uncertainty regarding Wadley's future due to the financial instability of its former parent company, Steward Health Care. The sale did not involve the new property, which construction stopped briefly on in early 2024. Currently, the new hospital is owned by Medical Properties Trust.

"We are eager to complete construction of the new Texarkana facility and work with one of several interested parties to ensure that the local community has access to high quality general acute care services," he said. The project was initially projected for completion in 2024 and later rescheduled for 2025. There is no current estimated completion date.

Steward broke ground on the new hospital in September 2021. The $227 million project was the largest commercial development in the city's history.

Christus has since taken over and is operating the former Wadley Hospital as Wadley Regional Medical Center – Christus Health.

MPT spokesperson says construction on what would have been Wadley's new facility will continue

By James Bright| October 1, 2024 at 12:40 p.m.

"TEXARKANA, Texas -- Construction on what would have been the new Wadley Regional Medical Center campus will continue, according to its current owners. Head of strategy and investor relations for Medical Properties Trust (MPT) Drew Babin said the organization is committed to completing the project that started early last year." read more at the ***Texarkana Gazette*** (texarkanagazette.com)

Governor Abbott Announces New Braven Environmental Facility In Texarkana

February 13, 2025 | Austin, Texas | Press Release

NOTE: Updated on February 14, 2025.

Governor Greg Abbott today announced the third project under the new Texas Jobs, Energy, Technology, and Innovation (JETI) program is Braven Environmental, LLC ("Braven Environmental"). A waste-to-value company focused on waste plastics recycling solutions, Braven Environmental will open a state-of-the-art advanced recycling facility in Texarkana. The project will create more than $145 million in capital investment.

"Texas is where today's products are made using tomorrow's technologies," said Governor Abbott. "With a $145 million investment in a state-of-the-art advanced recycling facility in Texarkana, Braven Environmental is making a significant investment in the future of Bowie County and our great state. As we compete both nationally and globally in industry sectors critical for continued growth, economic incentive tools such as the JETI program help us attract new business investments and good-paying jobs to ensure communities across the state can thrive. Working together, we will build a stronger and more prosperous Texas than ever before."

"Braven Environmental's decision to invest in Texas highlights our reputation as the leader in innovation and economic opportunity," said Senator Bryan Hughes. "This project will strengthen our economy with high-paying jobs and it will advance cutting-edge technology. I look forward to the positive impact this will have on Texarkana and our entire region."

TEXAMERICA'S CENTER STATEMENT NOVEMBER-DECEMBER 2025

TexAmericasCenter.com | 903-223-9841

TEXAMERICAS CENTER

TexAmericas Center (TAC) is a premier industrial park in the Texarkana region, offering a strategic location and robust infrastructure tailored to meet the needs of defense sector companies. The region has experience with tactical systems, defense logistics, and cyber security. A broader manufacturing base (machining, plastics, rubber, composites) is present. For example, manufacturing jobs account for approximately 18.6% of the workforce.

The U.S. Army facility, Red River Army Depot (RRAD), collaborates with various companies at TAC to support defense operations, including partnerships with Original Equipment Manufacturers like Lockheed Martin

RRAD's Expanding Role in Tomorrow's Army: Drone Manufacturing and Testing.

In July 2025, Defense Secretary Pete Hegseth issued a memo on "Unleashing U.S. Military Drone Dominance," which called for approving "hundreds" of American products for purchase by the DOD and arming combat units with a variety of "low-cost drones made by America's world-leading engineers and AI experts," among other steps. The Army is forging ahead to try to meet those ambitious goals targeting expansion of mission within its Organic Industrial Base. Its Organic Industrial Base is really the backbone of manufacturing capacity of the Army as it is composed of the production and remanufacturing facilities spread across the force. The Red River Army Depot (RRAD) is set to become a pivotal center for the U.S. Army's drone production and innovation efforts. Under the proposed SkyFoundry Act of 2025, RRAD will host a government-owned, government-operated facility dedicated to producing propellers, assembly and testing small Unmanned Aircraft Systems (sUAS) for defense applications. This initiative aims to produce up to 10,000 composite-based drones per month, enhancing the Army's capabilities in reconnaissance, surveillance, and tactical operations. Army's initial effort to produce 10,000 drones a month should not require MILCON oversight.

Regional Analysis – Continued

Economic Factors

Although the economy is generally agricultural, Texarkana also provides many jobs in manufacturing and distribution industries. The excellent natural resources of water, materials, and people lend support to continuous growth.

Texarkana is the regional medical center for a population of more than 400,000 within a 60-mile radius. Healthcare facilities include:

HEALTHCARE IN TEXARKANA	BEDS
Wadley Regional Medical Center	370
CHRISTUS St. Michael Health System	324
Encompass Health Rehabilitation	60
Post-Acute Medical Specialty Hospital	30
Hospice of Texarkana Care Center	17
Texarkana Emergency Center & Hospital	4
Signature Care Emergency Center	3

Additionally, Texarkana has 10 nursing homes and 9 assisted living facilities

Regional Analysis – Continued

The economy has a strong agricultural base, as well as diversified manufacturing, distribution and service industries.

Employment Data July 2025 – December 2025

U.S. BUREAU OF LABOR STATISTICS

Bureau of Labor Statistics > Data Tools > Customized Tables > Areas at a Glance

Economy at a Glance

Southwest Office

Texarkana, TX-Texarkana, AR

Texarkana, TX-AR

Data Series	Back Data	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025
Labor Force Data							
Civilian Labor Force(1)		63.3	63.5	63.6	(2) -	63.6	(p) 63.2
Employment(1)		60.5	60.5	60.7	(2) -	60.8	(p) 60.6
Unemployment(1)		2.8	3.0	2.9	(2) -	2.8	(p) 2.6
Unemployment Rate(3)		4.5	4.7	4.5	(2) -	4.4	(p) 4.2
Nonfarm Wage and Salary Employment							
Total Nonfarm(4)		61.0	61.3	61.4	61.6	61.9	(p) 61.7
12-month % change		1.0	1.8	1.7	1.1	1.0	(p) 0.7
Mining, Logging, and Construction(4)		3.0	3.0	2.9	2.9	2.9	(p) 2.9
12-month % change		-3.2	-3.2	-3.3	-3.3	-3.3	(p) 0.0
Manufacturing(4)		6.0	5.9	5.9	5.9	5.9	(p) 5.9
12-month % change		3.4	1.7	1.7	1.7	1.7	(p) 1.7
Trade, Transportation, and Utilities(4)		13.7	13.8	13.8	13.9	14.2	(p) 14.2
12-month % change		2.2	3.8	4.5	3.0	2.9	(p) 2.9
Information(4)		0.4	0.4	0.4	0.4	0.4	(p) 0.4
12-month % change		0.0	0.0	0.0	0.0	0.0	(p) 0.0
Financial Activities(4)		2.6	2.6	2.5	2.6	2.6	(p) 2.6
12-month % change		4.0	4.0	0.0	4.0	4.0	(p) 0.0
Professional and Business Services(4)		4.8	4.8	4.8	4.9	4.9	(p) 4.8
12-month % change		0.0	0.0	0.0	0.0	0.0	(p) -2.0
Education and Health Services(4)		9.8	9.9	9.9	9.9	9.9	(p) 9.9
12-month % change		3.2	4.2	4.2	3.1	3.1	(p) 3.1
Leisure and Hospitality(4)		6.9	6.9	6.8	6.7	6.7	(p) 6.7
12-month % change		0.0	0.0	0.0	0.0	0.0	(p) 0.0
Other Services(4)		2.1	2.1	2.1	2.1	2.1	(p) 2.1
12-month % change		-4.5	-4.5	-4.5	0.0	0.0	(p) 0.0
Government(4)		11.7	11.9	12.3	12.3	12.3	(p) 12.2
12-month % change		-0.8	1.7	0.8	-0.8	-1.6	(p) -2.4

Footnotes
(1) Number of persons, in thousands, not seasonally adjusted.
(2) Data unavailable due to the 2025 lapse in appropriations.
(3) In percent, not seasonally adjusted.
(4) Number of jobs, in thousands, not seasonally adjusted. See About the data.
(p) Preliminary

Data extracted on: February 13, 2026

Source: U.S. Bureau of Labor Statistics
Note: More data series, including additional geographic areas, are available through the "Databases & Tables" tab at the top of this page.

TEXARKANA SCHOOLS

TEXARKANA, TEXAS PUBLIC SCHOOLS

NAME	GRADES	STUDENTS	P/T RATIO
Liberty Eylau HIGH	09 thru 12	536	8:1
TEXAS HIGH	09 thru 12	1,750	12:1
Pleasant Grove High	09 thru 12	796	12:1
Options Alternative	09 thru 12	69	8:1
Liberty Eylau Middle	05 thru 09	580	14:1
Texas Middle	06 thru 08	1420	13:1
Pleasant Grove Middle	06 thru 08	501	14:1
Redlick Middle	05 thru 08	221	13:1
Wake Village Elementary	PK thru 05	539	12:1
Liberty Eylau C K Bender	02 thru 04	575	16:1
Theron Jones Early Literacy	PK thru 02	329	13:1
Westlawn Elementary	PK thru 05	317	12:1
Paul Dunbar Early Learning	PK thru PK	304	11:1
Leary Elementary	PK thru 08	93	9:1
Nash Elementary	PK thru 05	667	14:1
Margaret Fish Davis Elementary	PK thru 02	499	14:1
Pleasant Grove Intermediate	03 thru 05	523	12:1
Martha & Josh Morris Math	KG thru 05	351	15:1
Spring Lake Park Elementary	PK thru 05	346	13:1
Highland Park Elementary	PK thru 05	364	12:1
Redlick Elementary	KG thru 05	306	13:1
Waggoner Creek Elementary	KG thru 05	336	12:1
Paul Lawrence	PK	800	9:1
Parks	Kthru 05	800	9:1
Liberty Eylau Pre K	PK - PK	323	14:1
Premier HS of Texarkana	09 thru 12	142	28:1
Digital Academy of Texas	05 thru 12	227	60:1
PRIVATE SCHOOLS			
TRINITY CHRISTIAN	K thru 12	242	10:1
BETHEL SDA SCHOOL	K thru 10	12	5:1
St. James Day School	PK thru 08	155	10:1
First Baptist Church	PK thru K	90	10:1
Liberty Eylau Christian	PK thru 3	71	10:1

TEXARKANA, ARKANSAS PUBLIC SCHOOLS

NAME	GRADES	STUDENTS	P/T RATIO
Arkansas High	09 thru 12	1060	10:1
College Hill Middle	6th	335	10:1
North Heights Community	K thru 05	241	13:1
College Hill Elementary	PK thru 04	345	11:1
Edward D. Trice Elementary	K thru 05	512	14:1
Fairview Elementary	K thru 05	233	13:1
Vera Kilpatrick Elementary	K thru 05	355	11:1
Genoa Elementary	K thru 03	37	15:1
Gary Cobb Middle School	4 thru 06	257	15:1
Genoa High School	09 thru 12	289	9:1
Washington Academy	08 thru 12	126	6:1

Texarkana Higher Education:

HIGHER EDUCATION 2026		
Texarkana College		
Enrollment		3,882
TUITION	In State	$3,916
	Out of State	$5,332
Noted as highest 3 yr completion rate amoung Texas Community Colleges 2019-2020		

Texas A & M University at Texarkana		
Enrollment		4,000
Undergraduate degree programs		30
Graduate degree programs		18
TUITION	In State	$7,930
	Out of State	$20,947

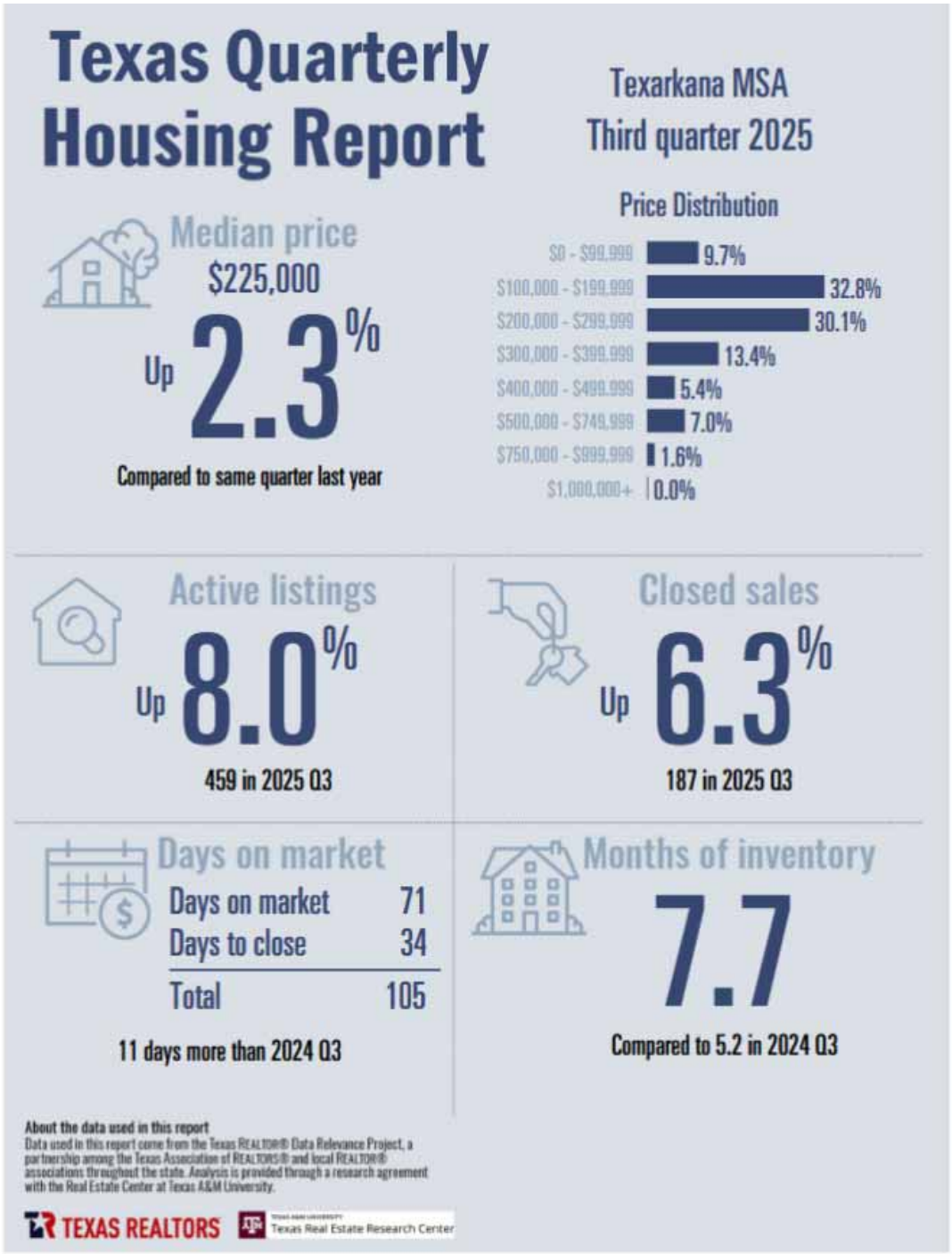
University of Arkansas Hope-Texarkana		
Enrollment		1,400
Programs Available		55
TUITION	In State	$3,880
*in state tuition includes Texas Counties of Bowie, Cass, Red River, Marion, Morris & Titus		
	Out of State	$4,960

UNIVERSITY OF ARKANSAS FOR MEDICAL

In 1993, the University of Arkansas for Medical Sciences established a Family Medicine Residency Program in Texarkana. This UAMS Regional campus accepts eight new residents into its three-year program each summer.

Major Employers in the Texarkana Regional Area

Business	Number of Employees	Industry
Christus St. Michael Health System	2200	Hospital/Healthcare
Red River Army Depot	2103	Manufacturer
Cooper Tire & Rubber Company	1820	Manufacturer
Texarkana Texas ISD	1350	Education
Graphic Packaging	814	Manufacturer (Paper)
Wal-Mart/Sam's	802	Grocery/Retail
Wadley Regional Medical Center	622	Hospital/Healthcare
Ledwell	611	Manufacturer
Texarkana Arkansas ISD	603	Education
Domtar	572	Manufacturer (Paper)
Defense Logistics Agency	538	Distribution/Defense
City of Texarkana,Texas	531	Local Government
Texarkana Alumuninum	420	Manufacturer
Mayo Manufacturing	220	Manufacturer

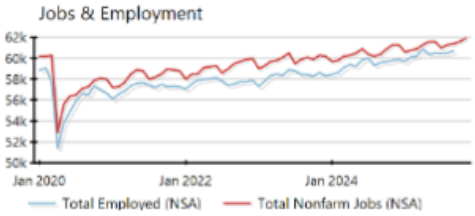

Texas Quarterly Housing Report
Texarkana MSA
Third quarter 2025
Median price
$225,000
Up 2.3%
Compared to same quarter last year
Price Distribution
$0 - $99,999 9.7%
$100,000 - $199,999 32.8%
$200,000 - $299,999 30.1%
$300,000 - $399,999 13.4%
$400,000 - $499,999 5.4%
$500,000 - $749,999 7.0%
$750,000 - $999,999 1.6%
$1,000,000+ 0.0%
Active listings
Up 8.0%
459 in 2025 Q3
Closed sales
Up 6.3%
187 in 2025 Q3
Days on market
Days on market 71
Days to close 34
Total 105
11 days more than 2024 Q3
Months of inventory
7.7
Compared to 5.2 in 2024 Q3
About the data used in this report
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.
TEXAS REALTORS
Texas Real Estate Research Center

TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Housing Report for Texarkana

Spotlight on December 2025

Economic News

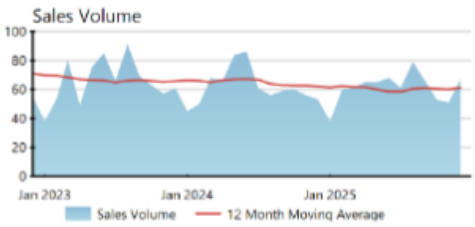


Housing Update

Sales volume for single-unit residential housing increased 26.42% YoY from 53 to 67 transactions. Year-to-date sales reached a total of 734 closed listings. Dollar volume rose from $10.33 million to $15.68 million.

The average sales price rose 20.08% YoY from $194,842 to $233,961, while the average price per square foot subsequently rose from $111.36 to $119.51. Median price rose 27.07% YoY from $168,500 to $214,115, while the median price per square foot also rose from $107.59 to $118.04.

Months inventory for single-unit residential housing rose from 5.3 to 6.6 months supply, and days to sell declined from 128 to 119.



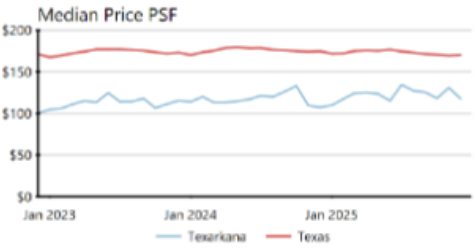


Table 1: Month Activity

	2025				2024	
	December	YoY %	YTD	YoY %	December	YoY %
Sales	67	26.42%	734	-1.61%	53	-13.11%
Dollar Volume	$15,675,356	51.80%	$181,618,022	6.14%	$10,326,636	-33.25%
Median Close Price	$214,115	27.07%	$215,000	7.50%	$168,500	-6.39%
New Listings	57	16.33%	1,187	10.52%	49	-30.00%
Active Listings	403	22.87%	381	26.16%	328	29.64%
Months Inventory	6.6	24.88%	6.6	24.88%	5.3	36.94%
Days to Sell*	119	-7.03%	114	7.55%	128	47.13%
Average Price PSF	$119.51	7.32%	$124.27	7.18%	$111.36	-6.36%
Median Price PSF	$118.04	9.71%	$123.15	4.75%	$107.59	-6.97%
Median Square Feet	1,920	18.23%	1,844	4.30%	1,624	-4.47%
Close to Original List Price	90.50%	0.94%	92.83%	1.42%	89.66%	-3.93%

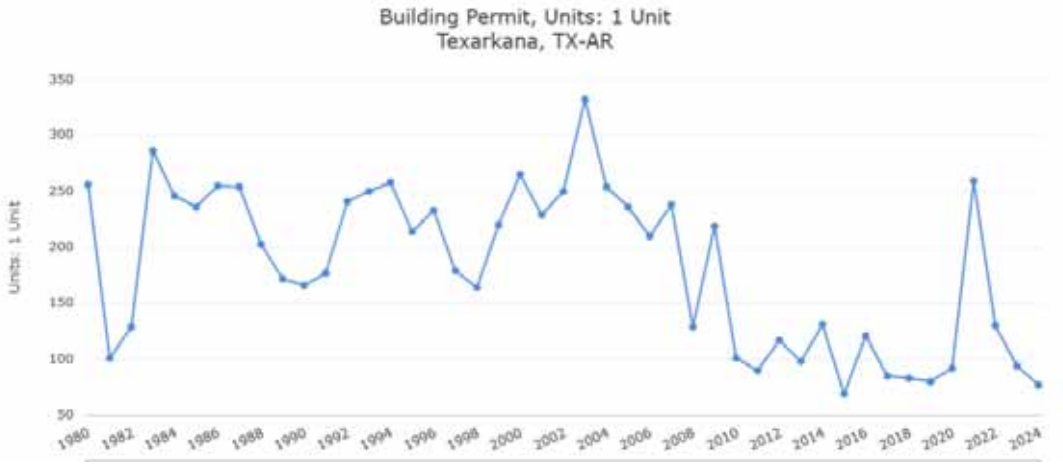
* Days to Sell = Days on Market + Days to Close

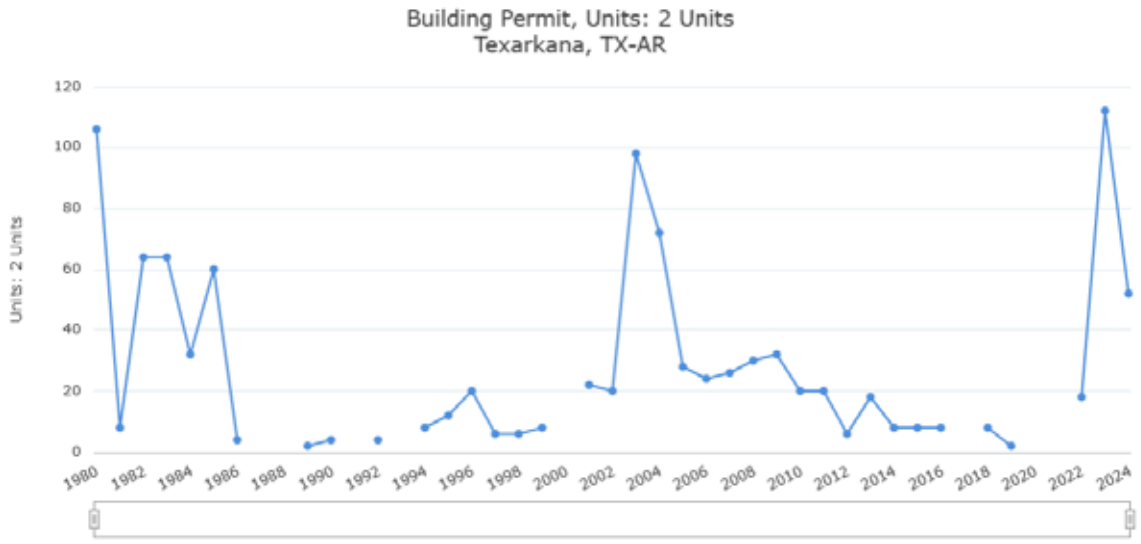
About the data used in this report

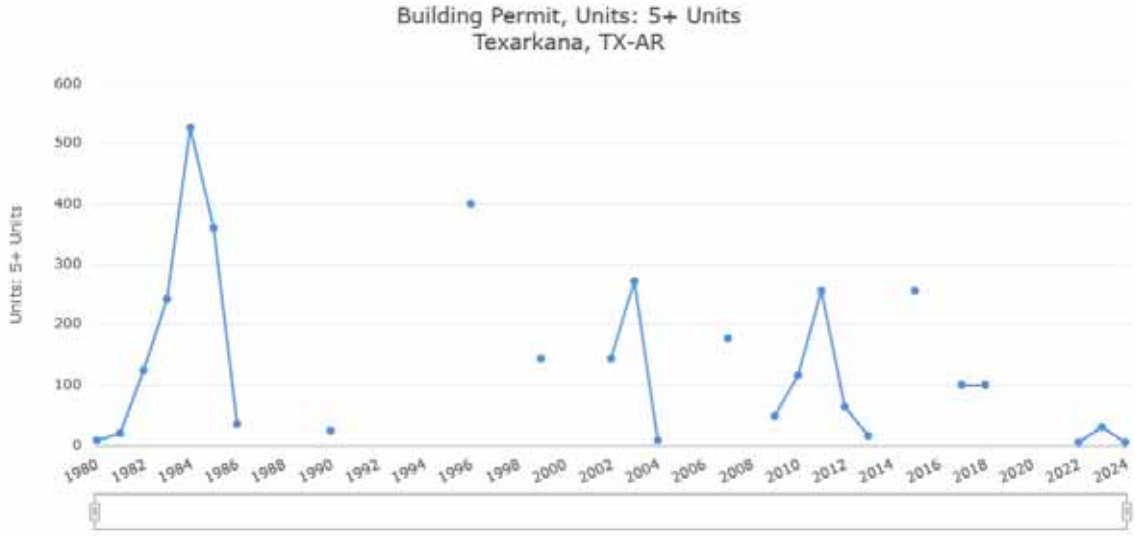
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.

TEXAS REALTORS

Regional Analysis – Continued







Regional Analysis – Continued

TEXARKANA, TEXAS APARTMENT DATA

Texas Association of Realtors data
The average rent for apartments in the Texarkana full metro area is $726 per month, with a 4.4% typical vacancy. No new construction was reported in apartments in third quarter 2024

.

Hotel information from Source Strategies 2024 year end, annual
Metro Texarkana includes New Boston, Texas for Major Hotels
City Texarkana, Texas includes 1,355 total rooms, with 1554 total rooms at the Metro area

TEXAS HOTEL PERFORMANCE FACTBOOK – 2024 Annual (12 months ending 12/31/2023 vs 12 months ending 12/31/2024) 159
Sorted by Metropolitan Statistical Area (MSA), by City and by Zip Code, then by highest REVPAR in latest period.

Metro Area / City / Hotel	Zip / Brand (# Htls)	# Rms	$ Room Revenues[1] 2023 Est	2024 Est	%Chg	$ ADR Est.[2] 2024	% Chg	Est. % Occupancy[3] 2023	2024	Pt. Chg	$ REVPAR[4] 2022	2023	2024	$ Chg
DAYS INN	DAYS	92	1,647,069	1,914,024	16.2	89.52	8.0	59.2	63.7	4.5	47.91	49.05	57.00	7.95
LA QUINTA INN & S	LAQUN	115	2,152,942	2,360,165	9.6	80.40	6.2	67.7	69.9	2.2	60.28	51.29	56.23	4.94
MOTEL 6	MTL 6	59	1,066,038	1,147,006	7.6	104.52	21.3	57.4	51.0	-6.5	51.69	49.50	53.26	3.76
SHERMAN INN		89	1,080,759	1,066,331	-1.3	65.62	-4.3	48.5	50.0	1.5	32.16	33.27	32.83	-.44
SUPER 8	SUPR8	47	366,388	536,496	46.4	67.41	41.3	44.8	46.4	1.6	28.58	21.36	31.27	9.92
TRAVELERS INN		91	523,754	446,705	-14.7	38.42	7.1	44.0	35.0	-9.0	14.37	15.77	13.45	-2.32
ZIP-CODE 75090	(7)	560	8,329,239	9,008,600	8.2	79.98	8.5	55.3	55.1	-.2	42.94	40.75	44.07	3.32
SHERMAN	75092													
HOLIDAY INN EXPRE	HIEXP	84	1,967,077	2,447,185 Y	24.4	105.31	16.8	71.2	75.8	4.6	57.76	64.16	79.82	15.66
COMFORT INN SHERM	COMFO	69	1,641,724	1,752,707	6.8	105.98	5.8	65.1	65.7	.6	62.67	65.19	69.59	4.41
ZIP-CODE 75092	(2)	153	3,608,801	4,199,892	16.4	105.59	11.8	68.4	71.2	2.8	59.98	64.62	75.21	10.58
CITY SHERMAN	(9)	713	11,938,040	13,208,492	10.6	86.66	9.7	58.1	58.6	.5	46.59	45.87	50.75	4.88
WHITESBORO	76273													
WHITESBORO INN &		44	328,995	47,870	-85.4	35.15	-32.0	39.6	34.4	-5.2	20.27	20.49	12.09	-8.40
MET SHERMAN-DEN	(24)	1677	32,073,957	31,553,645	-1.6	91.83	-.9	56.9	57.8	.8	52.92	52.75	53.03	.28
METRO: TEXARKANA														
NEW BOSTON	75570													
HOLIDAY INN EXPRE	HIEXP	61	2,061,000	2,015,000	-2.2	126.99	-3.2	70.6	71.3	.7	94.95	92.57	90.50	-2.07
BEST VALUE	BVALU	49	678,427	747,662	10.2	74.38	-5.1	48.4	56.2	7.8	39.68	37.93	41.80	3.87
BOSTONIAN INN		41	304,922	388,472	27.4	54.67	13.3	42.2	47.5	5.2	19.44	20.38	25.96	5.58
TEX INN		48	338,000	317,734	-6.0	41.86	-4.9	43.8	43.3	-.5	22.60	19.29	18.14	-1.16
CITY NEW BOSTON	(4)	199	3,382,349	3,468,868	2.6	85.41	-3.1	52.8	55.9	3.1	48.33	46.57	47.76	1.19
TEXARKANA	75501													
COUNTRY INN & SUI	CTRYI	81	2,394,098	2,373,645	-.9	123.31	7.9	70.9	65.1	-5.8	73.97	80.98	80.29	-.69
BUDGET INN		24	237,236	226,888	-4.4	53.46	-7.9	46.7	48.4	1.8	36.19	27.08	25.90	-1.18
ZIP-CODE 75501	(2)	105	2,631,334	2,600,533	-1.2	110.69	5.3	65.3	61.3	-4.0	65.34	68.66	67.85	-.80
TEXARKANA	75503													
HILTON GARDEN INN	HILTG	154	6,430,783	7,026,262	9.3	170.84	20.7	80.9	73.2	-7.7	102.96	114.41	125.00	10.59
HAMPTON INN & SUI	HAMPT	81	2,936,510	3,542,055	20.6	163.65	26.0	76.5	73.2	-3.3	94.82	99.32	119.81	20.48
RESIDENCE INN BY	RESID	121	4,477,986	4,579,501	2.3	134.08	12.3	84.9	77.3	-7.6	72.56	101.39	103.69	2.30
HOLIDAY INN EXPRE	HIEXP	90	2,890,583	3,102,313	7.3	135.37	10.6	71.9	69.8	-2.1	82.31	87.99	94.44	6.45
FAIRFIELD SUITES	FAIRF	83	2,374,100	2,553,291	7.5	126.71	11.7	69.1	66.5	-2.6	70.97	78.37	84.28	5.91
CANDLEWOOD SUITES	CANDL	80	1,805,562	1,883,283	4.3	102.10	17.9	71.4	63.2	-8.3	60.76	61.83	64.50	2.66
COMFORT SUITES	COMFS	70	1,245,435	1,533,234	23.1	90.47	18.6	63.9	66.3	2.4	49.54	48.75	60.01	11.26
TOWNEPLACE SUITES	TOWNP	85	1,744,094	1,434,103	-17.8	75.25	1.4	75.7	61.4	-14.3	59.06	56.22	46.22	-9.99
COURTYARD BY MARR	COURT	90	2,160,567	1,405,119	-35.0	111.84	25.4	73.7	38.2	-35.5	59.03	65.77	42.77	-23.00
ECONO LODGE TEXAR	ECONO	50	527,000	589,000	11.8	72.64	27.6	50.7	44.4	-6.3	22.52	28.88	32.27	3.40
WYNDHAM GARDEN	WYNDG	142	1,373,000	1,461,000	6.4	48.36	-7.2	50.8	58.3	7.5	22.42	26.49	28.19	1.70
RODEWAY INN & SUI	RODEW	74	504,065	605,414	20.1	51.47	16.9	42.4	43.6	1.1	12.27	18.66	22.41	3.75
MAGNUSON TEXARKAN	MAGNU	130	596,677	608,107	1.9	38.31	16.7	38.3	33.5	-4.8	16.06	12.57	12.82	.24
ZIP-CODE 75503	(13)	1250	29,066,362	30,322,682	4.3	111.09	14.7	65.8	59.8	-6.0	57.26	63.71	66.46	2.75

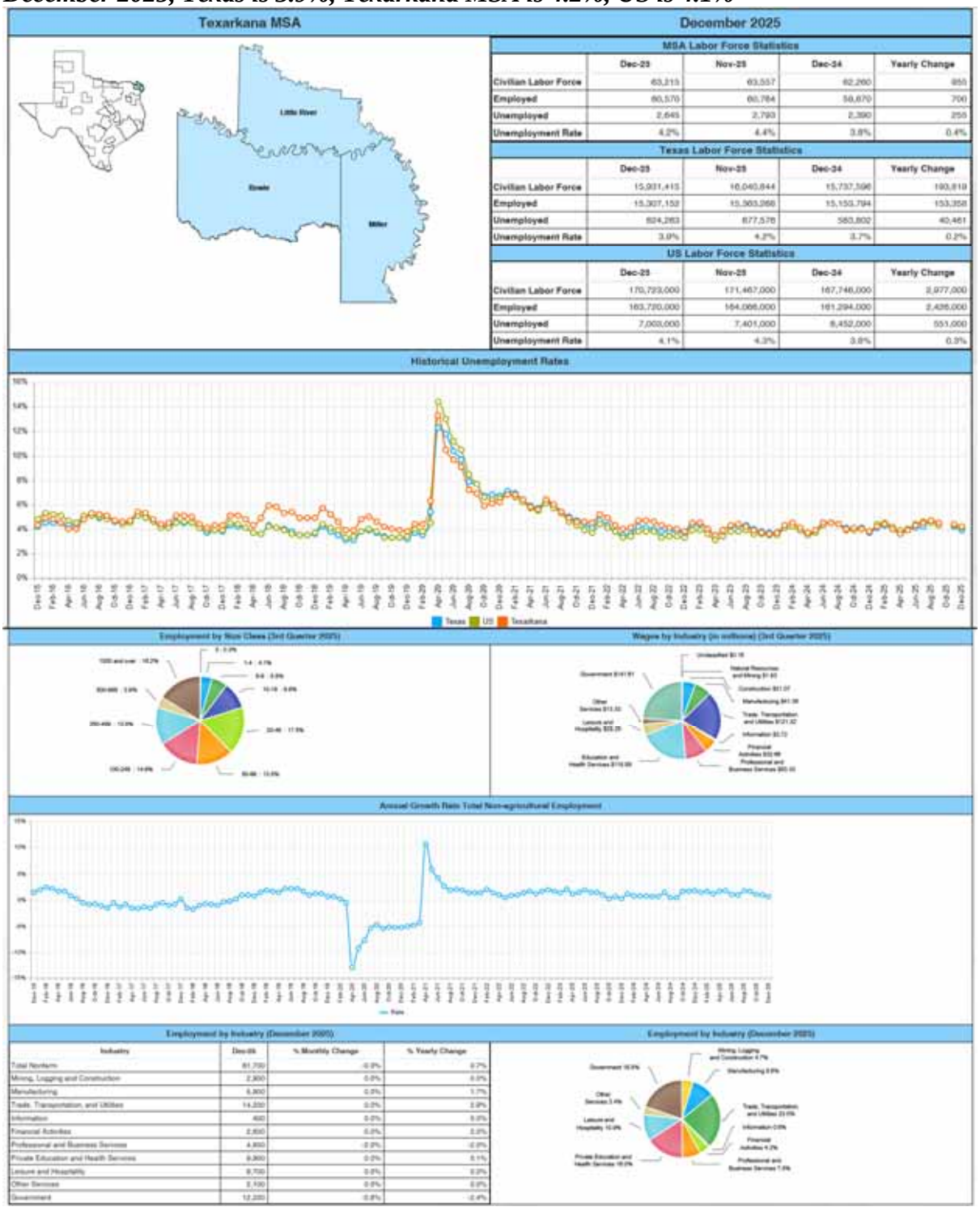
Metro Area / City / Hotel	Zip / Brand (# Htls)	# Rms	$ Room Revenues[1] 2023 Est	2024 Est	%Chg	$ ADR Est.[2] 2024	% Chg	Est. % Occupancy[3] 2023	2024	Pt. Chg	$ REVPAR[4] 2022	2023	2024	$ Chg
CITY TEXARKANA	(15)	1355	31,697,696	32,923,215	3.9	111.05	14.0	65.8	59.9	-5.8	57.89	64.09	66.57	2.48
MET TEXARKANA	(19)	1554	35,080,045	36,392,083	3.7	107.96	11.9	64.1	59.4	-4.7	56.67	61.85	64.16	2.31

Recovery from COVID 19 was indicated in 2021 with overall 66.4% occupancy in Texarkana
In 2023, the 75503 zip code indicated $96.81 ADR , 65.8% occupancy, with $64.09 RevPar;
2024 ADR increased to $111.05, with 59.9% occupancy and $66.57 RevPar.

Regional Analysis – Continued

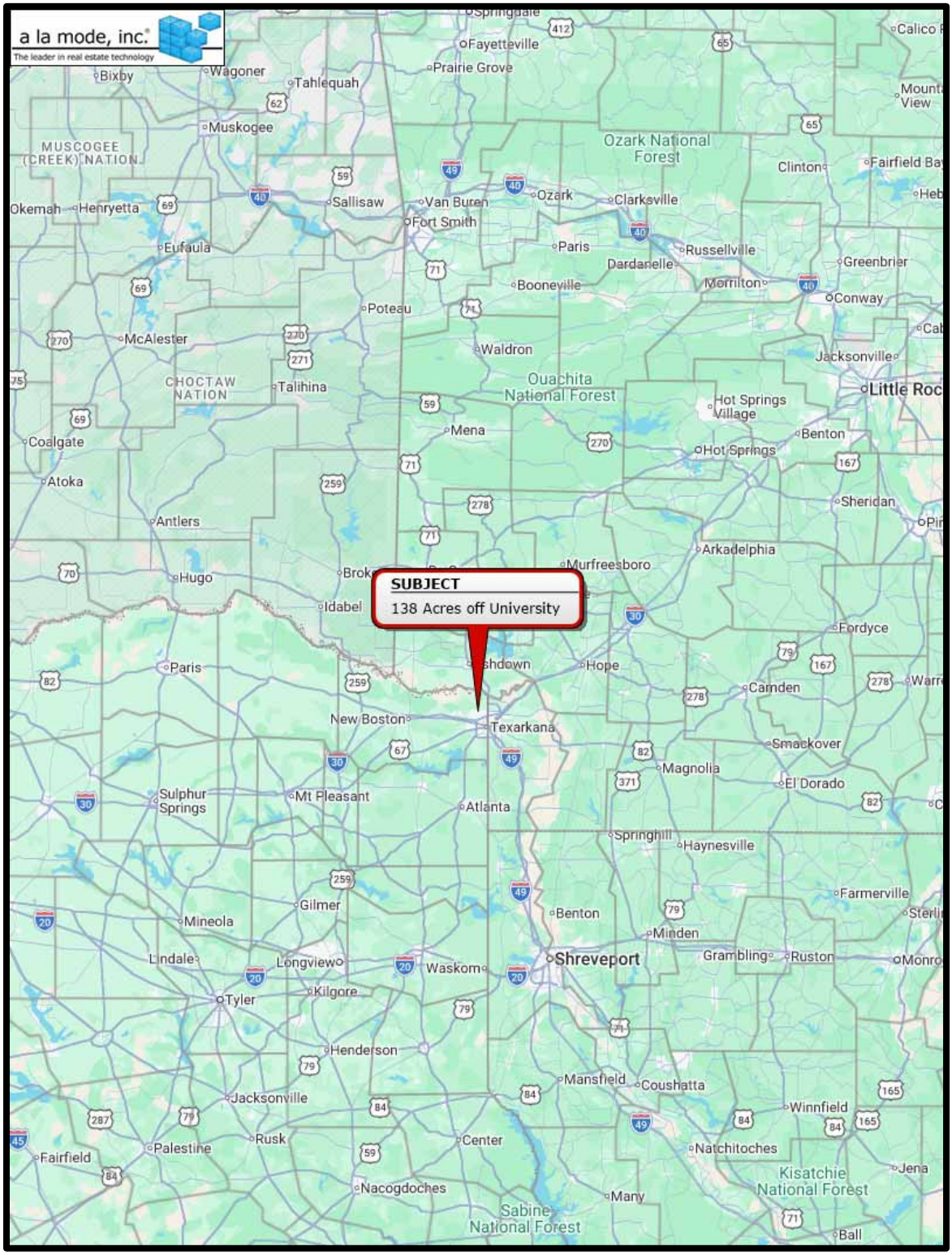
TEXAS WORKFORCE COMMISSION LABOR MARKET INFORMATION

December 2025, Texas is 3.9%, Texarkana MSA is 4.2%, US is 4.1%



C00526

Regional Map



Neighborhood Description

Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property which, in turn, directly affect the value of the subject property itself. Therefore, the boundaries of the area of influence must be delineated to conduct a thorough analysis. The area of influence is the area within which the forces affect all surrounding properties in the same way they affect the property being appraised. Although physical boundaries may be drawn, the significant boundaries are those that fix the limits of influences on property values. By coincidence, these limits may be physically observable. The area of influence is commonly called a neighborhood. A neighborhood is a group of complementary land uses.

To identify neighborhood boundaries, appraisers examine the subject property's surroundings. The investigation begins with the subject property and proceeds outward, identifying all relevant actual and potential influences on the property's value that can be attributed to its location. The appraisers extend the geographic search far enough to encompass all influences that the market perceives as affecting the value of the subject property. At the physical point where no factors influencing the value of the subject and surrounding properties are found, the boundaries for analysis are set. Conclusions regarding the impact of the neighborhood on the subject property's value are significant only if area boundaries have been properly delineated. Neighborhood analysis provides a framework, or context, in which property value is estimated. It identifies the area of analysis and establishes the potential limits within which the appraisers search for data to be used in applying the three approaches to value. Realistic boundaries allow appraisers to identify comparable properties in the same neighborhood; the sale prices of these properties usually require little or no adjustment for location.

Neighborhood Boundaries
Neighborhood analysis helps appraisers determine the stability of an area and may indicate future land uses and value trends. The subject is located in the northwest part of Texarkana, Texas. The neighborhood is generally defined as the boundaries delineating the Pleasant Grove School District. The Pleasant Grove School District lies generally north of I-30, along the west side of Summerhill Road -surrounding Richmond Road, south of the Red River, and east of FM 1398 and north of McKnight Road and Interstate 30.

Traffic Routes
Richmond Road is a four lane, asphalt paved thoroughfare, providing north-south access to I-30 and to heavy commercial areas along Richmond Road. Pleasant Grove Road is a two-lane asphalt paved interior traffic arterial, linking Richmond Road with McKnight Road, and is noted as the junction of University Avenue on the south side of McKnight Road, and on the north side of the intersection with Richmond Road. McKnight Road is a two-lane asphalt paved traffic arterial linking the northern portions Richmond Road and Pleasant Grove Road, and more recently, providing access to University Drive, a two lane concrete street, providing access to Texas A & M at Texarkana Campus to the East of Richmond Road, along University Avenue, as well as to high growth commercial areas along I-30. I-30 is located to the south. Scott Wright

Road is an interior residential street. The traffic system appears adequate to service the area, and access is considered to be good.

Accessibility

Access is available from University Avenue, a four lane, divided roadway in the immediate area of the subject, from Richmond Road, which is a heavily traveled four lane divided main traffic arterial in the subject location, and which was widened in the area north of Moores Lane, to the intersection of Richmond Road and FM 989, just northwest of the subject property. University Avenue becomes Shillings Road NE of the TAMU-T campus, and provides access to Summerhill Road to the east.

Public transportation is limited in the Texarkana area, with a limited-service bus route to specified areas in Texarkana. This is typical of the region and was not considered to have an adverse impact upon marketability in the area.

Employment

Main employers in the general area include Red River Army Depot and Goodyear Tire [previously Cooper Tire], as well as the large medical employment in the area, as noted in the area analysis.

Due to overall good economy in the region, lower interest rates, etc., Texarkana, as a whole has enjoyed a relatively high level of employment in the past several years, and a relatively rapid recovery after the closures during the COVID-19 pandemic closures.

Occupancy

Single family residences enjoy a relatively high occupancy in the immediate neighborhood, and few vacancies were noted. The apartment complexes in the general area report occupancies exceeding 95%, which is typical in the overall market.

Past office studies indicate occupancies in the northern portion of the city of Texarkana to be well over 90% occupied, and the new construction in retail in the immediate area tends to have well over 90-95% occupancy. The older areas south of Interstate 30 tend to have higher vacancies in general.

Neighborhood Conclusion

The subject neighborhood competes well with similar neighborhoods in the overall Texarkana area. No adverse conditions were noted that would affect the marketability of properties located in the subject neighborhood.

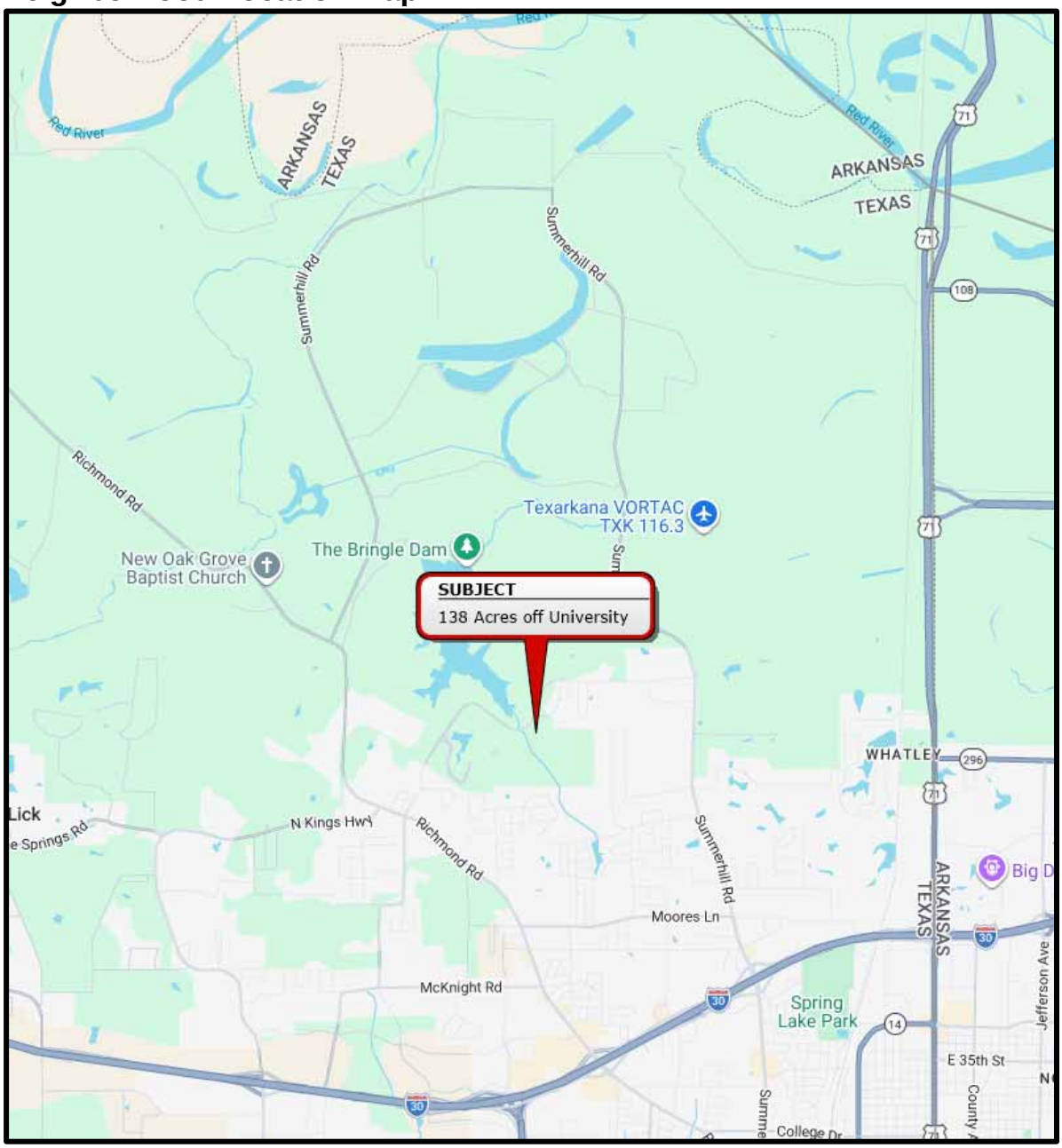
The neighborhood enjoys good access from I-30 to Richmond Road, and Summerhill Road, as well as from interior roadways.

Overall, the neighborhood is considered to be good, and is generally a single-family residential area away from the dense commercial growth in areas to the south surrounding Richmond Road,

Summerhill Road and I-30. The growing Texas A & M University at Texarkana is located in this immediate area, along University Avenue.

This is the northwestern portion of the City of Texarkana, Bowie County, Texas, and growth over the past several years in Texarkana, Texas has been in this general direction and is expected to continue into the near future in the northwestern direction.

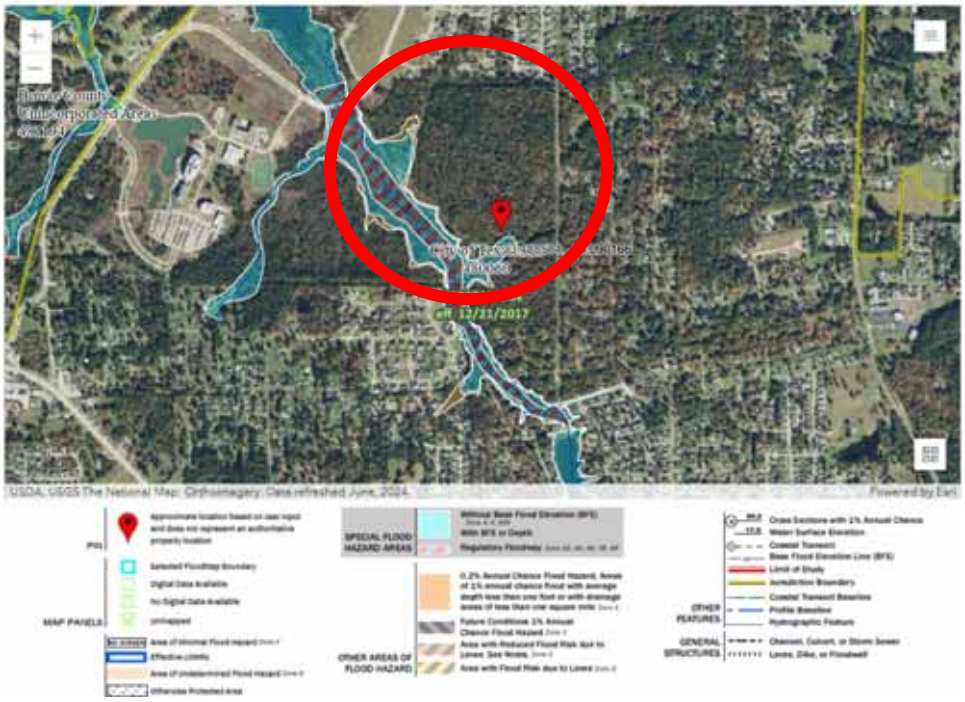
Neighborhood Location Map



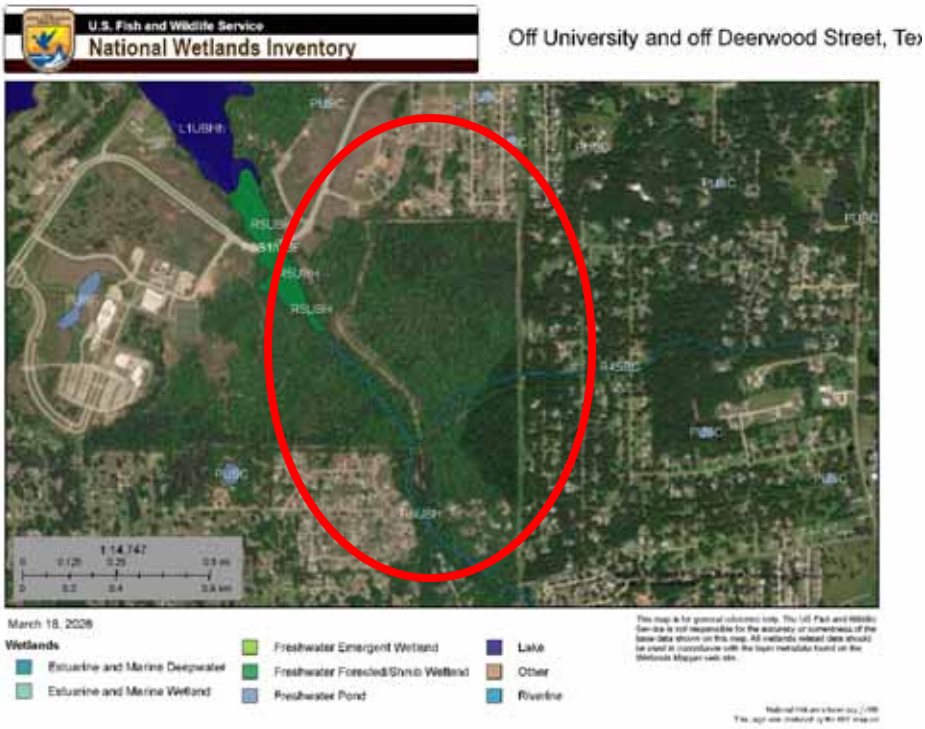
Property Description

SITE	
Information Sources:	Legal description obtained from Bowie County Deed Records, and estimated by City of Texarkana, Mr. Dustin Henslee for use until survey is available. Other sources include on-site inspection and Bowie County Deed Records.
Site Size:	Estimated as 138 acres
Site Topography:	Level, to sloping to rolling
Road Frontage/Access:	Access and frontage along University Avenue, and a curb cut that was to have been an interior drive/roadway to be installed for interior access by Texas A & M University – Texarkana. The roadway was not installed, but access is assumed to be available from this roadway/curb cut. Additional access is available from Deerwood Street at the adjacent Oakwood Subdivision.
Utilities:	Electric, cable and telephone, as well as water/sewer are assumed to be available at the street – University Avenue and along Deerwood Street. Sewer lines were noted within this tract, to a lift station reportedly installed when utilities were being provided to the TAMU campus.
Site Improvements:	Roadway/gravel to access the lift station.
Flood Zone:	The subject site is impacted by a shaded flood hazard area along Clear Creek– see FEMA map included within this report. FEMA Map Number: 48037C0355E FEMA Map Date: December 21, 2017 FEMA Zone Classification: X Estimated 15% to 20% flood zone along the Clear Creek with a larger percentage that appears to impact the area SW of Clear Creek. Subject's impact is estimated as approximately 15%. A survey would be needed to indicate the actual acreage impacted.

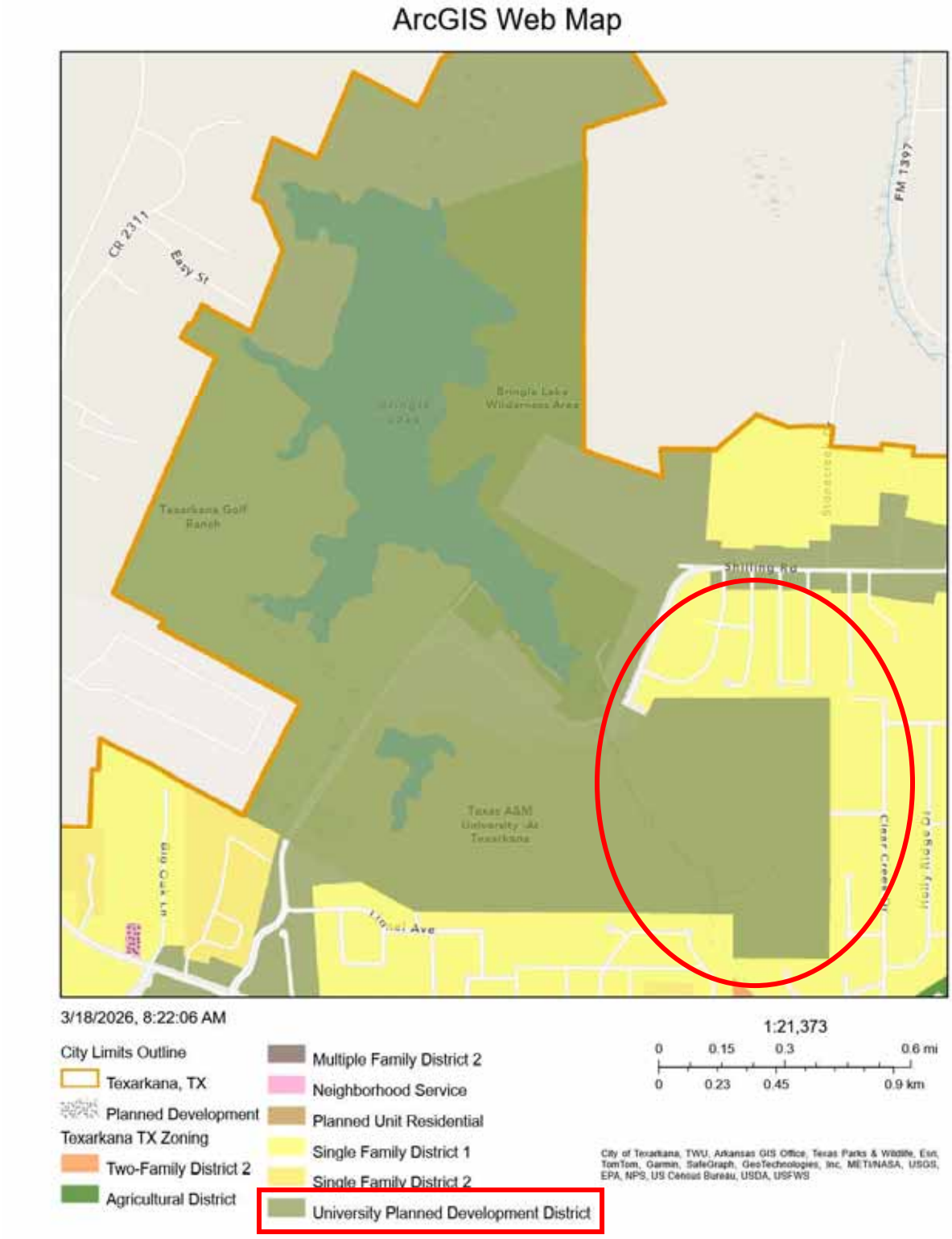
FEMA



Wetlands Map – approximate subject at red circle



ZONING MAP



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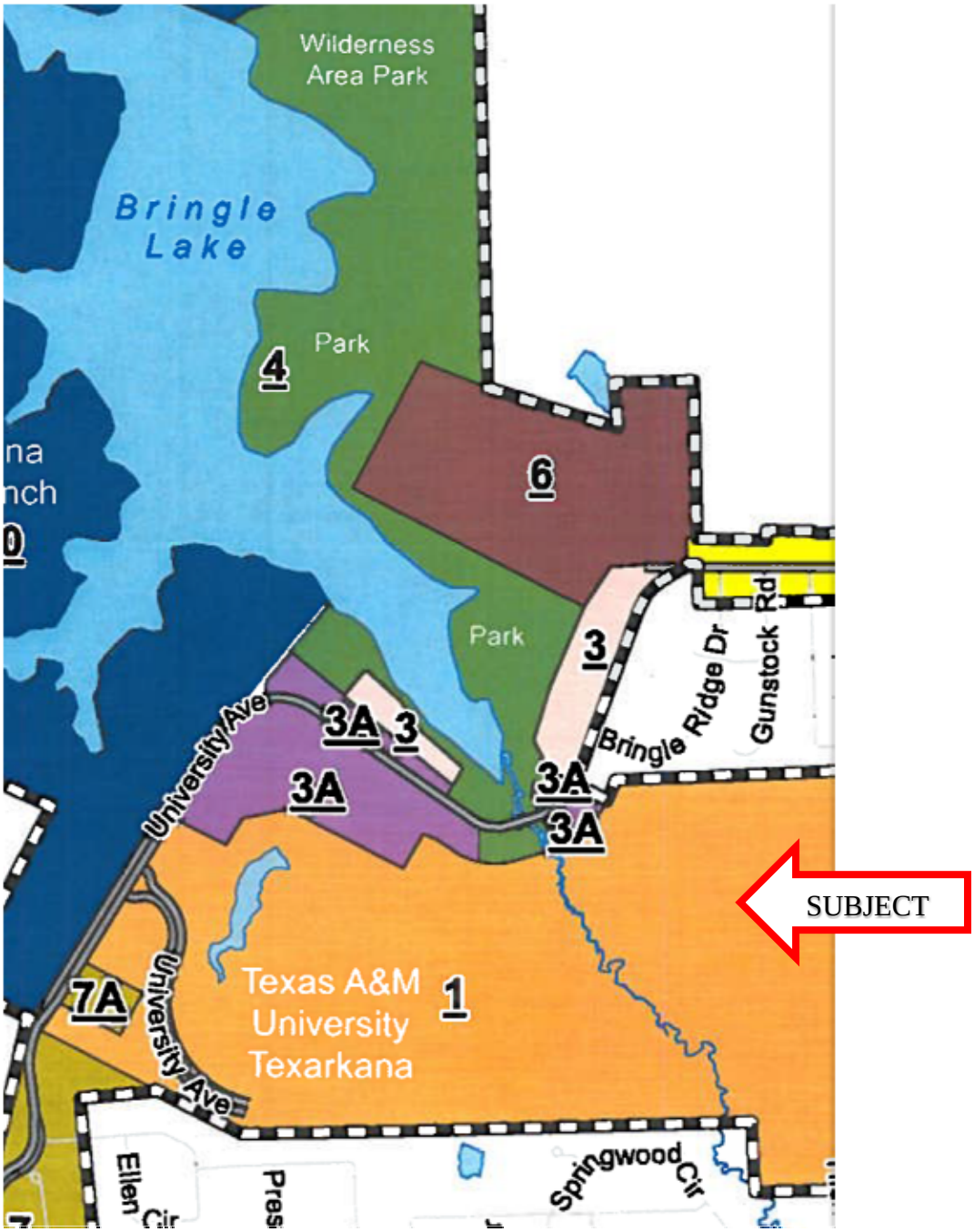
District within the UPDD

The zoning overlay is further broken down into separate areas. The subject appears to be located in District 1



Zoning Analysis

District: ***"University Planned Development District" UPPD***

Conforming: The UPDD is further divided into nine zoning districts. The use, height and area regulations as set out are uniform throughout each district. The boundaries of the zoning districts are set out delineated by the zoning district map of the UPDD on file in the city Secretary's office. Those nine districts are as follows:

1) Texas A & M University, Texarkana Campus
2) Reserved
3) Retail/Mixed uses and additional uses
4) Bringle Lake and park
5) Single-Family residential
6) Mixed Use Residential
7) Office and Residential uses
8) Richmond Road Mixed use development
9) Summerhill Road Mixed-Use Development
10) Future district expansion

***Applicable* Permitted Uses:**

- The district map indicates that the subject is located in District 1) UNIVERSITY CAMPUS

  I have assumed that the district overlay could be changed if the property were not to be used for the University Campus.

Other: ***NOTE- construction in this district requires approval by the City of Texarkana Zoning Department – therefore I have assumed compliance with all zoning regulations*.**

Additional Regulations

SEE COPY OF ZONING MAP & DISTRICT– the site was zoned UPDD by the City of Texarkana, Texas.

"The purpose of this district is to provide appropriate design standards for the development of properties within the UPDD University Planned Development District boundary. These standards recognize and support the area's unique development character and significance of the university as a primary source for development in this subject area."

PHOTOGRAPHS

Gravel drive entering site from Deerwood

Gravel drive

Gravel Drive

Gravel Drive

Gravel Drive

Gravel Drive

Site	***Site***
Site	***Site***
Site	***Site***

Site	***Site/drive***
Site	***Site***
Site	***Site/lift station***

Site/lift station	***Site/lift station***
Site/drive	***Site***
Site/drive	***Site/lift station***

Site

Site/manhole at sewer line

Site/drive

Site/drive

Site/drive

Site

Site	***Site***
Site	***Site***
Site	***Site/culvert/drainage creek***

Site	***Site***
Site	***Site***
Site/culvert	***Site***

Site	***Site/drive***
Site/drive	***Site***
Site	***Site***

Site/drive along utility easement	***Site***
Site	***Site***
Site/entry from Deerwood	***Site/entry from Deerwood***

Curb cut at approximate easement

Approximate easement from University

University Drive

University Drive looking NW

University Drive

University Drive looking NE

Assessment & Taxes

Currently vacant; Taxes ESTIMATED from Bowie Appraisal District
Parent tract estimated value per ACRE transferred to subject 138 acre estimated tract:

Current Taxes:		
Tax Parcel ID#:	08140004900	
Tax Year:	2026	ESTIMATE
Parent Site Size Stated (Acres):	214.8000	138.0000
Assessed Value Land:	$2,148,000.00	$1,380,000.00
Ag Productivity Value (Taxable):		N/A
Assessed Value Improvements:	$0.00	$0.00
Total Taxable Assessed Value:	$2,148,000.00	$1,380,000.00
Tax Rate per $100 Assessed:	2.250586	2.250586
Real Estate Taxes:	**$48,342.59**	**$31,058.09**
Total Stated Site Size:		ESTIMATE
Total Appraised Assessed Value (No Exemptions):		**$1,380,000.00**
Total Real Estated Taxes AT 138 AC:		**$31,058.09**
Estimated Real Estate Taxes (Rounded):		**$31,000.00**

RATES:

2025 Tax Rates - Bowie County		
ENTITY	**RATE per $100**	
Bowie County	$	0.4239470
City of Texarkana	$	0.6500000
Pleasant Grove ISD	$	1.0670000
Texarkana College	$	0.1096390
TOTAL	$	2.2505860

Assessment Analysis

The subject property is currently a vacant tract that is a portion of a larger tract – noted as 214.8 acres at the Bowie County Tax Appraisal District. The application of the BCAD value per acre has been applied to the subject estimated 138 acres in order to estimate the applicable tax burden. NOTE – TAMUT IS EXEMPT FROM TAXES AND THE ESTIMATES NOTED ABOVE ARE BASED ON THE STATED ASSESSMENT FROM BCAD ALTHOUGH TAXES ARE NOT COLLECTED FROM THIS ENTITY.

Highest and Best Use

The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, published by The Appraisal Institute includes the definition of "highest and best use" on page 109:

1) "The reasonably probable use of property that results in the highest value. The four criterial that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

2) "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"

3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)"

Highest and Best Use As Vacant

The estimated site area that was provided to me [no survey is yet available], with no frontage but assumed access along University Avenue and along Deerwood Street, located in the specialty zoning district associated with Texas A & M University, Texarkana, that is intended to allow for mixed use development [both commercial and multi-family use within the same property as described by the zoning department – with assumption regarding the designation as the TAMUT campus].

Physically Possible

In arriving at my opinion of highest and best use for the subject, it was first necessary to determine if the physical characteristics of the site - such as soil conditions, topography, shape and frontage were favorable for development. No differential settlement was observed which would indicate unusually unstable soil-bearing capacities in the surrounding areas. The subject site is considered to be of sufficient size to be economically adaptable for development of a wide variety of land use. The topography is level to sloping to rolling. The physical characteristics were considered to impose no insurmountable limitations to permissible development, acknowledging limitations imposed by the actual physical size and topography.

Legally Permissible

The zoning is in the University Planned Development District and as such will require approval for any construction by the City of Texarkana, Texas, including architectural design, etc. I have assumed that any user will obtain proper/legal permission for development of this site. No deed restrictions were reported to me. I did not conduct an in-depth research for deed restrictions, and have assumed any interested party has conducted his own research regarding any major limitations on the use of the site.

Financially Feasible

Uses which meet the physical and legal tests can be analyzed to determine economic potential.

Remaining possible uses are numerous, but due to surrounding properties and uses, and zoning restrictions, the probable use was considered to fall within the multi-family and two-family segment of the market, with some area of mixed use.

Projected return is analyzed for each use, and those with positive rates of return indicate a financially feasible use. In this instance, multi-family/mixed type uses would indicate positive returns and are considered financially feasible.

Maximally Productive

Office uses are not expected at this location. However, the expected mixture of light commercial / retail and townhouse, single family, multifamily and duplex type use appears to have demand and productivity in this location.

Therefore, the Highest and Best Use, as vacant, was considered to be an allowed mixture of commercial / retail, with multi-family and single family residential type use.

Highest and Best Use as Improved

The site is currently vacant.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Income Approach
- The Sales Comparison Approach

The **Cost Approach** is summarized as follows:

Cost New
\- Depreciation
\+ Land Value
= Value

The **Income Approach** converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounted process.

The **Sales Comparison Approach** compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

The appraisal process concludes with the **Final Reconciliation** of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others. This appraisal includes the following:

- Cost Approach: The cost is not considered applicable in the analysis of vacant light commercial / single and multi-family land and has not been developed.

- Sales Comparison Approach: This approach is applicable, necessary and has been fully developed via comparison with sales of similar vacant tracts in the area.

- Income Approach: This approach is not considered applicable in the development of an analysis of similar land, since no similar tracts are leased and purchased in the Texarkana market that would provide income and expense information for the development of an income approach to value. The income approach has not been developed in this appraisal.

Cost Approach

The Cost Approach is based on the principle of substitution - that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The Cost Approach tends to set the upper limit of value before depreciation is considered. The applied process is as follows:

1. Estimate the land value according to its Highest and Best Use. I have used the Sales Comparison Approach; the process is as follows:

    - Comparable sales, contracts for sale and current offerings are researched and documented.

    - Each comparable is analyzed and adjusted to equate with the subject property.

    - The value indication of each comparable is analyzed and the data reconciled for a land value indication.

2. Estimate the replacement cost of the building and site improvements.

3. Estimate the physical, functional and/or external depreciation accrued to the improvements.

4. Sum the depreciated value of the improvements with the value of the land for an indication of value.

The subject of this analysis is a vacant approximately 138 acre. There are no current improvements on this site and the Cost Approach has not been developed.

Land Value

The lot value has been developed via comparison with similar site sales in the following Sales Comparison Approach.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.

2. The most pertinent data is further analyzed and the quality of the transaction is determined.

3. The most meaningful unit of value for the subject property is determined.

4. Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.

5. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

I have researched and analyzed eight land sales that were considered to offer similar appeal, etc.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Acres	$/ Acre
1.	TBD FM 1397	02/03/2020	$1,340,000	195.798	$6,844
2.	FM 2148 {I30) to FM 3419	07/24/2020	$2,350,000	110.305	$21,305
3.	FM 1397	10/12/2021	$638,000	58.000	$11,000
4.	Off Shillings	11/19/2025	$1,917,000	135.771	$14,119
5.	6207 Chapparal Ln	05/10/2023	$250,000	35.320	$7,078
6.	University Drive	10/15/2024	$7,772,500	35.451	$219,246
7.	N of North Kings Highway	01/31/2025	$488,642	29.263	$16,698
8.	TBD Bent Tree Rd	09/18/2025	$3,064,963	255.414	$12,000

Land Sale No. 1

Property Identification

Record ID	4551
Property Type	Vacant Land
Address	TBD FM 1397, Texarkana, Bowie County, Texas 75503
Tax ID	06140002101 & 06180000100
Latitude, Longitude	N33.515417, W-94.119780

Sale Data

Grantor	Jon David Stover. Trustee of Jon David Stover Trust
Grantee	Lilly Jaxx Investments LLC
Sale Date	February 03, 2020 / Rec 2020-1241; Fee Simple
Financing	Conventional; listed $2,160,510 410 DOM
Verification	Other sources: TBRMLS#102004
Sale Price	$1,340,000
Zoning	None / gently rolling /irregular/ part ZONE A
Gross Land Size	195.798 Acres or 8,528,961 SF

Indicators

Sale Price/Gross Acre	$6,844
Sale Price/Gross SF	$0.16

Remarks

Vacant tract overlooking the Red River flood plain. Located just north of Texarkana on the west side of FM 1397. Approximately 33% to 40% impacted by a designated FEMA Flood Hazard, Zone A. Per listing - a portion of the property is high-fenced and there is a small herd (~30) of "northern strain deer".

Land Sale No. 2

Property Identification

Record ID	4562
Property Type	Agricultural, Development
Address	FM 2148 along I30 to FM 3419
Tax ID	02060001900 and 24940000300
	33.457095, -94.160395

Sale Data

Grantor	BL-KD Investments, LLC
Grantee	CAJ BOWIE COUNTY IH30 Series [Longview Bridge]
Sale Date	July 24, 2020 Rec; 2020-7537; Conventional Guaranty Bank
Sale History	Sellers assembled in 2016 and 2017
Verification	Curt Green Realtors/Deed Records
Sale Price	$2,350,000
Zoning	SF-2
Gross Land Size	110.305 Acres or 4,804,886 SF

Indicators

Sale Price/Gross Acre	$21,305
Sale Price/Gross SF	$0.49

Remarks

Purchased for use in conjunction with highway work along Interstate 30 in the immediate area. At time of purchase had frontage along Interstate with no access thereto, but expected to have frontage along frontage/access roadway after completion of the Interstate 30 expansion at the immediate location.

Land Sale No. 3

Property Identification

Record ID	4956
Property Type	Residential, Residential
Address	FM 1397, Texarkana, Bowie County, Texas 75503
Tax ID	06180000100 Coordinates: 33.513535, -94.116481

Sale Data

Grantor	Lilly Jaxx Investments, LLC
Grantee	Jonathan & Kelli Stahl
Sale Date	October 12, 2021 recorded 10/18/2021 2021-12528
Property Rights	Fee Simple; Conventional Commercial National
Sale History	Seller purchased the parent tract 02/03/2020
Verification	lender/buyer
Sale Price	$638,000
Zoning	No zoning /excavated soil areas/irregular shape site

Land Size Information

Gross Land Size	58.000 Acres or 2,526,480 SF

Indicators

Sale Price/Gross Acre	$11,000
Sale Price/Gross SF	$0.25

Remarks

Soil was excavated from this site over the past several years, impacting up to 20 acres the site [1/2]. Approximately 3-4 acres along the creek are in the shaded flood hazard area.

Land Sale No. 4

Property Identification

Record ID	5658
Property Type	Development, Development
Address	Off Shillings, Texarkana, Bowie County, Texas 75503
Tax ID	21245000400 21245000401
Latitude, Longitude	N33.513535, W-94.116481

Sale Data

Grantor	ArkLa Tex Real Estate, LLC
Grantee	JOHN L. HUMPREY, Trustee of the Pruett Family Irrevocable 2023 Trust
Sale Date	November 19, 2025 ;2025-00011479; Fee simple
Conditions of Sale	Normal Marketing; Cash to seller;
Sale History	Seller purchased 03/09/3033 for $2,375,993/Buyer verified
Sale Price	$1,917,000
Topography	gently rolling/util avail at Shilling/irreg shape
Gross Land Size	135.771 Acres or 5,914,185 SF

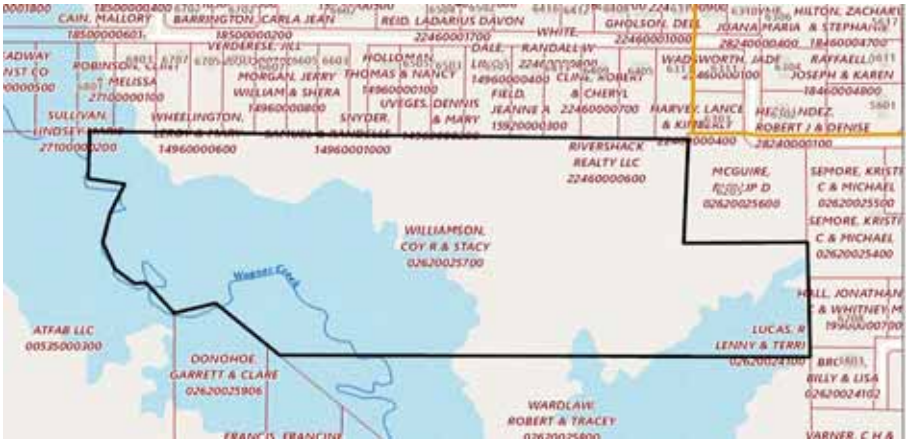
Indicators

Sale Price/Gross Acre	$14,119
Sale Price/Gross SF	$0.32

Remarks

Irregular shape/access from Shillings Lane to the south, approximately 1/2 outside city limits, with portion inside zoned for Single family and a portion zoned under the UPDD [University Planned Development District]. Part of Lot 2, Shilling Estate 2nd, in the Jarrett Janes HRS, A-302

Land Sale No. 5



Property Identification

Record ID	5333
Property Type	Vacant - mostly wooded TAX ID; 02620025700
Address	6207 Chaparral Ln , Texarkana, Bowie Co., Texas 75503
Latitude, Longitude	N33.473210, W-94.124193

Sale Data

Grantor	Anna Hill Estate
Grantee	Coy & Stacy Williamson
Sale Date	May 10, 2023 Rec 2023-4098 Fee Simple; 524 DOM
Financing	Conventional
Verification	Landon Huffer; Other sources: TBRMLS#108337
Sale Price	$250,000
Zoning	None - outside city limits/gently rolling to sloping topography
Utilities	Electricity, Water, Sewer
Flood Info	~45%-50% in Zone A; irregular shape

Land Size Information

Gross Land Size	35.320 Acres or 1,538,539 SF
Front Footage	Chaparral Lane;

Indicators

Sale Price/Gross Acre	$7,078
Sale Price/Gross SF	$0.16

Remarks

Vacant tract located just outside of the Texarkana, Texas city limits. City water and sewer are both available at Chaparral Lane on the east side of the subject. Access to the subject is via two dedicated roadways. The first is located on the east side of the property between 6205 & 6303 Chaparral Lane and the second located on the north side between 6507 & 6603 Chaparral Lane.

Land Sale No. 6

Property Identification

Record ID	5519
Property Type	Commercial
Address	University Drive, Texarkana, Bowie County, Texas 75503
Tax ID	02585000205, 0258500200, 1170017905, 08140004903 33.495026, -94.103883

Sale Data

Grantor	Bringle Ridge commercial 20, LLC
Grantee	Board of Regents of the Texas A & M University System
Sale Date	October 15, 2024 rec 2024-00009715
Property Rights	Fee Simple/normal marketing; CASH TO SELLER
Verification	Aven Williamson, & Texas A&M
Sale Price	$7,772,500
Zoning	UPDD, UPDD - University Planned Dev. District
Topography	gently sloping/public utilities/irregular shape
Gross Land Size	35.451 Acres or 1,544,246 SF

Indicators

Sale Price/Gross Acre	$219,246
Sale Price/Gross SF	$5.03

Remarks

Originally held by developer for future commercial development and sold to the University for development into the sports complex for use by Texas A&M.

Land Sale No. 7

Property Identification

Record ID	5642
Property Type	Vacant Land
Address	N of North Kings Highway, Texarkana, Bowie Co., Tx, 75503
Location	Easement Access, North side of North Kings Highway,
Tax ID	23455002700
Latitude, Longitude	N33.487570, W-94.127610

Sale Data

Grantor	Oceanfront Investment Group LLC
Grantee	Fatima A Property Investment LLC
Sale Date	January 31, 2025 Filed February 27, 2025 Rec 2025-1738
Property Rights	Fee simple/862 DOM; Normal marketing; CASH TO SELLER
Sale History	Seller owned for an extended period
Verification	TBRMLS#116731
Sale Price	$488,642
Zoning	No zoning /level to rolling; public utilities available;
Shape	Irregular /No Frontage No flood zone
Gross Land Size	29.263 Acres or 1,274,696 SF

Indicators

Sale Price/Gross Acre	$16,698
Sale Price/Gross SF	$0.38

Remarks

Property was marketed with Cheryl Patterson of NextHome Realty Advisors, as part of a larger 86 acre tract. Final size was based on a survey. According to Bowie County Volume 2025, Page 1738, the total size was 29.263 acres. The sale price was stated to be $488,642, or approximately $16,698 per acre. The majority of the site is located outside of Texarkana City Limits, according to the city zoning map, although a small sliver is subject to SF-1 zoning.

Land Sale No. 8

Property Identification

Record ID	5594
Property Type	Recreational / Single-family
Address	TBD Bent Tree Rd, Texarkana, Bowie Co., Texas 75503
Tax ID	14480006650, 14480006600, 14480006700, part of 02660000200
Latitude, Longitude	N33.516301, W-94.176958

Sale Data

Grantor	Gary & Annell Langdon Family Living Trust
Grantee	Core Consolidated, LLC [Verified]
Sale Date	September 18, 2025 Fee Simple; Conventional
Sale Price	$3,064,963
Zoning	None - outside city limits; irregular shape; 25% +- Flood
Gross Land Size	255.599 Acres or 11,133,892 SF
Front Footage	Bent Tree Road;

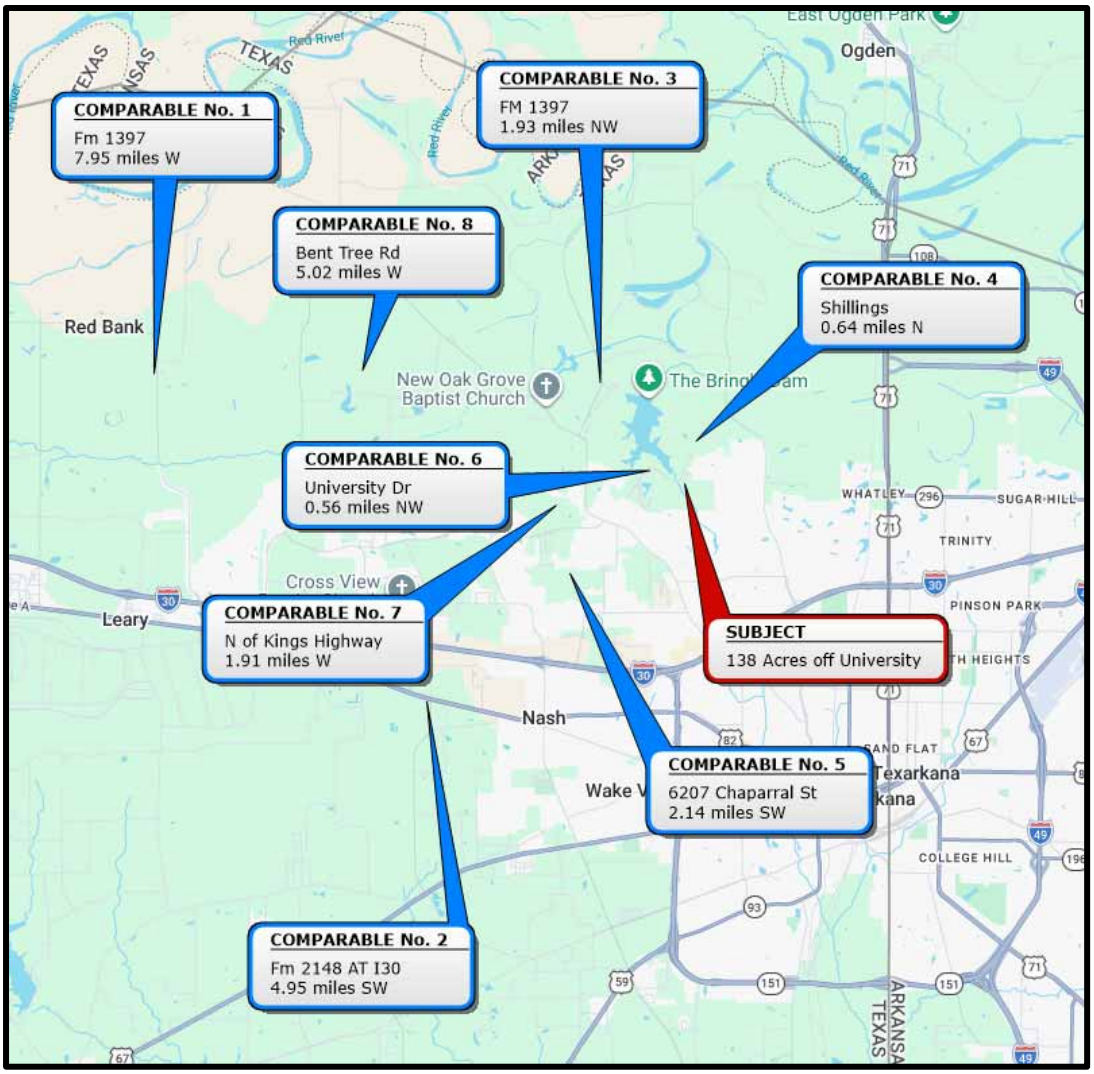
Indicators

Sale Price/Gross Acre	$11,991
Sale Price/Gross SF	$0.28

Remarks

Heavily wooded, adjacent to an area that is and continues to be developed into single-family residential lots with approximate sizes between 1 and 10 acres. New construction is currently taking place in the immediate area. Small frontage along Bent Tree Road. Electricity is available. Nearby properties rely on private water wells and private septic systems. The overall topography was considered to be gently rolling to rolling with the overall slope being downhill towards the north. The northern portion of the site, approximately 25% of the total acreage, appears to be in a designated FEMA Flood Hazard, Zone A.

Comparable land sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable land sales and the adjustments applied.

Adjustment Grid

ADJUSTMENT GRID					
	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4
ADDRESS					
	138 +- ACRES UNIVERSITY DR	FM 1397	FM 2148 TO FM 3419 ALONG I30	FM 1397	OFF SHILLINGS
	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS
SALE DATE	2/25/2026	2/3/2020	7/24/2020	10/12/2021	11/19/2025
ADJUSTED SALE PRICE		$1,340,000.00	$2,350,000.00	$638,000.00	$1,917,000.00
PRICE/SF		$6,843.79	$21,304.56	$11,000.00	$14,119.36
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	NORMAL	CASH TO SELLER	CONVENTIONAL	CONVENTIONAL	CASH TO SELLER
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
COMPARISON		0%	0%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.00	$0.00
ECONOMIC TRENDS	2/25/2026	2/3/2020	7/24/2020	10/12/2021	11/19/2025
	EASEMENT TO UNIVERSITY DR	FM 1397	TWO FM ROADWAYS WITH	FM 1397	OFF SHILLINGS
LOCATION	ALSO ACCESS FROM DEERWOOD	OVERALL SIMILAR	I30 FRONTAGE/NOT ACCESS	SIMILAR	OVERALL SIMILAR
COMPARISON	TEXARKANA, TEXAS	0%	0%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.00	$0.00
SIZE (ACRES)	138.0000	195.7980	110.3050	58.0000	135.7710
SIZE (SF)	6,011,280	8,528,961	4,804,886	2,526,480	5,914,185
COMPARISON		2%	-1%	-3%	0%
ADJUSTMENT		$136.88	-$213.05	-$330.00	$0.00
	ACCESS BUT LIMITED FRONTAGE	GOOD FRONTAGE	GOOD FRONTAGE	LONG/IRREGULAR SHAPE	SMALL ACCESS/SIMILAR
SHAPE/ACCESS	IRREGULAR / INTERIOR	IRREGULAR/INTERIOR	IRREGULAR/INTERIOR	INFERIOR	SHILLINGS/VERY IRREGULAR
COMPARISON		-7%	-10%	2%	3%
ADJUSTMENT		-$479.07	-$2,130.46	$220.00	$423.58
	ZONED UPPD;UNIVERSITY	OUTSIDE CITY/NO ZONING	OUTSIDE CITY AT TIME OF SALE	OUTSIDE CITY/6-7% FLOOD	ZONING -PART SF, PART UPDD &
OTHER	PLANNED DEVELOPMENT	35%+- FLOOD/NO UTIL	NO FLOOD/INFERIOR UTILITIES	INFERIOR UTILITIES	PART NO ZONING; NO FLOOD
COMPARISON	UTILITIES: SEWER ON SITE	30%	5%	12%	2%
ADJUSTMENT	WATER AT ADJACENT SITES	$2,053.14	$1,065.23	$1,320.00	$282.39
	ASSUMED ACCESSIBLE				
TOTAL ADJUSTMENTS	15% FLOOD	$1,710.95	-$1,278.28	$1,210.00	$705.97
INDICATES PER SF		$8,554.74	$20,026.28	$12,210.00	$14,825.33
WEIGHTING		2	7	6	7
	SUBJECT	COMP #5	COMP #6	COMP #7	COMP #8
ADDRESS					
	138 +- ACRES UNIVERSITY DR	6207 CHAPARRAL LN	UNIVERSITY DRIVE	N of N KINGS HWY	BENT TREE ROAD
	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TEXAS	TEXARKANA, TEXAS	TEXARKANA, TEXAS
SALE DATE	2/25/2026	5/10/2023	10/15/2024	1/31/2025	9/18/2025
ADJUSTED SALE PRICE		$250,000.00	$7,772,500.00	$488,642.00	$3,064,963.00
PRICE/SF		$7,078.14	$219,246.28	$16,698.29	$11,991.29
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	NORMAL	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CONVENTIONAL
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
COMPARISON		0%	0%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.00	$0.00
ECONOMIC TRENDS	2/25/2026	5/10/2023	10/15/2024	1/31/2025	9/18/2025
	EASEMENT TO UNIVERSITY DR	OFF CHAPARRAL	UNIVERSITY DR	EASEMENT ACCESS ONLY	2 SMALL POINTS ACCESS ROAD
LOCATION	ALSO ACCESS FROM DEERWOOD		OVERALL SIMILAR	INFERIOR	SIMILAR
COMPARISON	TEXARKANA, TEXAS	10%	0%	15%	0%
ADJUSTMENT		$707.81	$0.00	$2,504.74	$0.00
SIZE (ACRES)	138.0000	35.3200	35.4510	29.2630	255.5990
SIZE (SF)	6,011,280	1,538,539	1,544,246	1,274,696	11,133,892
COMPARISON		-4%	-4%	-4%	4%
ADJUSTMENT		-$283.13	-$8,769.85	-$667.93	$479.65
	ACCESS BUT LIMITED FRONTAGE	LIMITED ACCESS/IRREG	VERY IRREGULAR;FRONTAGE		IRREGULAR/FRONTAGE
SHAPE/ACCESS	IRREGULAR / INTERIOR	INTERIOR	THREE ROADWAYS;SUPERIOR	IRREG/INTERIOR/EASEMENT	2 PLACES
COMPARISON		-5%	-65%	-5%	-5%
ADJUSTMENT		-$353.91	-$142,510.08	-$834.91	-$599.56
	ZONED UPPD;UNIVERSITY	NO ZONING/UTILITIES AT	UPDD/NO FLOOD	NO ZONING AT MAJORITY; SMALL	NO ZONING; ELECT UTIL NEARBY
OTHER	PLANNED DEVELOPMENT	STREET; 45%-50% FLOOD	ALL PUBLIC	SF 1; UTILITIES AT ADJ; NO FLOOD	25% FLOOD
COMPARISON	UTILITIES: SEWER ON SITE	45%	-10%	-10%	15%
ADJUSTMENT	WATER AT ADJACENT SITES	$3,185.16	-$21,924.63	-$1,669.83	$1,798.69
	ASSUMED ACCESSIBLE				
TOTAL ADJUSTMENTS	15% FLOOD	$3,255.93	-$173,204.56	-$667.93	$1,678.78
INDICATES PER SF		$10,334.07	$46,041.72	$16,030.36	$13,670.07
WEIGHTING		2	2	7	5
AVERAGE/SF	$17,711.57				
WEIGHTED AVERAGE	$16,516.98				

Adjustment Notes

Conditions of Sale
All of these land sales were considered to reflect typical market conditions, and no adjustments for "Conditions of Sale" were considered.

Economic Trends
No indications of significant increases or decreases over the past few years were noted, and no adjustments were applied for economic trends.

Location
Location differences were considered at Sales #5 and #7. These two sales were located off the roadways, with easement access [very limited frontage at Sale #5] and positive 10% and 15% adjustments were applied.

Size
Generally, economies of scale are noted in substantially larger tracts [typically, a larger number of units will command a lower price per unit]. Market observations in the general regional market recognize a difference in price per unit for tracts substantially different in size, of approximately 1% to 15% for each halving/doubling in size. In this analysis, approximately 5% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 5% adjustment for each halving/doubling in size. These adjustments are applied in the adjustment grid as shown.

SIZE ADJUSTMENT					
SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	8,528,961	6,011,280	42%	5%	2%
2	4,804,886	6,011,280	-20%	5%	-1%
3	2,526,480	6,011,280	-58%	5%	-3%
4	5,914,185	6,011,280	-2%	5%	0%
5	1,538,539	6,011,280	-74%	5%	-4%
6	1,544,246	6,011,280	-74%	5%	-4%
7	1,274,696	6,011,280	-79%	5%	-4%
8	11,133,892	6,011,280	85%	5%	4%

Shape/Access

The subject has two different access points, but limited frontage at roadways, and is irregular in shape. Sales #1 and #2 have superior frontage and shape and a negative 7% adjustment was applied at Sale #1 and a negative 10% adjustment was applied at Sale #2.

Sales #3 and #4 are similar in limited frontage/access and irregular shapes, and positive 2% and positive 3% adjustments were applied.

Sales #5, #7 and #8 are slightly superior in shape/access/frontage and negative 5% adjustments were applied.

Sale #6 is located in a curve of University Avenue with very good frontage and additional frontage at an interior roadway. Overall, a negative 65% adjustment was applied.

Other

Zoning, topography/flood zone and availability of utilities are considered. Subject is estimated to be impacted by approximately 15% in flood zone, and has sewer on site, with water available at adjacent sites. Sale #1 has inferior utilities and no zoning/with approximately 35% flood area, and overall, a positive 30% adjustment was applied.

Sales #2, #3 and #4 are inferior in availability of utilities and are less impacted by flood, with overall adjustments between positive 2% at Sale #4, positive 5% at Sale #2 and positive 12% at Sale #3.

Sale #5 has no zoning/utilities at street, but almost 50% flood area, with an overall adjustment of positive 45% applied.

Sales #6 and #7 are similar with utilities, but have no flood impact and negative 10% adjustments were applied.

Sale #8 has inferior utilities available and includes approximately 25% flood impact, with a positive 15% adjustment applied.

Note

No further major differences were noted and no further adjustments were applied at these land sales.

Land Value Conclusion

A wide range of land sizes, shapes, topography/frontage, etc. has been compared with the subject. Sales of similar 138 acre tracts that have utilities available, and are surrounded by developments in large and upper value single family dwellings as well as proximity to a developing university are limited. Due to variations in these sales a very large range has been indicated after adjustments, as follows:

ADJUSTED RANGE / AVERAGES	
AVERAGE	$17,711.57
WEIGHTED AVG	$16,516.98
HIGH	$46,041.72
LOW	$8,554.74

Analysis and comparison of these eight land sales is considered supportive of a value estimate of approximately $18,000.00 per acre as shown on the adjustment grid.

SALES COMPARISON INDICATES "AS IS"		
SIZE IN AC	PER SF	INDICATED VALUE
138	$18,000.00	**$2,484,000.00**
	ROUNDED	**$2,484,000.00**

Based on the above analysis, I have reconciled to an estimated value of the vacant site, "As Vacant" of **$2,484,000.00**, as of February 25, 2026, and subject to the Limiting Conditions and Assumptions of this appraisal. This is considered to reflect the "**AS IS"** value at the subject property.

Income Approach

The Income Approach to value is based on the present worth of the future rights to income. This type of analysis considers the property from an investor's point of view, the basic premise being that the amount and quality of the income stream are the basis for value of the property.

Direct Capitalization Analysis

The steps involved in capitalizing the subject's net operating income are as follows:

1. Develop the subject's Potential Gross Income (PGI) through analysis of the subject's actual historic income and an analysis of competitive current market income rates.

2. Estimate and deduct vacancy and collection losses to develop the Effective Gross Income (EGI).

3. Develop and subtract operating expenses to derive the Net Operating Income (NOI).

4. Develop the appropriate capitalization rate (R_o).

5. Divide the net operating income by the capitalization rate for an estimate of value through the income approach.

Potential Gross Income (PGI)

The subject is a vacant approximately 138 acre tract.

Few vacant land tracts are leased in the Texarkana area, and insufficient information was available for the development of market rental, typical expenses and typical capitalization rates for vacant multi-use land, and the income approach has not been developed in this analysis.

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

In this appraisal, only one approach to value was considered applicable. The sales comparison approach includes consideration for similar vacant tracts, that offer similar amenities, etc. Sales of similar tracts [size, amenities, etc] were limited.

Cost Approach…..	N/A
Sales Comparison Approach…..	**$2,484,000.00**
Income Approach…..	N/A

Cost Approach

The cost approach provides an accurate estimate of reproduction cost new of the improvements, when the property is relatively new, with a functional plan and no locational obsolescence, and improved to its highest and best use.

The subject of this analysis is a vacant approximately 138 acre tract. The cost approach was not considered applicable in this appraisal and has not been completed.

Sales Comparison Approach

The sales comparison approach reflects the thinking and behavior of informed rational purchasers and sellers in the market. The sales gathered and analyzed were taken from the local market. As such, sales of land with similar amenities and utility, etc were limited.

After considering several sales in the area, I have utilized the eight most similar sales that were available. These sales required several adjustments for differences. The sales prices prior to adjustments ranged from $$6,843.79 per acre to $219,246.28 per acre, and after adjustments ranged from $8,554.74 per acre to $46,041.72 per acre. The overall average indication at these sales was $17,711.57 and the weighted average [most consideration given to the most similar] of $16,516.98 per acre. These were considered to be very supportive of $18,000.00 per acre.

Income Approach

The value estimate by the income approach considers current market attitudes toward similar property types and the risks inherent in the investments.

Comparable data was not available for the estimate of the market rental, expenses, and capitalization rates, since very few similar properties are leased in the immediate area. The income approach was not applied in this analysis.

Reconciliation:

The sales comparison approach was the only applicable approach in this appraisal. Sufficient data was available for an analysis of the subject property, although several adjustments were required in the eight land sales used.

Therefore, the *"as is"* value estimate for the subject property, in fee simple estate, as of the date of inspection, February 25, 2026, under the herein stated extraordinary assumptions, is:

TWO MILLION FOUR HUNDRED EIGHTY-FOUR THOUSAND DOLLARS ($2,484,000.00)

Market Value Conclusion			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
AS IS	**Fee Simple**	**February 25, 2026**	**$2,484,000.00**

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) that legal access is available from both University Avenue and Deerwood Street, and 4) the special zoning district could be changed from the current District 1 that is specified as the University Campus, to be used for residential development.* **These assumptions may impact the value reported within this appraisal.**

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP).*
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Pam Bonds, have completed the continuing education program of the Appraisal Institute.

- No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

- The Appraiser has established sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.

- My value conclusion and other opinions expressed herein are not based on a requested minimum value, a specific value or approval of a loan.

- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Texas Real Estate Commission and/or the Arkansas Real Estate Commission.

the *"as is"* value estimate for the subject property, in fee simple estate, as of the date of inspection, February 25, 2026, under the herein stated extraordinary assumptions, is:

TWO MILLION FOUR HUNDRED EIGHTY-FOUR THOUSAND DOLLARS ($2,484,000.00)

Market Value Conclusion			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
AS IS	**Fee Simple**	**February 25, 2026**	**$2,484,000.00**

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS: *This appraisal has been completed under the extraordinary assumptions 1) that no environmental issues impact this property, and 2) that the sizes stated within this analysis are correct, since no survey was provided, 3) that legal access is available from both University Avenue and Deerwood Street, and 4) the special zoning district could be changed from the current District 1 that is specified as the University Campus, to be used for residential development.* **These assumptions may impact the value reported within this appraisal.**

March 19, 2026
Date

Pam Bonds, MAI, SRA
Real Estate Appraiser
Texas License #TX 1320451 CG
Expiration Date - April 30, 2027
Arkansas Certification # CG 0336
Expiration Date – June 30, 2026

Qualifications

PAM BONDS MAI, SRA

PRESENT POSITION:

Real Estate Appraiser

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS:
Member, Appraisal Institute (MAI), Member #12014

Senior Residential Appraiser, Appraisal Institute, (SRA)

Member, Texas Association of Realtors, National Association of Realtors (Licensed Broker, Texas)

Texas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER TX-1320451-CG, Expires April 30, 2027

Arkansas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER #CG0336, Expires June 30, 2026

EDUCATION:

East Texas State University, at Texarkana, Bachelor Degree in Business Administration

Various real estate appraisal courses, Appraisal Institute

EXPERIENCE:

Actively engaged in the real estate appraisal profession since 1977. During this time, obtained experience in the valuation of a wide range of property types for various purposes.

EMPLOYMENT

1977 - 1983 - P.M. Brown Realtors, Inc.

1984 - 1985 - Pam Bonds, Real Estate Appraisals

1985 - 1/90 - The Appraisal Group

1/90 -2001 - Pam Bonds, Real Estate Appraisals

2001-present The Appraisal Group

Addenda

1) Letter of Engagement
2) Bowie County Tax appraisal district printout
3) Arkansas Appraiser License/Certification
4) Texas Appraiser License/Certification

LETTER OF ENGAGEMENT

THE APPRAISAL GROUP
Real Estate Appraisals
3601 North Robison Road
Phone (903) 793 3211 Texarkana, TX 75501 Fax (903) 793 3307

February 11, 2026

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas

RE: Proposal to complete 2 Appraisal reports, 1) Approximately 266.42 acres described as "golf course" as a fee simple analysis [extraordinary assumption that there is no current lease], and 2) 138 acres of vacant land, with assumed access to be included from the grantor/Texas A & M [the site would be landlocked and substantially impacted by lack of access].

Mr. Henslee/City of Texarkana:

I propose to prepare Appraisal reports for the referenced properties as identified above. As discussed, I will prepare an appraisal of the real property identified above, using applicable appraisal methods. The Appraisal is to estimate "Market Value" of the subject property. It is my understanding that the purpose of the appraisal reports is to be for possible sale or purchase and/or exchange.

The report will comply with applicable The Appraisal Foundation guidelines and will conform with the "Code of Professional Ethics and Standards of Professional Practice of The Appraisal Institute" of which I am a member and will be appraised as if owned in fee simple title, free and clear of any encumbrances. Mineral rights are not considered. The existing lease to the golf course is not to be considered, per your instructions [extraordinary assumption].

Both properties may present a challenge for me to view in their entirety, without off road vehicles. Please inform me of your preference – having someone meet me at each to show the property to me, or to view from street and adjacent properties to the best of my ability, supported by available aerial maps, topographic maps, flood maps, etc.

The total fee for the Appraisal Reports will be $4,000, [$2,500 at "golf course" and $1,500 at vacant land].

For the land appraisal I will employ only the Sales Comparison Approach to Value which is by far the most applicable approach for this property type, and the golf course will include Sales Comparison Approach and Cost Approach [income approach not applicable since no income is being reported to me].

This estimate does not include any compensation for testimony in any court or hearings. Additional charge of $250.00 per hour (one-half day minimum) plus all expenses would be appropriate for any court or hearing testimony required. **Delivery of the completed report is estimated to be 3 weeks from the date of acceptance of this proposal, assuming timely return receipt of this agreement.**

If these terms are agreeable, please respond in writing with authorization to proceed. This fee quotation is valid for 30 days from date of this letter; however, delivery time would be adjusted applicable to delays. I look forward to working with you.

Respectfully submitted,
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

Pam Bonds

Pam Bonds, MAI, SRA
Member #12014
Texas Certification # TX 1320451-G
Expires 04/30/27
Arkansas Certification #CG 0336
Expires 06/30/26

Accepted by client:

Date 2-16 **, 2026,**

Dusty Hensley **(Signature and Printed Name)**

ASM / Director of Public Works

TAX APPRAISAL DISTRICT INFORMATION

PID 19317 |

Property Summary Report | 2025
Online Services | Bowie Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 19317
Geographic ID: 08140004900
Type: R
Zoning:
Agent:
Legal Description: J W FORT A-218 4784/037 12/08/05 BLK/TRACT 51 214.8 ACRES
Property Use:

LOCATION

Address: TX

Market Area:
Market Area CD:
Map ID: 1

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

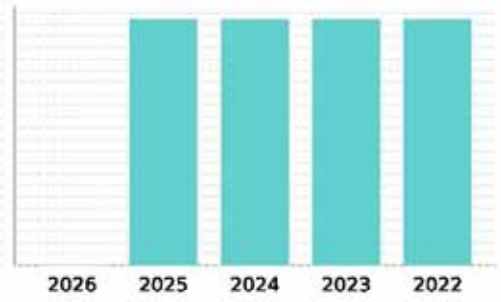
Name: TEXAS A & M UNIVERSITY
Secondary Name: SYSTEM REAL ESTATE
Mailing Address: 301 TARROW ST, 6TH FLOOR COLLEGE STATION TX USA 77840
Owner ID: 38347
% Ownership: 100.000000
Exemptions: EX-XV - Other Exemptions (including public property, religious organizations,

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$2,148,000
Special Use Land Market:	$0
Total Land:	$2,148,000
Improvement Homesite:	$0
Improvement Non-Homesite:	$0
Total Improvement:	$0
Market:	$2,148,000
Special Use Exclusion (-):	$0
Appraised:	$2,148,000
Value Limitation Adjustment (-):	$0
Net Appraised:	$2,148,000

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	$2,148,000	$0	$0	$2,148,000	$0	$2,148,000
2024	$2,148,000	$0	$0	$2,148,000	$0	$2,148,000
2023	$2,148,000	$0	$0	$2,148,000	$0	$2,148,000
2022	$2,148,000	$0	$0	$2,148,000	$0	$2,148,000

Page 1 of 2 Effective Date of Appraisal: January 1 Date Printed: March 10, 2026 Powered By: <True Prodigy>

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01B	BOWIE COUNTY	0.423947	$2,148,000	$0
02T	TEXARKANA CITY	0.650000	$2,148,000	$0
04C	TEXARKANA COLLEGE	0.109639	$2,148,000	$0
P2	Precinct 2	0.000000	$2,148,000	$0
03P	PLEASANT GROVE ISD	1.067000	$2,148,000	$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: For Review Improvement Value: N/A Main Area: 0
State Code: X Description: Gross Building Area:

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT

Improvement Features

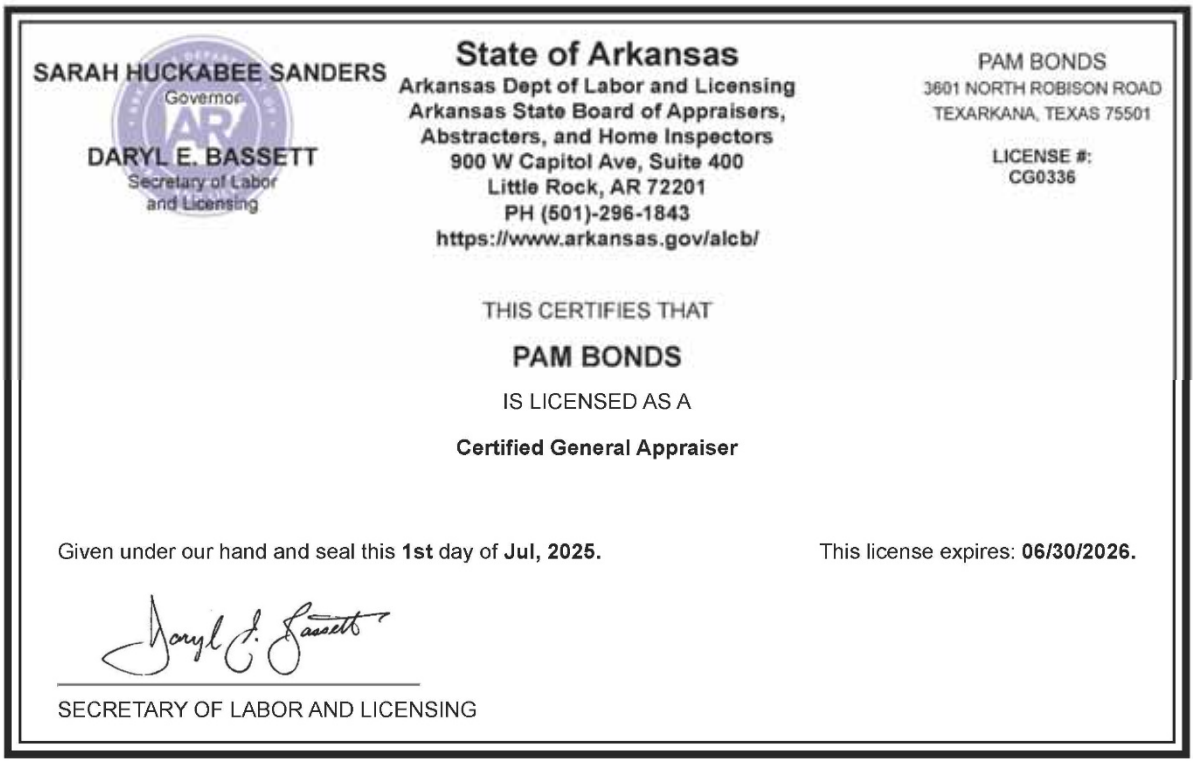
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LEGACY	Converted	214.8000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument

ARKANSAS CERTIFICATION



SARAH HUCKABEE SANDERS
Governor

DARYL E. BASSETT
Secretary of Labor and Licensing

State of Arkansas
Arkansas Dept of Labor and Licensing
Arkansas State Board of Appraisers, Abstracters, and Home Inspectors
900 W Capitol Ave, Suite 400
Little Rock, AR 72201
PH (501)-296-1843
https://www.arkansas.gov/alcb/

PAM BONDS
3601 NORTH ROBISON ROAD
TEXARKANA, TEXAS 75501

LICENSE #:
CG0336

THIS CERTIFIES THAT

PAM BONDS

IS LICENSED AS A

Certified General Appraiser

Given under our hand and seal this **1st** day of **Jul, 2025.**

This license expires: **06/30/2026.**

SECRETARY OF LABOR AND LICENSING

TEXAS CERTIFICATION

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: PAMELA RAYE BONDS

License #: 1320451-CG **License Expires: 04/30/2027**

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

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

Chelsea Buchholtz
Executive Director

CITY OF

TEXARKANA

220 TEXAS BOULEVARD TEXARKANA TEXAS 75501 TEXAS

December 17th, 2025

Dear Mr. & Mrs. Hurt,

Based on the updated appraisal, the City hereby makes this **non-negotiable, final offer** to buy out the Lease for **$1,230,000**, contingent upon satisfaction of the following conditions:

1. Formal approval of the Buyback by the Texarkana, Texas City Council in a duly noticed public meeting;
2. Lessee's delivery of conclusive evidence that there are no liens, encumbrances, or claims of any kind against the Property;
3. Execution of a written agreement between the City and the Texas A&M University Board of Regents for acquisition of the Property for educational and university-related purposes; and
4. Lessee's submission of valid documentation demonstrating authority to execute all required instruments.

This offer is absolute and final. The City will not entertain any further counteroffers, amendments, or requests for additional compensation. Should any of the foregoing conditions remain unmet, the City shall have **no obligation** to proceed with the Buyback or to pay any amount whatsoever.

Please be advised that this Letter of Intent is **not legally binding** and is intended solely to outline the basic terms and conditions to be incorporated into a formal written agreement. Neither party shall be bound in any way unless and until a definitive agreement has been executed by both parties in a form acceptable to each and approved by the Texarkana, Texas City Council. This Letter of Intent shall not give rise to any enforceable obligations, rights, or liabilities, except as expressly stated herein. If an agreement is not reached, this Letter of Intent shall not constitute a waiver of any rights under the existing Lease Agreement, including any defaults.

If this offer letter is not accepted on or before December 31st 2025, this Letter of Intent shall automatically become null and void. Should the parties enter into a formal agreement and the City elect to move forward, closing shall occur no later than one hundred and twenty (120) days following execution of the agreement, unless otherwise mutually agreed in writing.

This Letter of Intent shall be governed by and construed in accordance with the laws of the State of Texas, without regard to conflict of law principles.

With Regards,

City Manager

Agreed to and accepted by: Clifton Burt Hurt

Date: 12/30/2025

Scanned with CamScanner

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	Provide Leadership through Regional Partnership Opportunities
	☒	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	
Other:			

City of Texarkana, Texas

VII.2

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-097 rezoning on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305, located at 8000 Hampton Road (Ward 5) from Single Family-2 to Industrial-2. Gary Henderson, MetalMax, LLC, owner.

Briefing: 6/8/2026 **Public Hearing:** 7/13/2026 **Council Vote:** 7/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Gary Henderson MetalMax, LLC, owner, to rezone on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305, located at 8000 Hampton Road from Single Family-2 to Industrial-2. This parcel was annexed as Single Family-2 and was not changed to meet the use.

The Future Land Use Map has designated this property as “Regional Commercial”.

The adjacent zoning is Commercial to the east and west, Single Family-2 to the east and north, Interstate 30 is south. The adjacent land use is vacant land to the north, and west trucking company east and I-30 to the south.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commssion unanimously recommend approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2026

ORDINANCE NO. 2026-097

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 7.497-ACRE TRACT OF LAND (BEING TRACT 98B), M.H. JANES HRS, A-305, LOCATED AT 8000 HAMPTON ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305 (EXH 'A'), located at 8000 Hampton Road,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval** of the application for **rezoning from Single Family-2 to Industrial-2 on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305 (EXH 'A'), located at 8000 Hampton Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Single Family-2 to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305 (EXH 'A'),**

located at 8000 Hampton Road in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-2.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

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

General Warranty Deed

Date: November 14, 2012

Grantor: Texarkana Metal Building Supply, Inc., a corporation

Grantor's Mailing Address: 8000 Hampton Road, Texarkana, Texas 75503

126046 MS

Grantee: Metalmax, LLC, a limited liability company

Grantee's Mailing Address: P.O. Box 331973, Murfreesboro Rutherford County, Tennessee 37133

Consideration: Ten Dollars ($10.00) and other valuable consideration

Property (including any improvements):

Real Property:

All that certain tract or parcel of land situated in the M. H. JANES HEADRIGHT SURVEY, A-305, Bowie County, Texas, being a portion of a certain 23.727 acre tract of land designated as Tract Two in a Warranty deed from Joann Norton to the Texarkana Chamber of Commerce, dated October 26, 1987, of record in Volume 1098, Page 171, Real Property Records of Bowie County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found at the Southwest corner of a certain 14.072 acre tract of land conveyed by Aven C. Williamson to Murray, Thomas & Griffin, Inc., said point being on the North line of a certain 1.1444 acre tract designated as Tract Two in a Deed from the Texarkana Chamber of Commerce to Bowie County Texas, dated August 11, 1997 of record in Volume 2722 Page 149, Real Property Records, Bowie County, Texas;

THENCE N 84 deg. 03' 58" W., with the North line of said 1.1444 acre tract, 240.07 feet to a 1/2" iron pin set at the beginning of a curve to the left;

THENCE Northwesterly, along the arc of a curve having a radius of 984.93 feet, a central angle of 2 deg. 18' 09" an arc distance of 39.58, chord N 85 deg. 13' 03" W., 39.58 feet to a 1/2" iron pin set at the end of said curve;

THENCE N 86 deg. 22' 08" W., 86.85 feet to a 1/2" iron pin set at the Northwest corner of said 1.1444 acre tract, said point being on the East right-of-way line of a railroad spur tract owned by Texarkana Industries, Inc. of record in Volume 354, Page 517, Deed Records, Bowie County, Texas, said point also being on the West line of said 23.727 acre tract;

THENCE N 03 deg. 43' 30" E., with the East right-of-way line of said railroad spur, same being the West line of said 23.727 acre tract, 192.68 feet to a 1/2" iron pin set at the

beginning of a curve to the left;
THENCE Northwesterly, with the West line of said 23.727 acre tract, same being the East right-of-way line of said spur tract, same being along the arc of a curve having a radius of 1945.08 feet a central angle of 21 deg. 13' 43", an arc distance of 720.67 feet, chord N 06 deg. 54' 58" W., 716.56 feet to a 1/2" iron pin set at the Northwest corner of said 23.727 acre tract;
THENCE S 88 deg. 10' 37" E., with the North line of said 23.727 acre tract, 510.89 feet to a 1/2" iron pin found at the Northwest corner of said Murray, Thomas & Griffin, Inc., 14.072 acre tract;
THENCE S 04 deg. 28' 08" W., with the West line of said 14.072 acre tract, 923.79 feet to the PLACE OF BEGINNING, containing 8.497 acres of land, more or less.

SAVE AND EXCEPT 1.000 acre of land, more or less, as fully described in Deed dated February 27, 2007, executed by Texarkana Metal Building Supply, Inc., to Ronald W. Dawson and wife, Gwen S. Dawson of record in Volume 5117, Page 264, Real Property Records of Bowie County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: None.

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

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

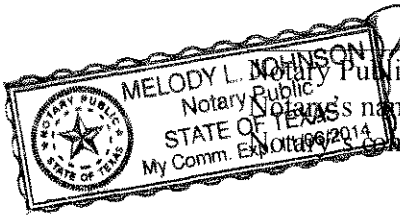
EXECUTED this 14 day of Nov, 2012

Texarkana Metal Building Supply, Inc.

By: _____
Name: _____
Title: President

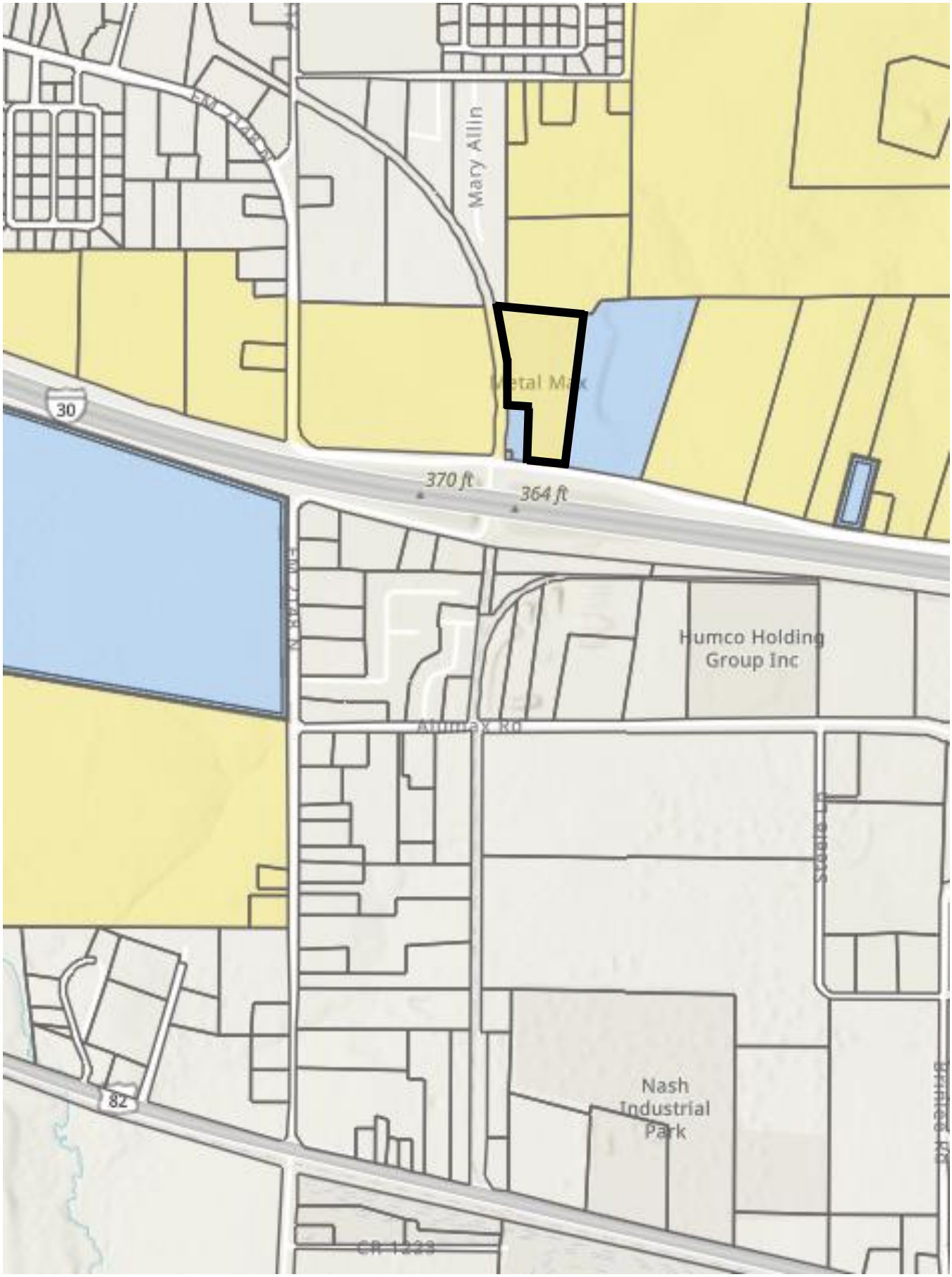
THE STATE OF TEXAS §
§
COUNTY OF BOWIE §

This instrument was acknowledged before me on the 14 day of November, 2012, by Ronald Dawson, as President of Texarkana Metal Building Supply, Inc., a Texas corporation, on behalf of said Texas corporation.



Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

8000 Hampton Road



8000 Hampton Road

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.3

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-098 rezoning an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22, located at 4102 W 7th Street (Ward 2) from Single Family-2 to Industrial-1. Mark Wilson, SVP, owner, and Michael Scarbrough, agent.

Briefing: 6/8/2026 **Public Hearing:** 7/13/2026 **Council Vote:** 7/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mark Wilson, SVP, owner, and Michael Scarbrough, agent to rezone on an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22, located at 4102 W 7th Street from Single Family-2 to Industrial-1. This parcel was annexed as Single Family-2 and was not changed to meet the use.

The Future Land Use Map has designated this property as “Regional Commercial”.

The adjacent zoning is Industrial-1 to the west, east and south, and Single Family-2 to the north. The adjacent land use is vacant land to the west, south, and north, and retail to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2026

ORDINANCE NO. 2026-098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING AN APPROXIMATE 1.18-ACRE TRACT OF LAND (BEING TRACT 7A), CITY IMPROVEMENT CO ANNEX, GPM STORE #LB22, LOCATED AT 4102 W 7TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO INDUSTRIAL-1; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22 (EXH 'A'), located at 4102 W 7th Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-1**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval** of the application for **rezoning from Single Family-2 to Industrial-1 on an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22 (EXH 'A'), located at 4102 W 7th Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Single Family-2 to Industrial-1**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Industrial-1** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on an**

approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22 (EXH 'A'), located at 4102 W 7th Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-1.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Exhibit A

Rezoning Description

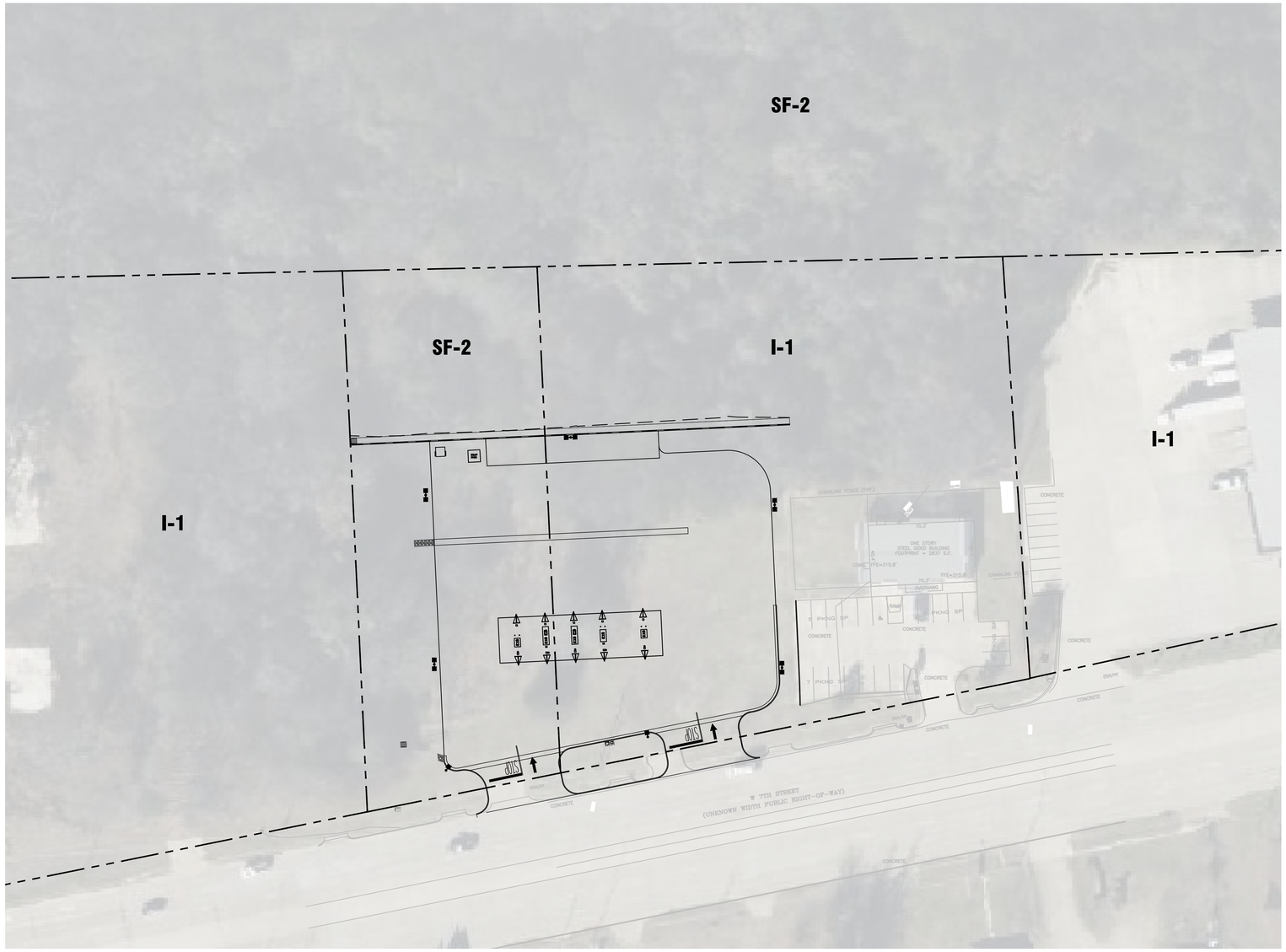
The following is not to be used for transfer of property, it is only intended to describe Parcel ID 03900000800 for Rezoning purposes. Being a tract of land within the Railway Company Headright Survey, Abstract 435 and a part of the property described as Tract 3 in Deed 2018-00007200;

Beginning at the Northwest corner of said Tract 3; Thence North 88°45’43” East along the south line of Archie C. Lashford and Kirk Patton as described in Volume 1778 Page 278, a distance of 144.84 feet; Thence South 03°42’59” East, along the west line of Dunbar Addition Block 1 and Block 2 as described in Volume 40 Page 204, a distance of 332.29 feet; Thence South 78°37’50” West along the northerly right-of-way line of W. 7th Street (U.S. Hwy 67), a distance of 152.70 feet; Thence North 02°39’30” West along the east line of said Lashford/Patton, a distance of 358.96 feet to the Point of Beginning.

Containing 1.174 Acres, more or less.

4102 W 7th Street

4102 W 7th Street



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- EDGE OF PAVEMENT

PARCEL DATA		
	S.F.	ACRES
PARCEL AREA	±143662	±3.30
PARKING REQUIRED	MINIMUM 6 SPACES	
PARKING PROVIDED	N/A	
ZONING	I-1 (INDUSTRIAL)	
SETBACKS		
FRONT:	25'	
SIDE	10'	
REAR	10'	
LANDSCAPE BUFFER	N/A	

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

www.greenbergfarrow.com
4695 MacArthur Court
Suite 1450
Newport Beach, CA 92660
t: 949 296 0450

COPYRIGHT NOTICE
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PROJECT TEAM

ISSUE/REVISION RECORD

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
BAHAREH SEHATZADEH P.E
QUALITY CONTROL
BAHAREH SEHATZADEH P.E
DRAWN BY
SHIORI KAWAGUCHI

PROJECT NAME

CARD LOCK TEXARKANA

4002 W. 7TH ST.
TEXARKANA, TX
75501

GPM INVESTMENTS, LLC

8565 Magellan Parkway
Suite 400
Richmond, Virginia 23227
www.gpminvestments.com

PROJECT NUMBER
20251105.0

SHEET TITLE

ZONING EXHIBIT EX-100

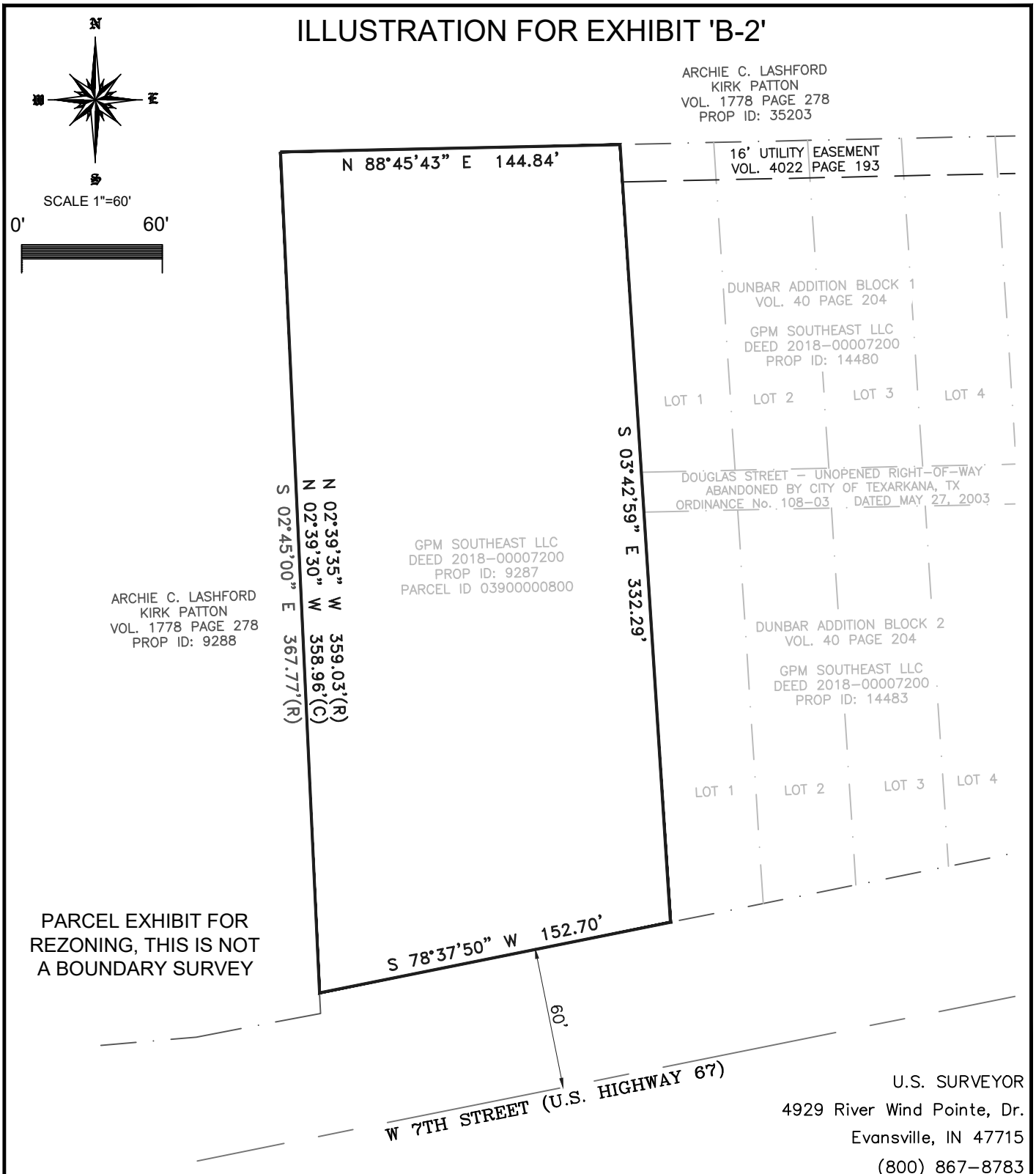
SHEET NUMBER

C3.1

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\20251\20251105\BIM Construction Documents - Civil_Current Drawings\20251105 C3.0 Site Plan.dwg Last Modified: Apr 24, 2026 - 3:28pm Plotted on: Apr 24, 2026 - 3:29pm by dtreder

ILLUSTRATION FOR EXHIBIT 'B-2'



U.S. SURVEYOR
4929 River Wind Pointe, Dr.
Evansville, IN 47715
(800) 867-8783

TEXARKANA, BOWIE COUNTY, TEXAS			EXHIBIT "A-2" GRAPHICAL DISPLAY TO ACCOMPANY REZONING DESCRIPTION
DRAWN BY: MJF	SCALE: 1" = 60'	SHEET: 1 OF 1	
CHECKED BY: MJF	DATE: 05/11/2026	JOB NUMBER: ss57402	

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.4

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-099 rezoning on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street (Ward 2) from Single Family-2 to Single Family-3. Tiffany Holt, owner.

Briefing: 6/8/2026 **Public Hearing:** 7/13/2026 **Council Vote:** 7/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Tiffany Holt, owner, to rezone Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street from Single Family-2 to Single Family-3. This parcel is vacant land.

The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, and residences to the east and west.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2026

ORDINANCE NO. 2026-099

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOTS 9-10, BLOCK 19, WEST TEXARKANA, LOCATED AT 2308 W 11TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval** of the application for **rezoning from Single Family-2 to Single Family-3 on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Single Family-2 to Single Family-3**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

2308 W 11th Street

2308 W 11th Street

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.5

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-100 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9-10, Bock 19, West Texarkana, located at 2308 W 11th Street (Ward 2). Tiffany Holt, owner.		
Briefing:	6/8/2026	**Public Hearing:** 7/13/2026	**Council Vote:** 7/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Tiffany Holt, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street.

The Future Land Use Map designates this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, and residences to the east and west.
Staff recommend approval of this request with the following stipulations:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. If the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana,

Texas codes.

All notification and application requirements have been met to consider this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2026

ORDINANCE NO. 2026-100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING SPECIFIC USE PERMIT NO. S-830 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON LOTS 9-10, BLOCK 19, WEST TEXARKANA, LOCATED AT 2308 W 11TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-830 to allow the location of a HUD code manufactured home on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.

2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2308 W 11th Street

2308 W 11th Street

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.6

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-101 rezoning on Part of Lots 1-7, All of 8-14, Part of 5 & 6 Cowtown Materials Inc., an approximate 1.87-acre tract of land (being Tract 3 4), Krouse 1st (TXKA), located at 1521 Beaumont Street (Ward 1) from Single Family-2 to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.		
Briefing:	6/8/2026	**Public Hearing:** 7/13/2026	**Council Vote:** 7/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent, to rezone on Pt Lots 1-7, All of 8-14, Pt 5 & 6 Cowtown Materials Inc., an approximate 1.87-acre tract of land (being Tract 3 4), Krouse 1st (TXKA), located at 1521 Beaumont Street from Single Family-2 to Industrial-2.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-2 to the north, and west, railroad east, and Single Family-2 south. The adjacent land use is vacant land to the north, vacant land west and south, and railroad to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2026

ORDINANCE NO. 2026-100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING SPECIFIC USE PERMIT NO. S-830 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON LOTS 9-10, BLOCK 19, WEST TEXARKANA, LOCATED AT 2308 W 11TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-830 to allow the location of a HUD code manufactured home on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.

2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2026-101 EXH 'A'
Z-26-18

Form A360

WARRANTY DEED

THIS WARRANTY DEED executed this 31st day of March , 2025

by first party, International Warehousing & Distribution Co., Inc.

whose post office address is 3800 Picoma Drive, Texarkana, TX 75501

to second party, Commercial Moving & Storage Co., Inc.

whose post office address is 3800 Picoma Drive, Texarkana, TX 75501

WITNESSETH, That the said first party, for good consideration and for the sum of Ten & No/100 Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and transfer unto the said second party forever with warranty covenants, all the right, title, interest and claim which the said first party has in and to the following described parcel of land and improvements and appurtenances thereto in the County of Bowie , State of Texas , to wit: all that certain tract of parcel of land situated in the City of Texarkana, Bowie County, Texas and being part of the Jacob Carsner Headright Survey, and also a part of the Krouse First Addition, recorded in Volume 40 page 138 of the Deed Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a rail end set in the Southwest corner of Block 3 of Krouse 1st Addition in the East right off way line of Beaumont Street, also being the North Boundary line of the Cotton Belt Roundhouse Addition.

THENCE: East with the South line of Block 3, same being in the North line of said Cotton Belt Roundhouse Addition 180.42 feet to an iron pipe for corner in said line, said point being in the West right of way line of the Kansas City Southern Railway Co.; THENCE N 25~ 44'07" E, with the West right of way of said Railroad same being the East line of Krouse 1st Addition 417.43 feet to an iron pipe for corner in said line;

THENCE: N 64~ 02'51" W, along a fence line, 121.73 feet to an iron pipe for corner;

THENCE: S 25~ 25' W, along a fence line 205.08 feet to an iron pipe for corner;

THENCE: N 82~ 24'24" W, 165.65 feet to an iron pipe for corner in the East right of way line of Beaumont Street;

THENCE: South with the East right of way line of Beaumont St. 265.98 feet to the PLACE OF BEGINNING and containing 1.87 acre of land, more or less.

AND the first party hereby covenants with said second party that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the adverse claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Witness

First Party Robert Torrans

Second Party

DEMITA TORRANS
My Notary ID # 10144827
Expires May 11, 2027

State of Texas }
County of Bowie

On 4/1/2025 before me, Robert Torrans, appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Affiant X Known X Produced ID
Type of ID TX Driver's License
(Seal)

UNOFFICIAL COPY

E-Z Legal Forms A360

WARRANTY DEED

International Warehousing & Distribution Co., Inc.

To

Commercial Moving & Storage Co., Inc.

DATED: 4/1/2025

THE STATE OF TEXAS

COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

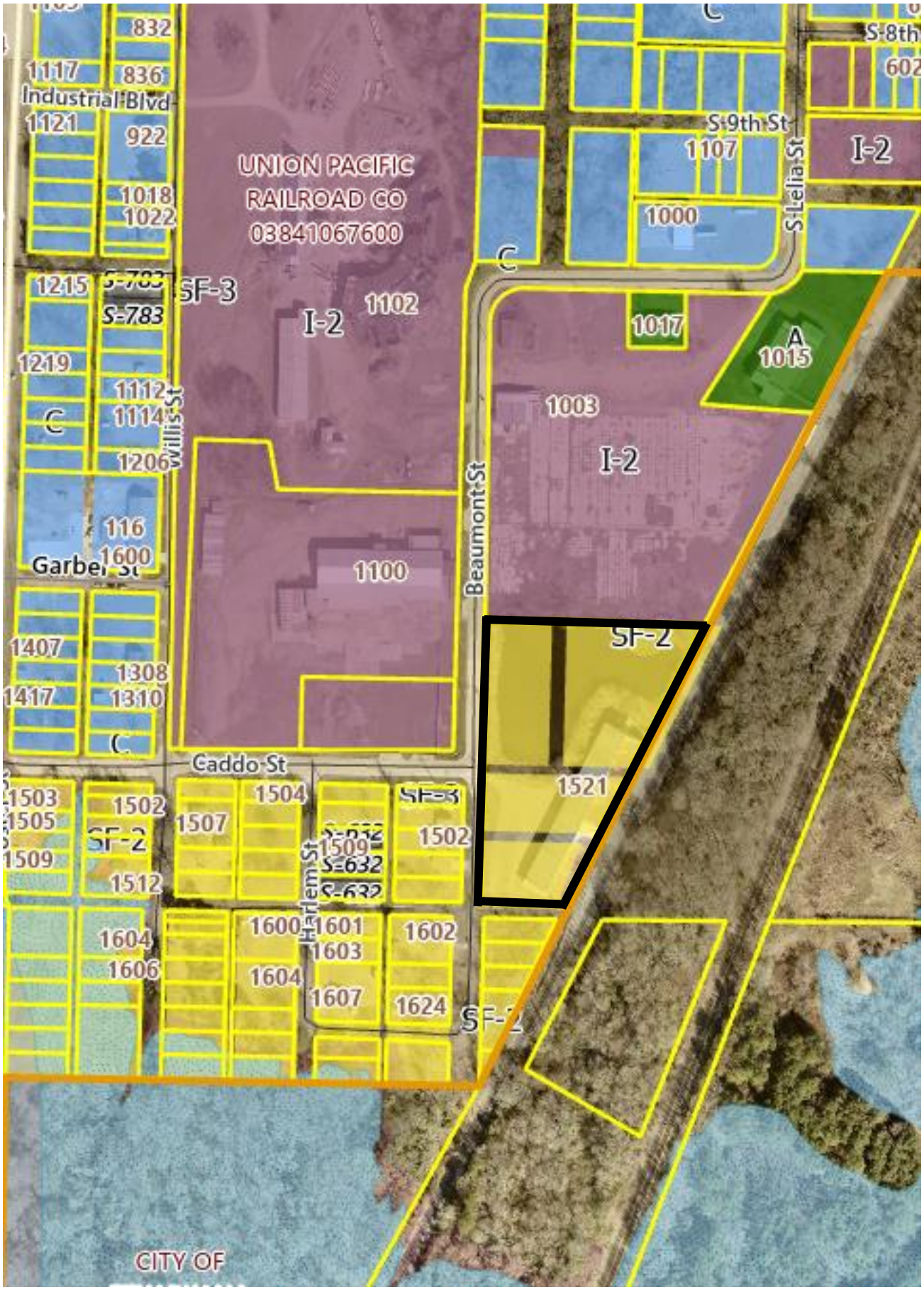
2025-00003188 DEED
04/04/2025 09:56:08 AM Total Fees: $25.00

Tina Petty, County Clerk
Bowie County, Texas

Unofficial Copy

Z-26-18

1521 Beaumont



Z-26-18

1521 Beaumont

Planning and Zoning Commision,

I received the notice of proposed rezoning of 1521 Beaumont Street. I am the owner of 1702 Baumont Street, property ID Number 78677.

I strongly oppose this change of zoning to Industrial-2.

Please keep me up to date on these proceedings.

Bruce Gladstone

Bruce M Gladstone 5-27-26

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.7

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-102 rezoning on a 1.18-acre tract of land, Jacob Carsner HRS, A-116, located at 1015 S Lelia Street (Ward 1) from Agriculture to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

Briefing: 6/8/2026 **Public Hearing:** 7/13/2026 **Council Vote:** 7/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent, to rezone on a 1.18-acre tract of land, Jacob Carsner HRS, A-116, located at 1015 S Lelia Street from Agriculture to Industrial-2.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-2 to the west, and south, Commercial north, and railroad to the east. The adjacent land use is vacant land to the north, west and south, and railroad to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2026

ORDINANCE NO. 2026-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON A 1.18-ACRE TRACT OF LAND, JACOB CARSNER HRS, A-116, LOCATED AT 1015 S LELIA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM AGRICULTURE TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on a 1.18-acre tract of land, Jacob Carsner HRS (EXH 'A'), A-116, located at 1015 S Lelia Street,** in the City of Texarkana, Bowie County, Texas, from **Agriculture to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Agriculture to Industrial-2 on a 1.18-acre tract of land, Jacob Carsner HRS, A-116 (EXH 'A'), located at 1015 S Lelia Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Agriculture to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Agriculture to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on a 1.18-acre tract of land, Jacob Carsner HRS, A-116 (EXH 'A'), located at 1015 S Lelia Street** in the City of Texarkana, Bowie County, Texas, from **Agriculture to Industrial-2.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Form A360

WARRANTY DEED

THIS WARRANTY DEED executed this 31st day of March, 2025, 19

by first party, International Warehousing & Distribution Co., Inc.

whose post office address is 3800 Picoma Drive, Texarkana, TX 75501

to second party, Commercial Moving & Storage Co., Inc.

whose post office address is 3800 Picoma Drive, Texarkana, TX 75501

WITNESSETH, That the said first party, for good consideration and for the sum of Ten & No/100 Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and transfer unto the said second party forever with warranty covenants, all the right, title, interest and claim which the said first party has in and to the following described parcel of land and improvements and appurtenances thereto in the County of Bowie, State of Texas, to wit: All those certain tracts or parcels of land situated in Bowie County, Texas being out of a ten acre tract in the Jacob Carsner Headright Survey, and being a portion of the three tracts of land conveyed from Commercial Investment Company to Harrel H. Whiseant,Sr. and wife, Patsy A. Whiseant by Special Warranty Deed dated November 29, 1990, and being particularly described as follows: TRACT ONE: BEGINNING at a set 1/2" rebar 35 feet South and South 89 deg. 56' 25" East 307.70 feet from the Northwest corner of Block W in the Jacob Carsner Headright Survey, said Point of Beginning also being on the South R/W of Lelia Street. THENCE: South 29deg. 21'17' West, 237.59 feet to a set 1/2" rebar for corner; THENCE South 28 deg. 53'04" West 33.98 feet to a hole in a concrete slab for corner; THENCE South 89 deg. 32'00" East, 225.30 feet to a set 1/2" rebar on the West boundary line of the Texarkana and Fort Smith Railroad; THENCE North 26 deg. 15'00" East, 265.18 feet with the West boundary line of the Texarkana and Fort Smith Railroad to a set1/2" rebar on the South R/W of Lelia Street. THENCE North 89 deg. 56'25" West, 209.56 feet with the South R/W of Lelia St. to the POINT OF BEGINNIN, CONTAINING 1.188 acres, more or less and being a portion of the same land surveyed by E.G. Bradham and John Barnett et ux to Southern Packing Company.
TRACT TWO: Lots Numbered One (1), Two (2), Three (3) and Four (4) In Block Numbered Five (5) of FACTORY HEIGHTS ADDITION to the City of Texarkana, Texas. SAVE AND EXCEPT: The West 5.00 feet of Lot 4 to the City of Texarkana, Texas dated November 8, 1990, and recorded in Volume 1552, Pages 107-109, Real Property Records of Bowie County, Texas.

AND the first party hereby covenants with said second party that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the adverse claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Witness

First Party Robert Torrans

Second Party Robert Torrans

State of Texas }
County of Bowie

On 4/1/2025 before me,

DEMITA TORRANS
My Notary ID # 10144827
Expires May 11, 2027

appeared Robert Torrans
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

Affiant x Known x Produced ID
Type of ID TX Driver's License

(Seal)

UNOFFICIAL COPY

E-Z Legal Form A360

WARRANTY DEED

International Warehousing
& Distribution Co., Inc.

To

Commercial Moving &
Storage Co., Inc.

DATED: 4/1/2025

THE STATE OF TEXAS

COUNTY OF BOWIE

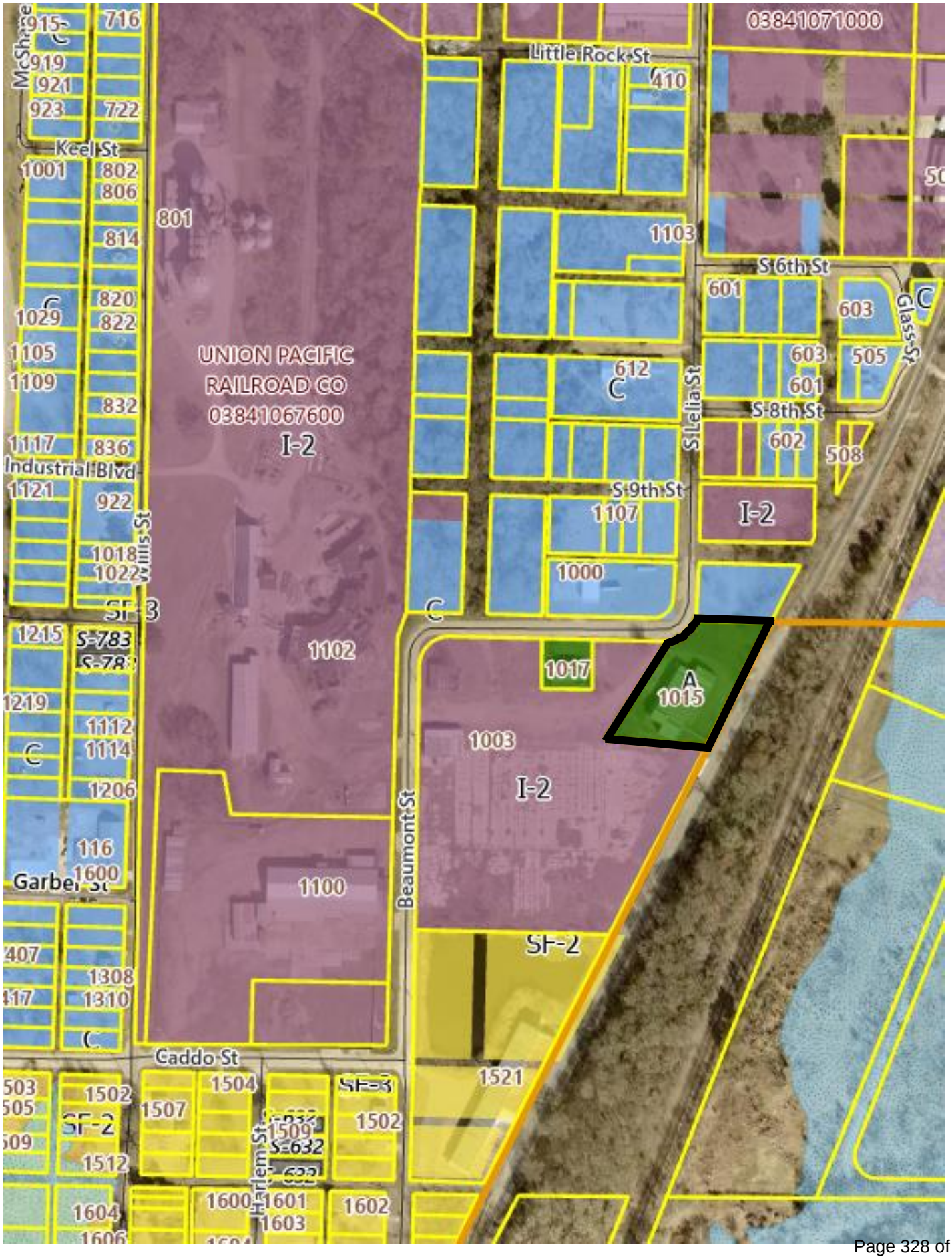
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2025-00003189 DEED
04/04/2025 09:56:08 AM Total Fees: $25.00

Tina Petty, County Clerk
Bowie County, Texas

Unofficial Copy

1015 S Lelia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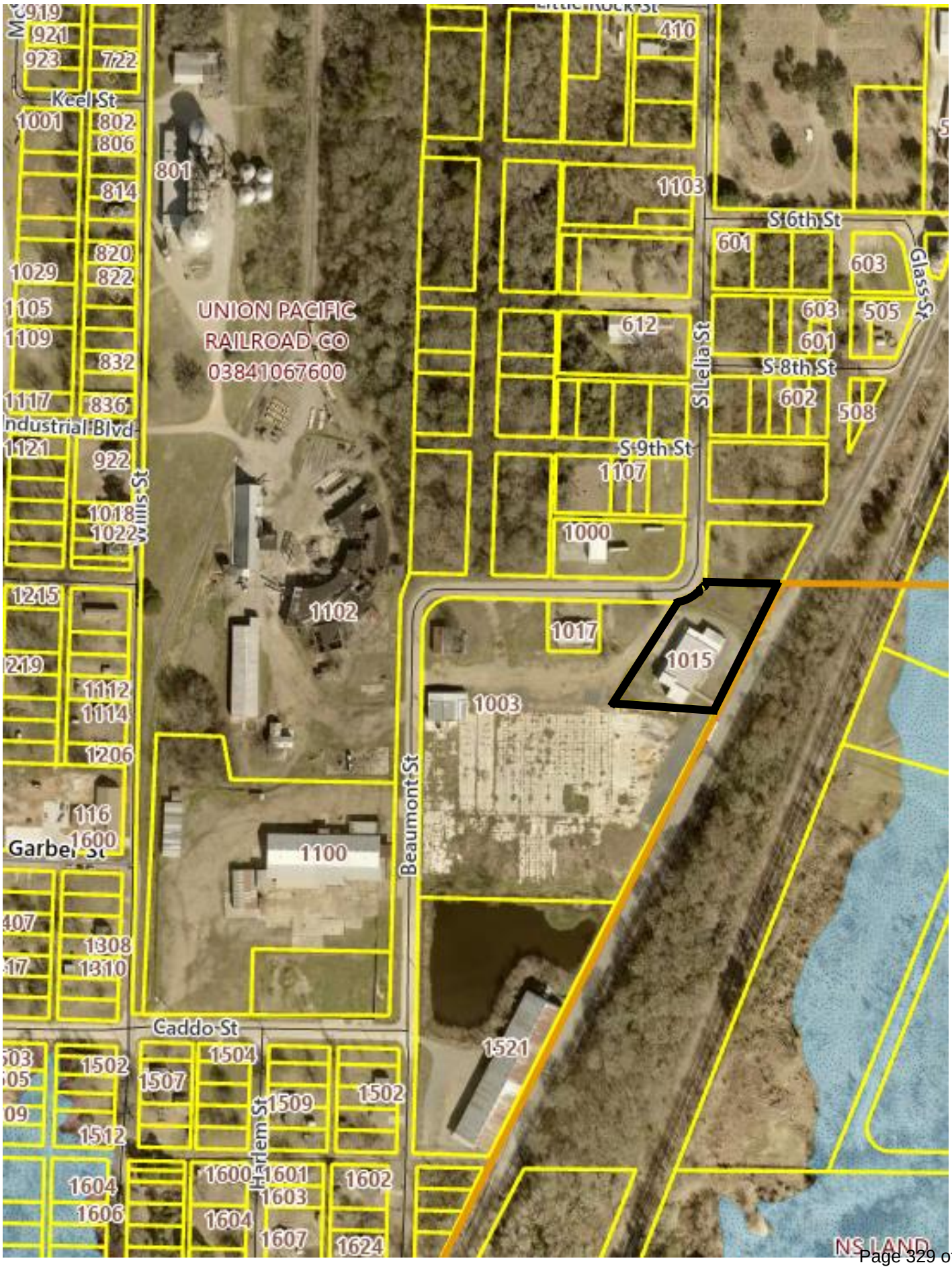
1015 S Lelia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NS LAND

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.8

Briefing Sheet

Department: Parks **Action Officer:** Keith Beason, Parks Director

Subject: Resolution No. 2026-104 approving a sponsorship agreement with Ritter Communications for naming rights associated with the concessions building and courtyard area at Swanger Complex as the “Right Fiber Fan Zone.”

Briefing: 6/8/2026 **Public Hearing:** **Council Vote:** 7/13/2026

Item Schedule:

Updates/History of Briefing:

Sponsorships were agreed to before the completion of Swanger Sports Complex for all reconstructed fields. The remaining sponsorship for the facility is the reconstructed center of the complex. This area includes the concessions and restroom facility and a courtyard with flag poles and areas to enjoy their meals from concessions. This has been discussed with Ritter Communications as an opportunity to support this project, and this addresses a need which is internet access at the complex for ticket booth operations, concession operations and live streaming games.

Executive Summary and Background Information:

This agreement authorizes an in-kind sponsorship between the City of Texarkana, Texas and Ritter Communications for infrastructure improvements at Swanger Sports Complex. In lieu or a cash payment, Ritter Communications, through their fiber brand Right Fiber, will install and maintain dedicated gigabit fiber internet service and wireless access points at no cost to the City fo the full ten-year term. In exchange, the City will designate and brand the concession and bathroom building, and courtyard area as the "Right Fiber Fan Zone."

Potential Options:

Approve
Deny

Fiscal Implications:

Non applicable as all services will be in kind.

Staff Recommendation:

Approve

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING A SPONSORSHIP AGREEMENT WITH RITTER COMMUNICATIONS FOR SPONSORSHIP OF THE CONCESSION AND RESTROOM BUILDING AT SWANGER SPORTS COMPLEX, FOR INKIND SERVICES OF INSTALLING AND PROVIDING FIBER INTERNET TO THE COMPLEX; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas has discussed a sponsorship agreement for the Concession/Restroom facility and courtyard area at Swanger Sports Complex with Ritter Communication; and

WHEREAS, Ritter Communications desires to support the City by providing in-kind sponsorship services, including the installation and maintenance of dedicated fiber internet service and wireless access points at Swanger Sports Complex and Dobson Field, both located at Spring Lake Park; and

WHEREAS, the City desires to enhance the experience of visitors, staff and event coordinators alike with the connectivity made possible by this sponsorship; and

WHEREAS, in consideration of the mentioned in-kind services, the City agrees to designate and recognize the sponsored area as the "Right Fiber Fan Zone" and to display Ritter Communications' branding in a manner approved by both parties; and

WHEREAS, a rendering of the signage that will be displayed at the entrance of this area is included with the agreement which is attached as **Exhibit "A".**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council of the City of Texarkana, Texas approves the sponsorship agreement for the concessions/restroom building and courtyard area of Swanger Sports Complex.

SECTION 2: This Resolution shall be in full force and in effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of July, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Sponsorship Agreement

This Sponsorship Agreement ("Agreement") is made and entered into to be effective as of July 13, 2026 ("Effective Date"), by and between the **City of Texarkana, Texas** (“City”), and **Ritter Communications** (“Sponsor”).

Recitals

WHEREAS, the City desires to enhance its sports facilities at the Spring Lake Park Swanger Sports Complex through sponsorship funding and infrastructure improvements;

WHEREAS, Sponsor desires to support the City by sponsoring the "Right Fiber Fan Zone" and providing dedicated fiber internet services in accordance with the terms set forth herein;

WHEREAS, this Agreement is authorized pursuant to City Council Resolution No. 2026-104.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Sponsorship Details

1.1 Sponsorship Fee & Services: In lieu of a cash fee, Sponsor agrees to provide the following "In-Kind" sponsorship services:

- Installation of 1 Gig dedicated fiber to 4303 North Park Road.
- Fiber service shall terminate in the Swanger equipment closet.
- Installation and maintenance of two (2) access points extending wireless coverage to Dobson Field.

- Provision of 1 Gig dedicated fiber service at no cost to the City for the duration of the for a **ten (10) year term**.

1.2 Sponsor Recognition:

- The designated area shall be recognized as the "Right Fiber Fan Zone".
- In consideration of the services provided, City shall add Sponsor's name and logo (specifically "Right Fiber," the fiber branch of Ritter Communications) to the designated Fan Zone area as mutually agreed.
- City shall continue to maintain and prominently display standalone signage recognizing any Honoree previously authorized by the City Council at the site.

1.3 City Ownership: Nothing in this Agreement shall be construed to grant Sponsor any ownership interest in any City property. Title to physical improvements (cabling, hardware, etc.) made or funded by the Sponsor shall be owned by the City upon installation.

2. Use of Infrastructure

The City intends to utilize the fiber service to enhance the experience at the Swanger Sports Complex and Dobson Field for patrons and staff.

3. Term

3.1 This Agreement shall be in effect for a period of ten (10) years commencing on the Effective Date, unless terminated earlier in accordance with Section

3.2 No later than three (3) months prior to expiration, Sponsor may request to continue the sponsorship. City reserves the right to renegotiate terms consistent with then-applicable costs.

4. Sponsor Obligations

4.1 Sponsor shall provide City with high-resolution logo files for "Right Fiber" within thirty (30) days of execution. All decisions concerning design and placement remain at the sole discretion of the City Manager.

4.2 Sponsor agrees to maintain the fiber connection and access points in good working order for the duration of the Term at no cost to the City.

4.3 Sponsor shall provide new branding/signage materials within thirty (30) days if existing materials deteriorate or undergo branding changes.

5. City Obligations

The City will ensure the timely installation of Sponsor's logo in the Right Fiber Fan Zone.

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6. Termination

6.1 This Agreement shall terminate for non-performance of service or pursuant to Section 8.7.

6.2 Sponsor may terminate without cause by providing ninety (90) days' written notice. In such event, the City shall have no obligation to compensate Sponsor for services already rendered.

7. Indemnification

Sponsor agrees to indemnify and hold harmless the City from any claims arising out of or related to the Sponsor's branding, signage, or the installation and operation of the fiber equipment.

8. General

8.1 Governing Law and Venue: This Agreement shall be governed by the laws of the State of Texas. All obligations of the parties created by this Agreement are to be performed in Bowie County, Texas. Venue for any legal proceeding to enforce or interpret this Agreement will be in a court of competent jurisdiction in Bowie County, Texas. Any prevailing party in a suit to enforce or interpret this Agreement will be entitled to all reasonable attorney's fees and costs incurred.

8.2 Entire Agreement: This Agreement constitutes the entire agreement between the parties and supersedes any prior agreements or understandings. Modifications or amendments to this Agreement are valid only when made in a writing that is signed by all contracting parties. Oral statements purporting to modify or amend this Agreement are void and of no effect.

8.3 Waiver. The provisions of this Agreement may be waived only be means of a writing that is signed by all contracting parties. No delay or omission by either party to exercise any remedy or right accruing on default impairs any remedy or right under this Agreement. An express, written waiver by either party of any breach of any provision of this Agreement by the other party may not be deemed to be a waiver of the breach of any other provision or of any subsequent breach of the waived provision.

8.4 Parties Bound; Prohibition on Assignment. This Agreement is binding on, and insures to benefit of the contracting parties and their respective heirs, successors, and legal representatives; provided, however, that Sponsor shall neither assign this Agreement nor any of Sponsor's rights under this Agreement, and any purported assignment of this Agreement to any other person or entity shall be void.

8.5 Force Majeure Event. In this Agreement, "Force Majeure Event" means an event, circumstance, or act that is beyond a party's reasonable control, such as an act of God,

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an act of the public enemy, an act of a government entity, strikes, other labor disturbances, supplier performance, hurricanes, earthquakes, fires, floods, epidemics, pandemics, embargoes, war, riots, ransomware or cyber events, loss of electrical service, or any other similar cause. Neither City nor Sponsor will be liable for its non-performance or delayed performance if a Force Majeure Event makes a party's performance impossible or delays performance. A party that becomes aware of a Force Majeure Event that will either delay performance or make performance impossible will notify the other party promptly of such Force Majeure Event. If a Force Majeure Event occurs, City and Sponsor may agree upon an addendum to this Agreement to extend affected performance for a reasonable time period; and absent agreement, this Agreement shall terminate as of the date of the notice of the Force Majeure Event.

8.6 Construction and Interpretation. This Agreement has been prepared jointly and has been the subject of arm's length and careful negotiation. Each party has been given the opportunity to independently review this Agreement with legal counsel and other consultants, and each party has the requisite experience and sophistication to understand, interpret, and agree to the particular language of its provisions. Accordingly, the drafting of this Agreement is not to be attributed to either party. Article or section headings are for reference purposes only and are not to affect the meaning or interpretation of this Agreement.

8.7 Notice: Any notices under this Agreement shall be sent to the following addresses:

If to City:	If to Sponsor:
City of Texarkana, Texas	Ritter Communications
Attn: Parks and Recreation Director	Attn:
220 Texas Boulevard	2400 Ritter Drive,
Texarkana, Texas 75503	Jonesboro, AR 72401
Email: keith.beason@texarkanatexas.gov	Email:

City of Texarkana, Texas

By: _____ Dated: _____, 2026
David W. Orr, City Manager

Sponsor -

By: _____ Dated: _____, 2026

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City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☒	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	Provide Leadership through Regional Partnership Opportunities
	☒	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☒	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☒	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☒	Promote Teamwork through Cross Department Collaboration
	☒	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☒	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☒	Website Notice (Through Marketing & Communications)
☒	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.1

Briefing Sheet

Department: Fire Department **Action Officer:** Mashell Daniel, Director of Development Services

Subject: Ordinance No. 2026-045 amending Sections 18-4 and 18-5 of the Code of Ordinances with the adoption of the International Fire Code, 2024 Edition, with certain amendments, modifications, deletions, and appendices.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief Once. Public Hearing & Vote.

Updates/History of Briefing:

Executive Summary and Background Information:

City staff recommends adoption of the **2024 International Fire Code (IFC)** as published by the International Code Council. The City currently enforces the **2018 International Fire Code**, and updating to the 2024 edition will align the City's regulations with current nationally recognized fire safety standards.

The 2024 IFC includes updated provisions addressing emerging fire hazards such as lithium-ion battery storage, energy storage systems, additive manufacturing processes, and modern refrigerants. The updated code also enhances fire detection requirements, improves life-safety and egress provisions, and updates fire protection system standards.

Adoption of the 2024 IFC will improve public safety, provide clearer regulations for property owners and developers, and ensure the City continues to enforce modern fire prevention standards.

Potential Options:

Approve changes.
Not approve changes.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

ORDINANCE NO. 2026-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 18 – FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES, BY AMENDING SECTIONS 18-4 AND 18-5 OF THE CODE OF ORDINANCES WITH THE ADOPTION OF THE INTERNATIONAL FIRE CODE, 2024 EDITION, WITH CERTAIN AMENDMENTS, MODIFICATIONS, DELETIONS, AND APPENDICES; CONTAINING REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the International Fire Code, developed by the International Code Council to protect life, health, and safety, is updated periodically to integrate new building designs, construction methods and technological advancements; and the latest edition of the model code, the 2024 edition, sets minimum safety standards for fire prevention and life safety in buildings, facilities, and processes, covering topics like emergency planning, sprinkler systems, hazardous materials, and fire department access; and

WHEREAS, the Insurance Services Office (ISO), under its Fire Suppression Rating Schedule, gives significant credit to cities, when being evaluated for an ISO Public Protection Classification rating (Class 1 being the highest rating on a scale of 1 - 10), with the cities' adoption and enforcement of modern, recognized fire prevention codes and standards; and

WHEREAS, the Texarkana, Texas, Fire Department has, for years, maintained the best ISO rating of Class 1 — a rating that represents superior fire protection, which typically leads to lower property-insurance premiums for both commercial and residential property, reduced fire losses, and greater community safety; and

WHEREAS, the City Council finds and determines that the adoption of the current IFC fire code is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: Section 18-4 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 18-4. – International Fire Code, 2024 edition adopted.

There is hereby adopted by the city for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and using of hazardous substances, materials and devices; and from conditions hazardous to life and property in the occupancy of building and premises, that certain fire code known as the

International Fire Code, 2024 edition, save and except such portions as are hereinafter amended, modified or deleted by this chapter, said Code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the safeguarding of life and property from fire and related hazards for all property contained within the corporate limits of the city.

SECTION 2: Section 18-5, *Amendments, modifications, and deletions.* of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Section 18-5. – Amendments, modification, and deletions to the International Fire Code.

The following amendments, modifications and deletions to and from the International Fire Code adopted by section 18-4, are hereby made and adopted, such amendments, modifications, and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Fire Code:

Section 101.1 Title of the said International Fire Code adopted by section 18-4 herein is hereby amended by inserting "City of Texarkana, Texas" where the name of jurisdiction is indicated to be inserted.

Section 102.7 Referenced codes and standards of the said International Fire Code adopted by section 18-4 herein is hereby amended to add the following sentence: "All references to codes and standards in Chapter 80 shall be interpreted to be a reference to the most recent edition of the code or standard."

Section 105.5 Required operational permits of the said International Fire Code adopted by section 18-4 herein is hereby amended as follows: In paragraphs 105.5.1 through 105.5.51, the words "A construction permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, a construction permit may be required…"

Section 105.6 Required construction permits of the said International Fire Code adopted by section 18-4 herein is hereby amended as follows: In paragraphs 105.6.1 through 105.7.25, the words "An operational permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, an operational permit may be required…"

Section 108 Fees of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 112 Board of Appeal of the said International Fire Code adopted by section 18-4 herein is hereby amended to read in its entirety as follows:

"112.1 General. The board known as the Building and Standards Commission, as appointed and established by Chapter 2, Article III of the Code of Ordinances, as amended, shall serve as the board to which appeals may be taken from decisions of the fire code official related to the International Fire Code, and terms of office, quorums, records, and procedural rules and powers of the said commission shall be as set forth in said Article III, as amended. All references elsewhere in this said International Fire Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission."

"112.2 Application for appeal. Any person directly affected by a decision of the fire code official or a notice or order issued under the code shall have the right to appeal to the Building and Standards Commission, provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served by the fire code official. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent method of protection or safety is proposed. The commission shall have no authority to waive requirements of this Code."

Section 113.3 Notice of Violations and Section 113.3 subsections adopted by Section 18-4 herein are hereby deleted in their entirety.

Section 113.4 Violation Penalties of the said International Fire Code adopted by section 18-4 herein is hereby amended to read as follows: "Violations of this Code shall be governed by Section 18-10 of the Code of Ordinances of the City of Texarkana, Texas."

Section 307 Open burning, recreational fires and portable outdoor fireplaces of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 311.5 Placards of the said International Fire Code adopted by section 18-4 herein, is hereby amended by replacing the word "shall" with the word "may."

Section 4106 Mobile Food Preparation Vehicle of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 505 Premises Identification of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 506 Key Boxes of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 907.9 Where required in existing buildings and structures of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 1103.9 Carbon monoxide detection of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 5601.1 Explosives and fireworks of the said International Fire Code adopted by section 18-4 herein, is hereby amended to add the following sentences: "The provisions of this Code and section 28-7 of the Code of Ordinances of the City of Texarkana, Texas, shall govern the possession, manufacture, storage, handling, sale and use of explosive materials and fireworks. In the event of a conflict between the International Fire Code and Section 28-7 of the Code of Ordinances of the City of Texarkana, Texas, the more stringent provisions shall apply."

Geographic Limits of the said International Fire Code adopted by section 18-4 herein are hereby amended where geographic limits are required to be inserted to specify where certain practices are prohibited, all references to geographic area in these sections shall be to the fire limits as specified in section 105-3 of the Code of Ordinances of the City of Texarkana, Texas.

ICC Electrical Code of the said International Fire Code adopted by section 18-4 herein is hereby amended by deleting all references to the said ICC Electrical Code and is modified where applicable by referencing the "National Electrical Code" as adopted by the City.

Appendices of the said International Fire Code adopted by section 18-4 herein are hereby amended by deleting the following appendices: A, B, C, J, K, L, M and N.

SECTION 3: The City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 4: In case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainer of this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 6: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 7: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

City Council Information Packet

Adoption of the 2024 International Fire Code (IFC)

Purpose

The purpose of this packet is to provide the City Council with an overview of the proposed adoption of the 2024 International Fire Code (IFC), including a summary of significant changes from the 2018 IFC to the 2024 edition.

Key Reasons for Update

- Addresses emerging fire hazards such as lithium-ion batteries and EV infrastructure
- Improves life safety requirements
- Enhances clarity and enforcement
- Aligns with the city and current national safety standards

Major Code Changes

1. Lithium-Ion Batteries & Energy Storage Systems

- Expanded regulations for battery storage and use
- New testing requirements (UL 9540/9540A)
- Increased fire protection and separation requirements for indoor lithium-ion battery operations

2. Expanded Sprinkler Requirements

- Updated Sprinkler System requirements for lithium-ion battery storage areas
- Includes certain open parking garages based on fire area size and hazards like EVs/Lithium-ion batteries
- Increased protection for modern hazards. Expanding coverage beyond dedicated ESS rooms

3. Construction Site Fire Safety

- Stronger requirements for fire safety during construction
- Mandatory fire safety plans
- Increased accountability for owners and contractors. The owner (not just the contractor) is responsible for fire safety program, inspections, and documentation

4. Electric Vehicle (EV) Infrastructure

- New considerations for EV charging stations including location, fire department access, physical protection, UL Listings, and being installed per NFPA 70
- Addresses fire risks associated with EV batteries

5. New Hazard-Specific Regulations

- Chapter 40 introduces new requirements for the storage of distilled spirits and wine. When these provisions are met, the occupancy is no longer classified as High-Hazard. The chapter emphasizes key safety measures including spill control, ventilation, ignition source control, lightning protection, and proper storage configurations.
- Expanded industrial hazard guidance instead of broad rules

6. Inspection & Enforcement Enhancements

- Clearer authority for fire officials including enforcing fire safety programs, stronger stop work/stop operations authority
- Improved permitting and documentation requirements

7. New Regulations addressing modern risks

- Micromobility Devices (E-Bikes, Scooters, etc.)
- Cannabis Cultivation & Extraction Facilities
- Additive Manufacturing (3D printing)

8. Life Safety Enhancements

- Expanded carbon monoxide detection requirements
- Low-frequency alarm requirements in residential occupancies
- Increased fire alarm requirements for certain commercial uses
- Defining Occupiable Roof space and means of egress
- Enhanced emergency responder radio coverage systems in larger buildings
- Additional safety features in large and complex buildings

9. Egress & Occupant Characteristics Updates

- New/updated definitions for occupant assistance levels
- Impacting Group I Occupancies (Assisted living/care facilities)
- Better coordination with IBC for consistency

Impact on the Community

- Increased public safety
- Reduced fire risk
- Better preparedness for modern building technologies
- Supports responsible growth and development

Recommendation

Adoption of the 2024 International Fire Code with the attached amendments, modifications or deletions is recommended to ensure the community is protected against modern fire hazards and aligned with current safety practices.

- There is hereby adopted by the city for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and using of hazardous substances, materials and devices; and from conditions hazardous to life and property in the occupancy of building and premises, that certain fire code known as the International Fire Code, 2018 edition, save and except such portions as are hereinafter amended, modified or deleted by this chapter, said Code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the safeguarding of life and property from fire and related hazards for all property contained within the corporate limits of the city.

  (Code 1961, § 9-4; Ord. of 5-26-1953, §§ 1, 2; Ord. No. 57-67, § 1, 5-8-1967; Ord. No. 222-71, § 1, 11-22-1971; Ord. No. 167-74, § 1, 7-8-1974; Ord. No. 277-74, § 1, 12-9-1974; Ord. No. 33-81, § 2, 3-9-1981; Ord. No. 106-88, § 1, 4-25-1988; Ord. No. 362-91, § 1, 12-9-1991; Ord. No. 010-06, § 1, 1-9-2006; Ord. No. 162-08, § 1, 8-25-2008; Ord. No. 2019-050, § 1, 6-10-2019)

- **Sec. 18-5. - Same—Amendments, modifications and deletions.**

  The following amendments, modifications and deletions to and from the International Fire Code adopted by section 18-4, are hereby made and adopted, such amendments, modifications, and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Fire Code:

  Section 101.1 Title of the said International Fire Code adopted by section 18-4 herein is hereby amended by inserting "City of Texarkana, Texas" where the name of jurisdiction is indicated to be inserted.

  Section 102.7 Referenced codes and standards of the said International Fire Code adopted by section 18-4 herein is hereby amended to add the following sentence: "All references to codes and standards in Chapter 80 shall be interpreted to be a reference to the most recent edition of the code or standard."

  Section 105.5 Required operational permits of the said International Fire Code adopted by section 18-4 herein is hereby amended as follows: In paragraphs 105.5.1 through 105.5.51, the words "A construction permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, a construction permit may be required..." * Changed from 105.6 to 105.5

  Section 105.6 Required construction permits of the said International Fire Code adopted by section 18-4 herein is hereby amended as follows: In paragraphs 105.6.1 through 105.7.25, the words "An operational permit is required" are

replaced in each paragraph by the words "At the discretion of the fire code official, an operational permit may be required..." * Changed from 105.7 to 105.6

Section 108 Fees of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety. * Changed from 106 to 108

Section 112 Board of Appeal of the said International Fire Code adopted by section 18-4 herein is hereby amended to read in its entirety as follows: * Changed from 109 to 112

"112.1 General. The board known as the Building and Standards Commission, as appointed and established by Chapter 2, Article III of the Code of Ordinances, as amended, shall serve as the board to which appeals may be taken from decisions of the fire code official related to the International Fire Code, and terms of office, quorums, records, and procedural rules and powers of the said commission shall be as set forth in said Article III, as amended. All references elsewhere in this said International Fire Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission." * Changed from 109 to 112

"112.2 Application for appeal. Any person directly affected by a decision of the fire code official or a notice or order issued under the code shall have the right to appeal to the Building and Standards Commission, provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served by the fire code official. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent method of protection or safety is proposed. The commission shall have no authority to waive requirements of this Code." * Changed from 109 to 112

Section 113.3 Notice of Violations and Section 113.3 subsections adopted by Section 18-4 herein are hereby deleted in their entirety. * Changed from 110.3 to 113.3

Section 113.4 Violation Penalties of the said International Fire Code adopted by section 18-4 herein is hereby amended to read as follows: "Violations of this Code shall be governed by Section 18-10 of the Code of Ordinances of the City of Texarkana, Texas." * Changed from 110.4 to 113.4

~~*Section 112.4 Failure to comply* of the said International Fire Code adopted by section 18-4 herein is hereby amended by deleting all words after the word~~

~~"fine" and substituting the words "as specified in section 18-10 of the Code of Ordinances of the City of Texarkana, Texas."~~ * New Code matched ordinance

Section 307 Open burning, recreational fires and portable outdoor fireplaces of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 311.5 Placards of the said International Fire Code adopted by section 18-4 herein, is hereby amended by replacing the word "shall" with the word "may."

~~*Section 319.3 Exhaust hood* of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.~~ * Adding MFPV ordinance in future

Section 4106 Mobile Food Preparation Vehicle of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety. * Adding MFPV ordinance in future

Section 505 Premises Identification of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 506 Key Boxes of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 907.9 Where required in existing buildings and structures of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 1103.9 Carbon monoxide detection of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety. * Would require preexisting building to come up to the new code

Section 5601.1 Explosives and fireworks of the said International Fire Code adopted by section 18-4 herein, is hereby amended to add the following sentences: "The provisions of this Code and section 28-7 of the Code of Ordinances of the City of Texarkana, Texas, shall govern the possession, manufacture, storage, handling, sale and use of explosive materials ~~,~~and fireworks~~, and small arms ammunition.~~ In the event of a conflict between the International Fire Code and Section 28-7 of the Code of Ordinances of the City of Texarkana, Texas, the more stringent provisions shall apply."

Geographic Limits of the said International Fire Code adopted by section 18-4 herein are hereby amended where geographic limits are required to be inserted to specify where certain practices are prohibited, all references to

geographic area in these sections shall be to the fire limits as specified in section 105-3 of the Code of Ordinances of the City of Texarkana, Texas.

ICC Electrical Code of the said International Fire Code adopted by section 18-4 herein is hereby amended by deleting all references to the said ICC Electrical Code and is modified where applicable by referencing the "National Electrical Code" as adopted by the City.

Appendices of the said International Fire Code adopted by section 18-4 herein are hereby amended by deleting the following appendices: A, B, C, ~~I~~, J, K, L, M and N. * accept appendix I back into the code – defines noncompliant conditions for fire protection systems

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	

Other:

City of Texarkana, Texas

VIII.2

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-056 rezoning on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road (Ward 4) from Single Family-1 to Planned Development-Office. Jasper Howard Estate, owner, and Richard Reynolds, agent **[A 3/4 vote of the council is required to approve this request**.]		
Briefing:	4/13/2026	**Public Hearing:** 6/8/2026	**Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

Pursuant to the recommendation for denial and the signature on the attached petition for opposition, a 3/4 vote will be required by City Council to approve this request.

Executive Summary and Background Information:

This is a request by Jasper Howard Estate, owner, and Richard Reynolds Jr., agent to rezone on Lot 2, Block 111, George Brinlee, HRS, A-18, located in the 4900 block of McKnight Road from Single Family-1 to Office. Proposed offices.

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-2 to the north, Single Family-1 west and south, and Agriculture to the east. The adjacent land use is residential to the north, south, west, and east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

DENIED.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission voted 3 to 2 for denial.

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOT 2 H&T MINOR PLAT, BLOCK 111, GEORGE BRINLEE HRS, A-18, LOCATED IN THE 4900 BLOCK OF MCKNIGHT ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT-OFFICE; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on Lot 2 H&T Minor Plat, Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Office**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted three (3) to two (2) to recommend for denial of the application for rezoning from Single Family-1 to Planned Development-Office on Lot 2 H&T Minor Plat, Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Single Family-1 to Planned Development-Office**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Planned Development-Office** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on Lot 2 H&T Minor Plat, Block 111, George Brinlee HRS, A-18, located in the 4900 block of**

McKnight Road in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Office.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

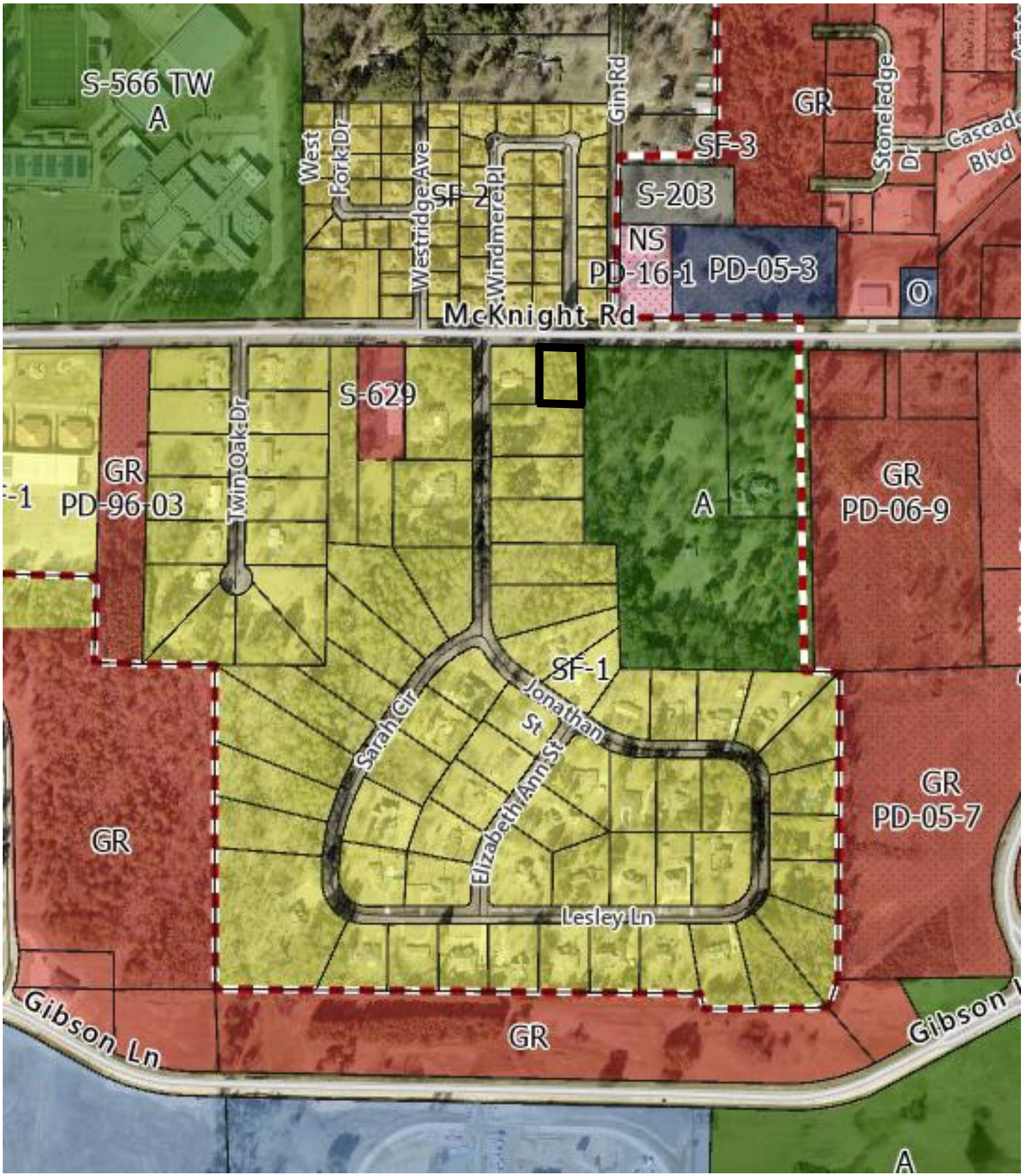
SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

4900 block of McKnight Road



4900 block of McKnight Road

SUBJECT: ZONING CONCERN 4900 McKNIGHT ROAD

FROM: PROPERTY OWNERS WITHIN 200 FEET

RE: WHY WE DON'T WANT ZONING CHANGE AT 4900 MCKNIGHT ROAD

1) Traffic…Noise…Lighting…Run off water to area south of said property already being flooded…Dumpster pick up in early morning hours
2) Curb appeal to the entrance of 43 homes in Woodland Acres sub-division & 39 homes Windmere Drive
3) Water run off…More water would add to already a problem of 40 of the homes entering or leaving Woodland Acres sub-division during heavy rains. Access sometimes becomes flooded over Jonathan Street for one hour or more.
4) School safety issue with increased traffic on McKnight Road…we currently have a high school and elementary school using this road.
5) Does Texarkana need more property zoned office with numerous office space and vacant land already zoned within a two-mile radius of 4900 McKnight Road

General Note: Since the late 70's homeowners chose property here because of the quiet, country setting, wildlife roaming & tall pines. Property owners are upset to find out about the possibility of losing our privacy, security, and the beautiful woodland setting to a office property at our entry way. Property owners have severe water drainage problems in this area now. With every single new development in this area the water gets worse. Also, noted more than 3 dozen neighbors of the 7 property owners within the 200 feet of 4900 McKnight Road have voiced an objection to this zoning change.

Please help our neighborhoods maintain our current standard of life.

By signing below, I affirm that I am a property owner within 200 feet of 4900 McKnight

	19 Windmere
R Keith Williams & Pat Williams	3002 Jonathan
Steve Currie & Ann D Currie	3004 Jonathan
Johnny Jay Rounsavall & Fred	4925 McKnight Rd.

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

Woodland Acres & Windmere Addition Homeowners Below are Opposed

3 Exist only onto McKnight Road with in 100 Feet for 82 Homeowners

Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
	2704 Jonathan St
Diana Cherry	2704 Jonathan St.
Sharon Stephens	2801 Jonathan St
	4911 Lesley Lane
Estrija Dennis	2702 Elizabeth Ann St.
	4905 Lesley LN.
	4904 Lesley Ln
Doreen Allday	4904 Lesley Ln
	4906 Lesley Ln
	4906 Lesley Ln
Ricky Burnett	2705 Elizabeth Ann St
	2705 Elizabeth Ann St
Denise Woodruff	4915 Lesley Ln
Walter Woodruff	4915 Lesley LN

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Name	Street Address
Jennifer Howe	2802 Jonathan St

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Name	Street Address
Natalie James	2804 Jonathan St.

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Name	Street Address
Jerry Chapman	2810 Jonathan St
Janis Chapman	"

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Name	Street Address
Vonnie Hale	3003 Jonathan St
Sell Hale	3003 Jonathan St
Sidena Jefferies	2807 Jonathan St
Gioani Anderson	2710 Sarah circle
Darren	" "

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Name	Street Address
Julian J Roemer	2703 Elizabeth Ann St

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2 Major Schools using the two lane roadway

Name	Street Address
Tommy Jay Rounsavall	4925 McKnight Rd.
Fred Rounsavall	

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Name	Street Address
Ann D Currie	3004 Jonathan
Steve Currie	3004 Jonathan
Pat Williams	3002 Jonathan St.
R Keith Williams	3002 JONATHAN ST

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Name	Street Address
[signature]	19 Windmere
[signature]	19 Windmere
[signature]	2902 Jonathan
[signature]	4909 Lesley
[signature]	4909 Lesley
[signature]	26 Windmere
[signature]	26 Windmere

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Name	Street Address
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Bokale	

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Name	Street Address
Danny G. Stinson	2707 Elizabeth Ann Street
Susie Stinson	2707 Elizabeth Ann St
Marie Simms	2900 Jonathan ST
Ryan Robinson	4907 Lesley Lane

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Name	Street Address
David Johnson	2701 Jonathan St.
Gina Johnson	2701 Jonathan St.

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Name	Street Address
Patricia Chapman	2806 Jonathan - 75503
James Chapman	2806 Jonathan 75503
Sandra Kimbrell	2706 Elizabeth Ann 75503

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Name	Street Address
Lindy Perry	2701 Sarah Circle
Ron Perry	2701 Sarah Circle
Heda Friedman	2704 Sarah Circle
Ford Friedman	2704 Sarah Circle
Janelle Harris	2702 Sarah Circle

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Name	Street Address
Jarvis A Hawkins, Sr	4903 Lesley Ln
Arnaina Hawkins	4903 Lesley Ln
Brian L Hawkins	4903 Lesley Ln
Carolyn C. Moore	4902 Lesley Ln.
Danny E Moore	4902 Lesley Ln
Bobbie Coleman	2706 Jonathan St
Calvin Coleman	2706 Jonathan St

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Name	Street Address
Jenna Campbell	3301 Westridge Ave
John Campbell	3301 Westridge Ave
Wayne Weaver	2708 Sarah Circle
Ethan Anderson	2710 Sarah Circle

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Name	Street Address
Johnny & Lorie Page	30 Windmere

IF YOU OPPOSE THIS REZONING PLEASE SIGN ASAP & PUT IN BRYAN CRAIG'S MAILBOX #19 WINDMERE

THANK YOU FOR YOUR SUPPORT

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Name	Street Address
	10 Windmere Dr. Texarkana
	10 Windmere Dr. Texarkana
	10 Windmere Dr. Texarkana

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Name	Street Address
Jennifer Jackson	1 Windmere Drive

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Name	Street Address
Coe Blain	28 Windmere
Jami Blain	28 Windmere
Mylee Blain	28 Windmere

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Name	Street Address
Stephen Peters	7 Windmere Dr Texarkana TX 75503
Stephen Peters	

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Name	Street Address
Crystalle Sloan	12 Windmere Dr.

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Name	Street Address
Ellen Campbell	32 Windmere

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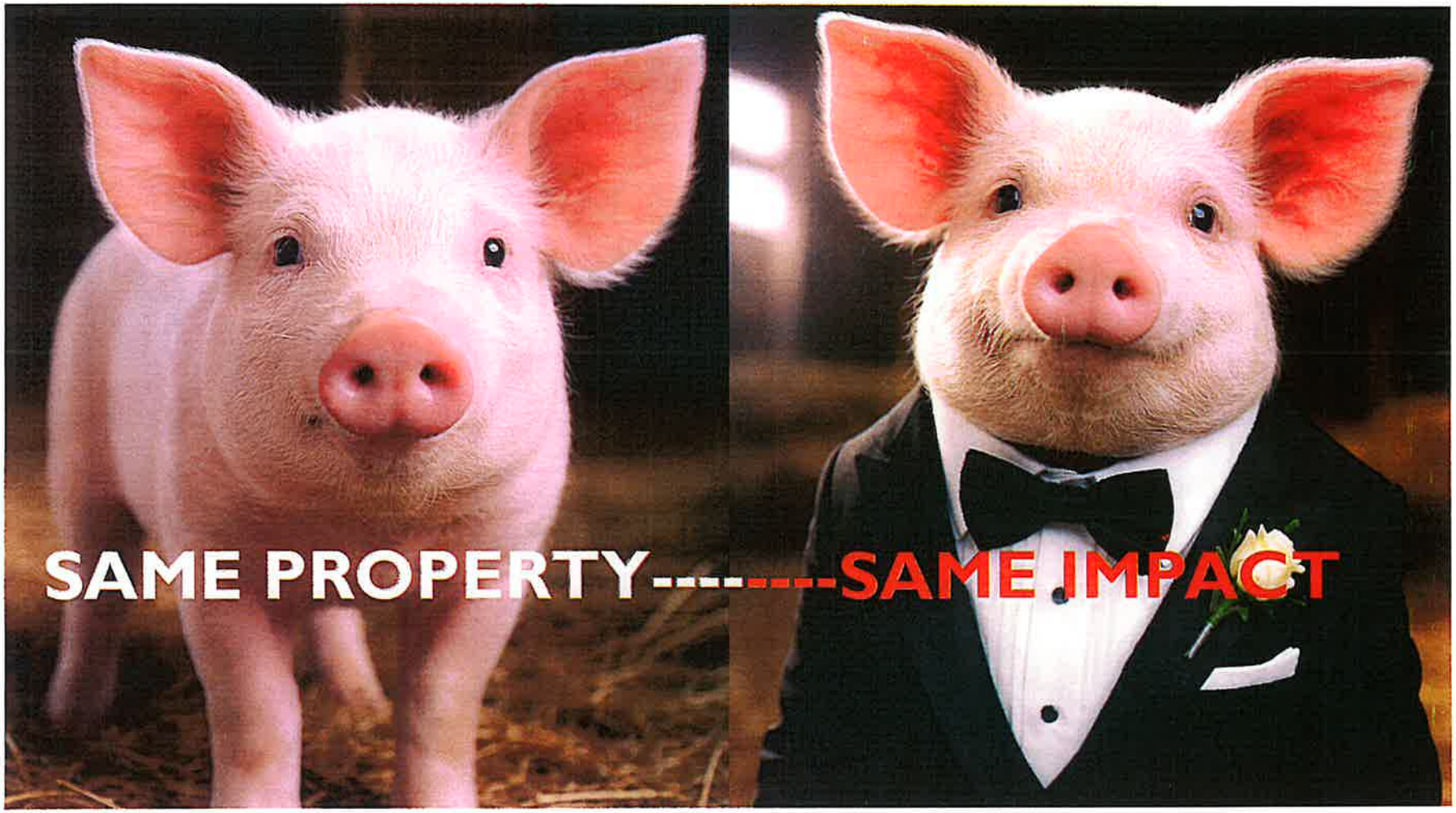
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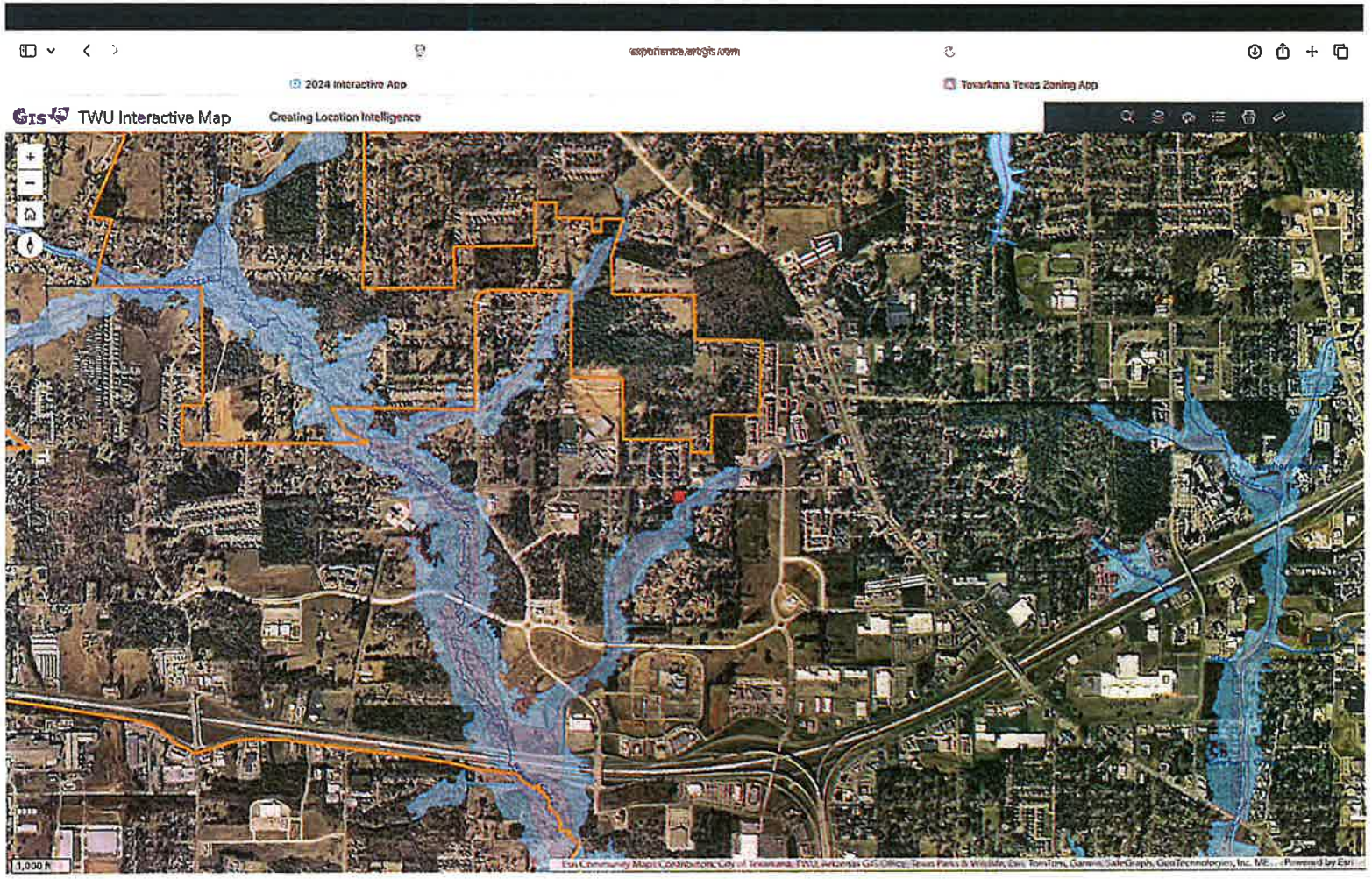
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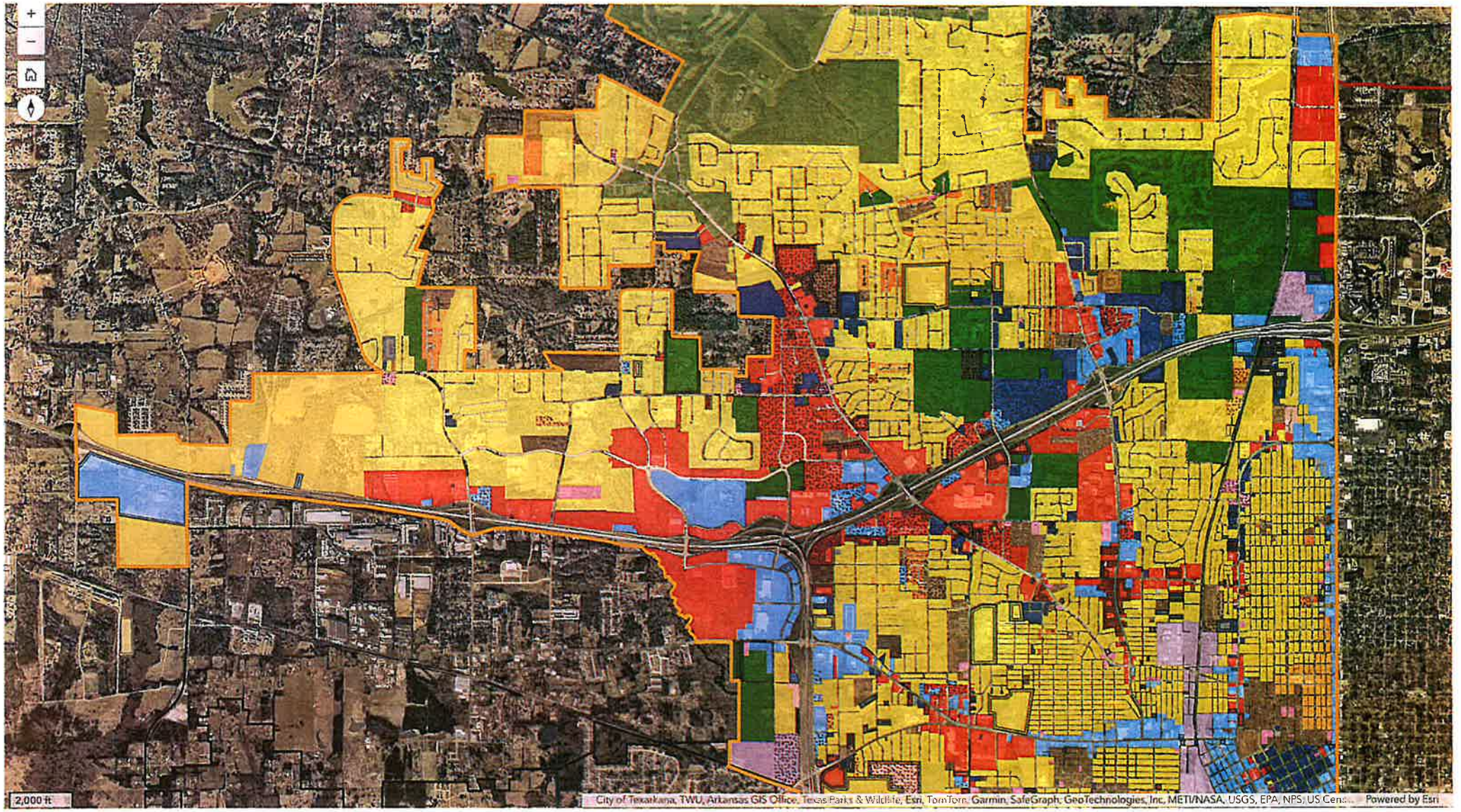
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City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Cens...
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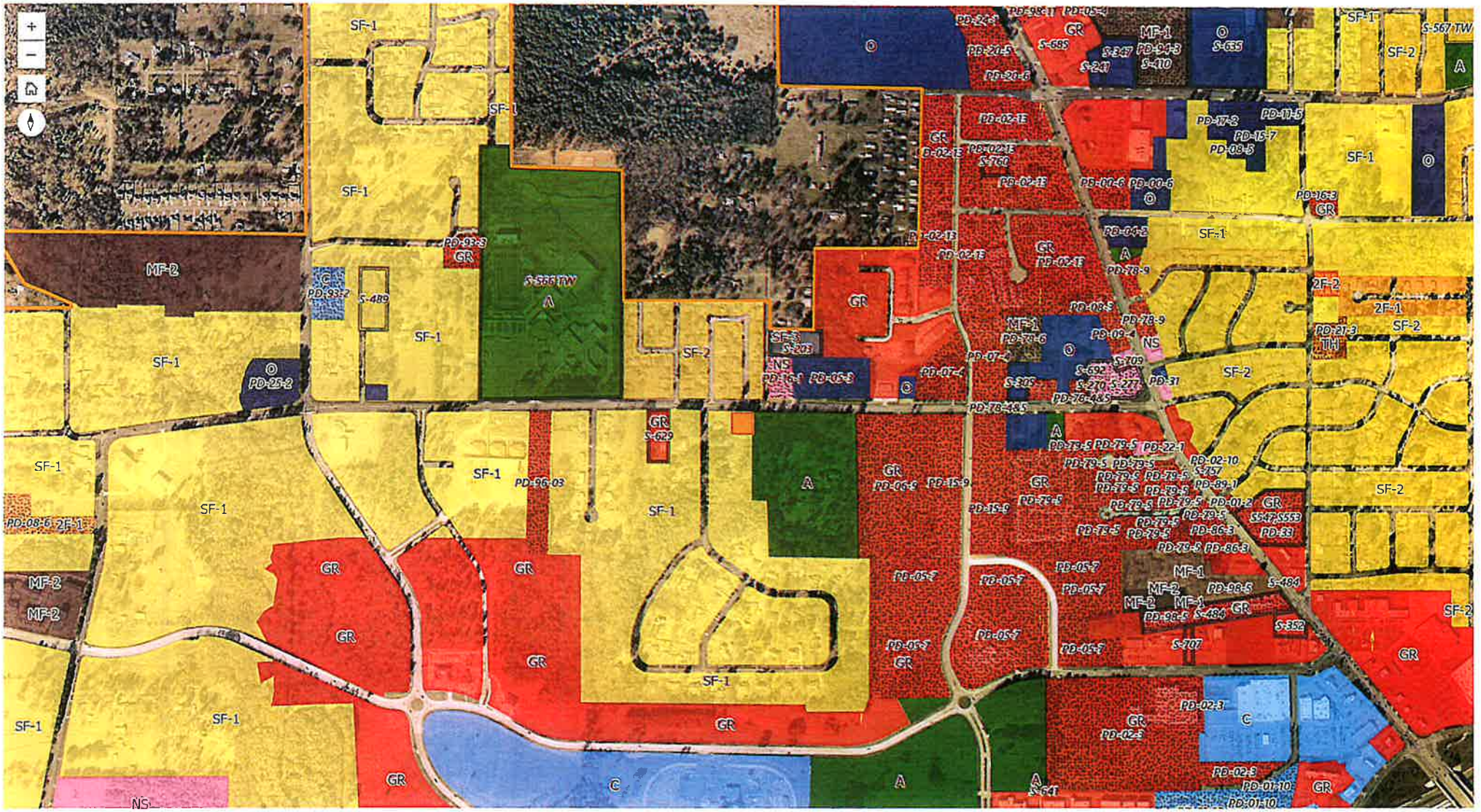
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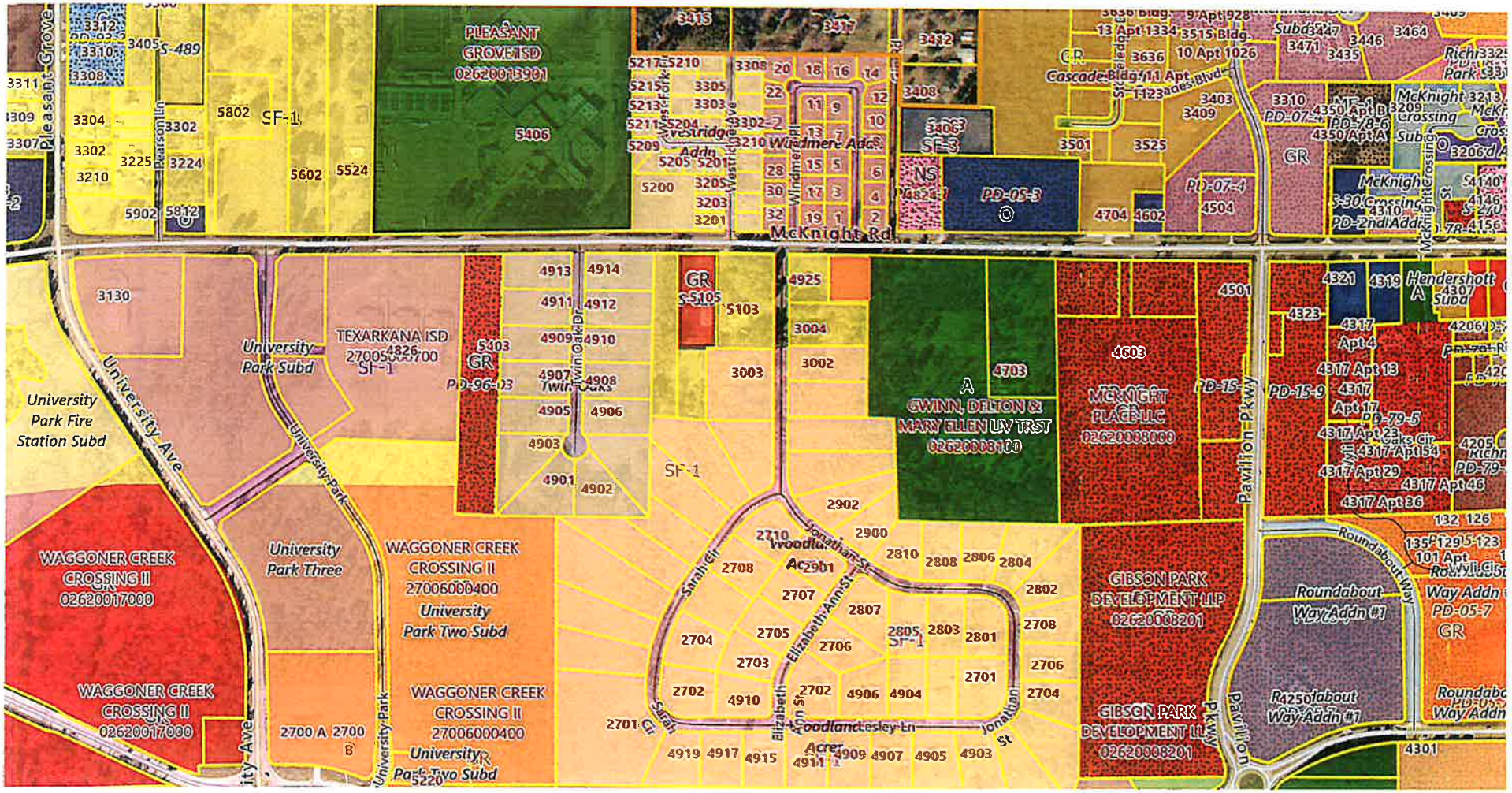
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McKnight Rd
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University Park Subd
TEXARKANA ISD
University Park Fire Station Subd
University Ave
University Park
University Park Three
WAGGONER CREEK CROSSING II
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WAGGONER CREEK CROSSING II
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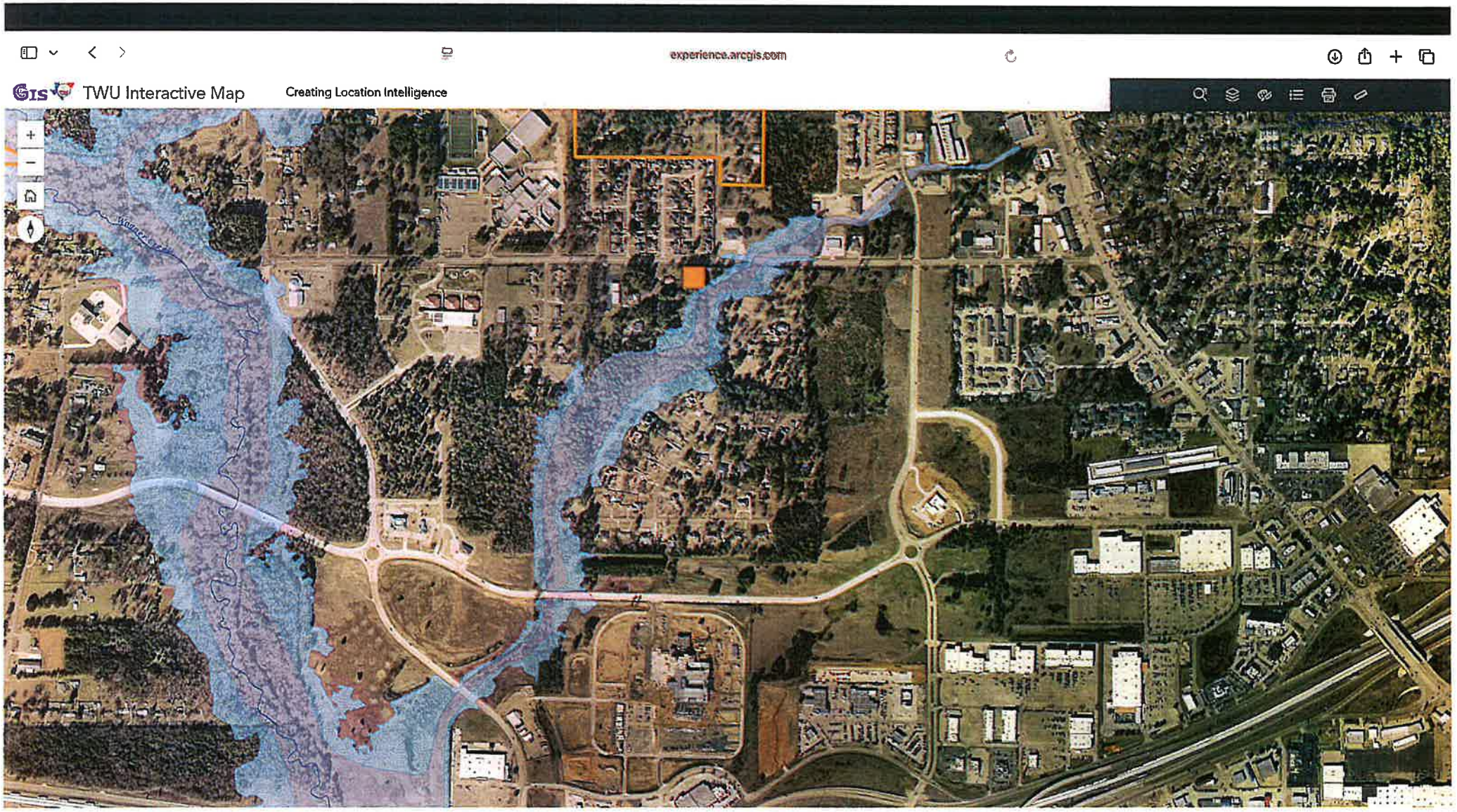
University Park Two Subd
GWINN, DELTON & MARY ELLEN LIV TRST
02620008100
MCKNIGHT PLACE LLC
02620008000
GIBSON PARK DEVELOPMENT LLP
02620008201
Pavilion Pkwy
Roundabout Way
Roundabout Way Addn #1
Roundabout Way Addn
PD-05-7
Hendershott A Subd
Sarah Cir
Elizabeth Ann St
Jonathan St
Woodland Acres
Woodland Lesley Ln
Twin Oak Dr
Westridge Addn
Windmere Addn
McKnight Crossing
PD-2nd Addn
Cascade Bldg
Pearson Ln
Pleasant Grove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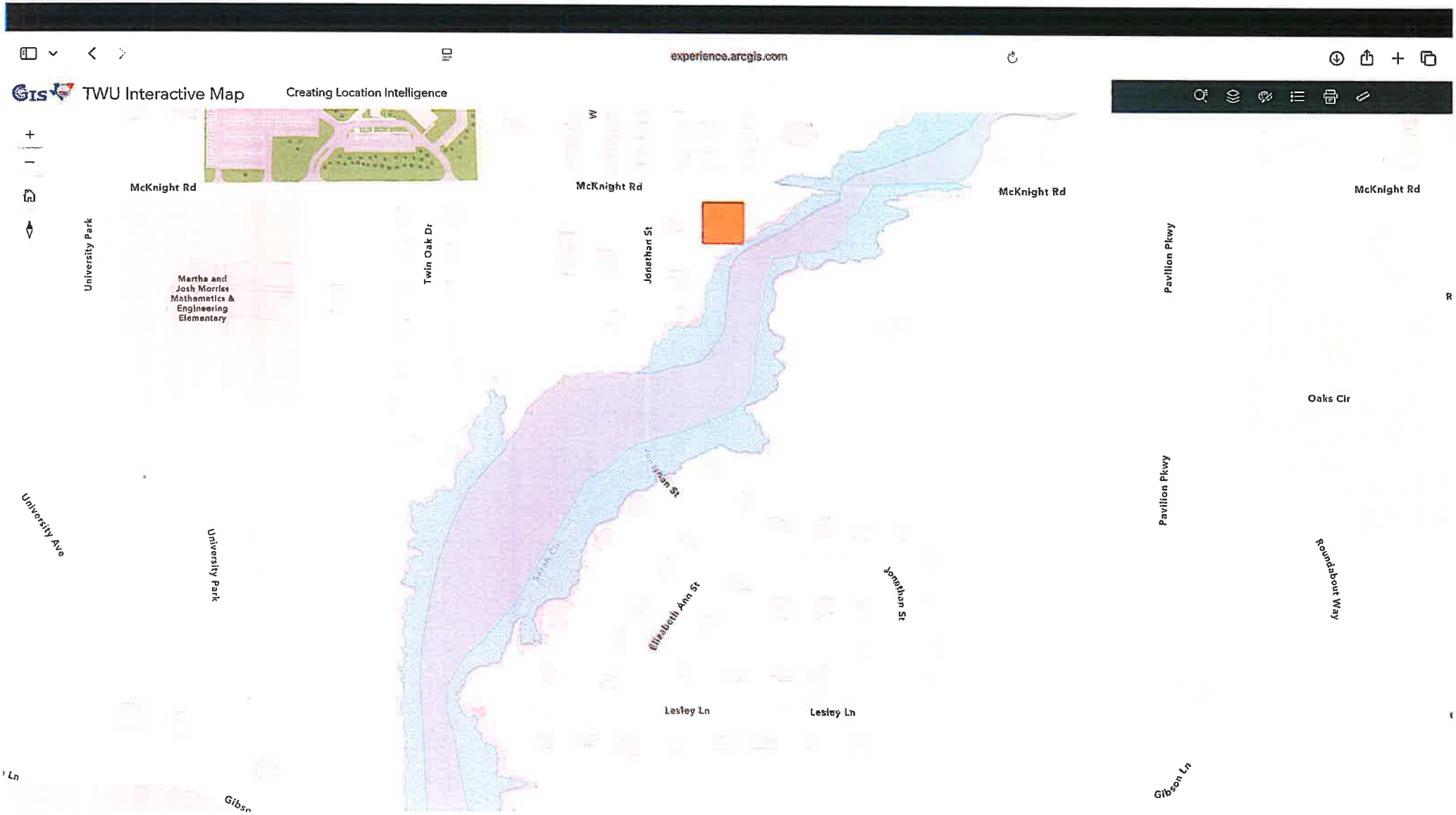
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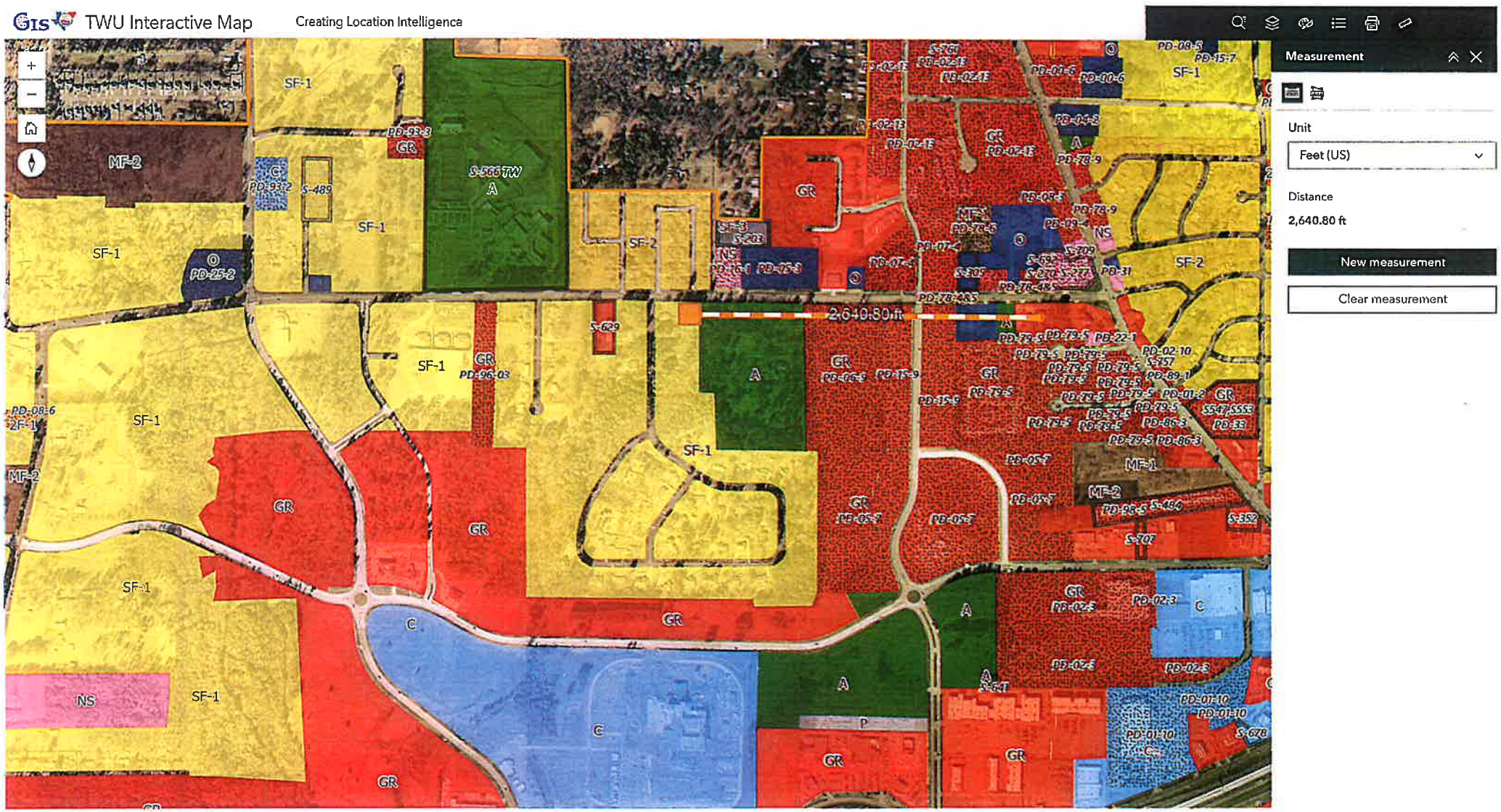
McKnight Rd
McKnight Rd
McKnight Rd
McKnight Rd
University Park
Twin Oak Dr
Jonathan St
Pavilion Pkwy
Martha and Josh Morris Mathematics & Engineering Elementary
Oaks Cir
Pavilion Pkwy
University Ave
University Park
Roundabout Way
Elizabeth Ann St
Jonathan St
Lesley Ln
Lesley Ln
Gibson Ln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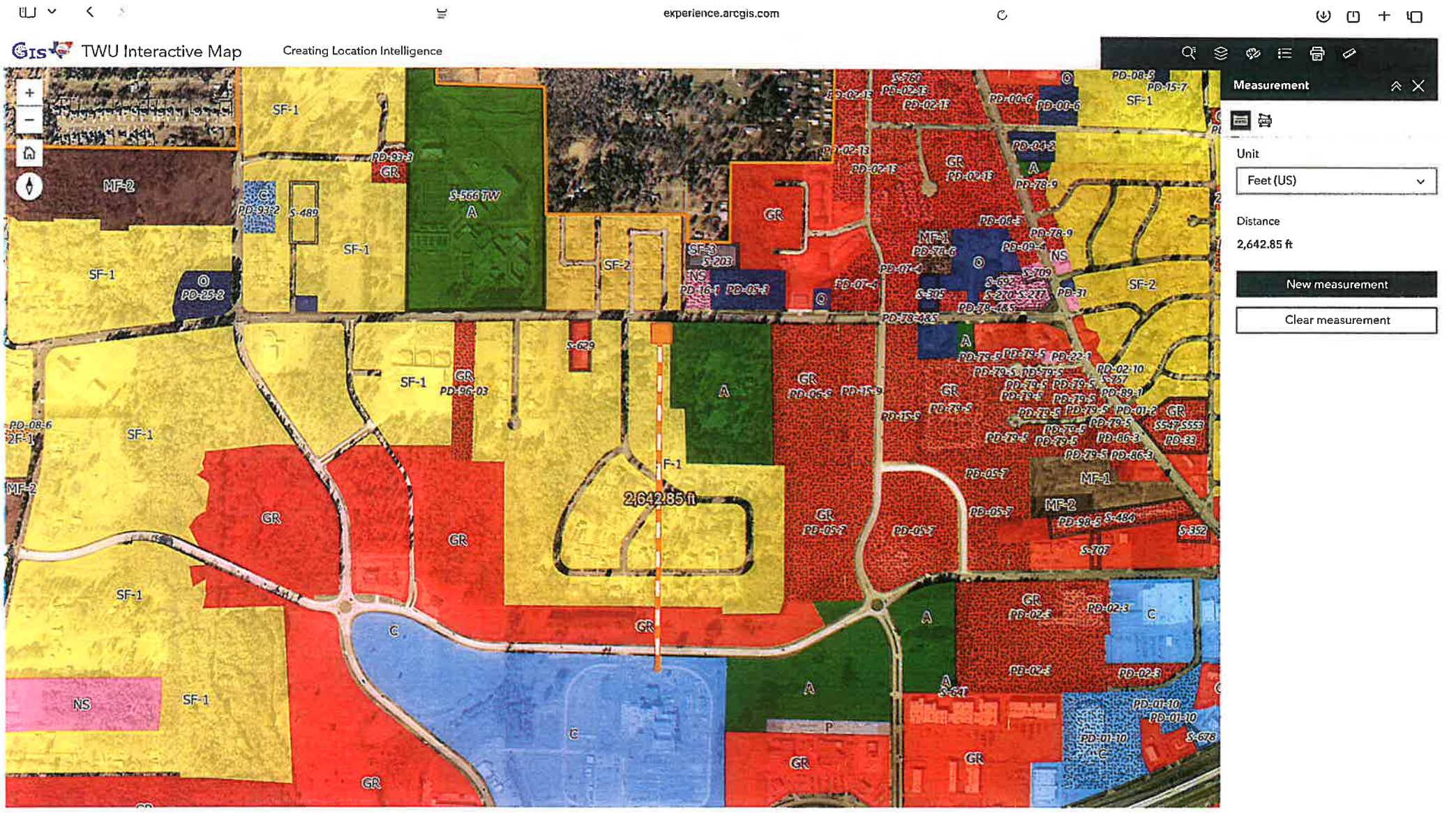
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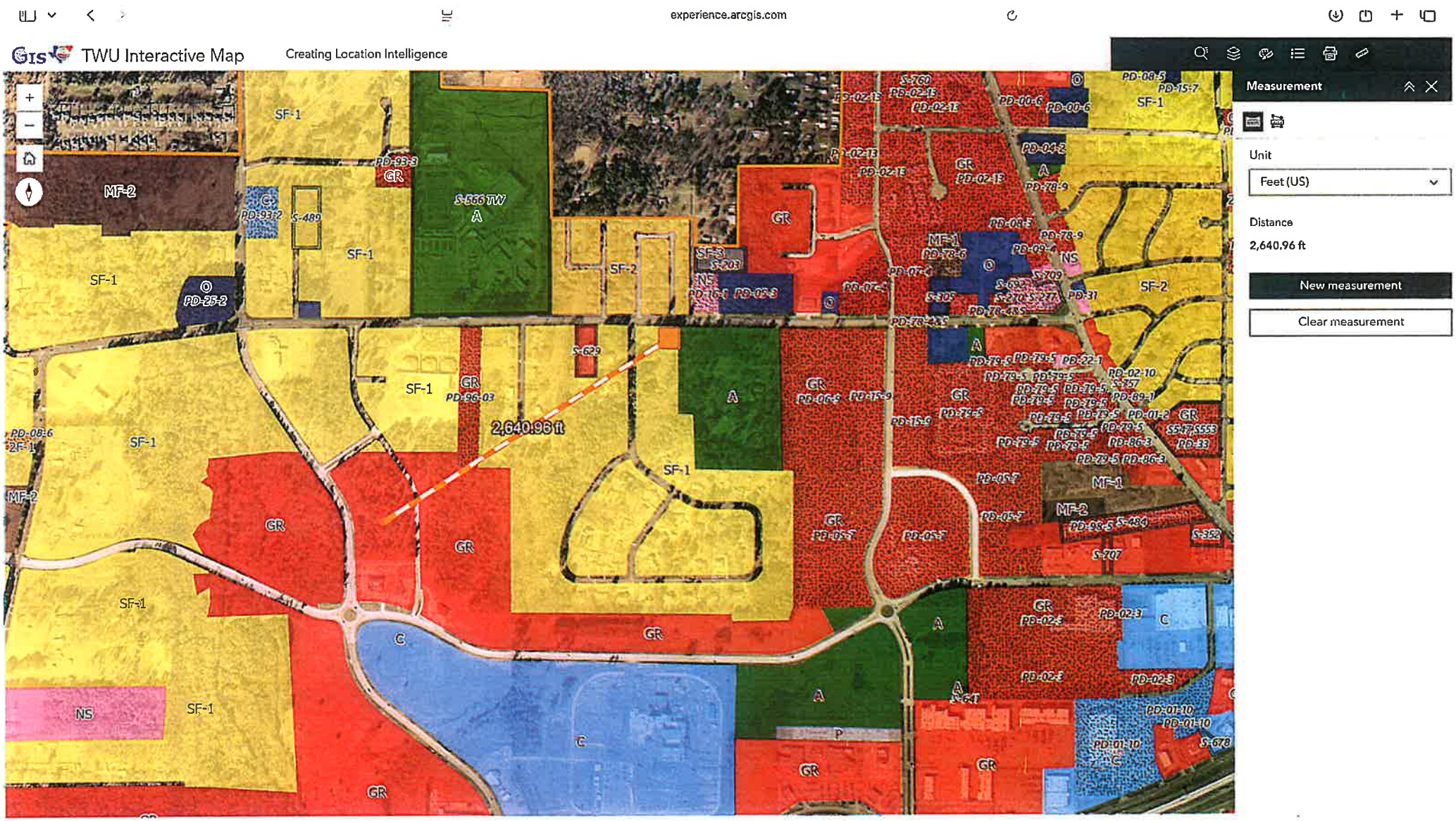
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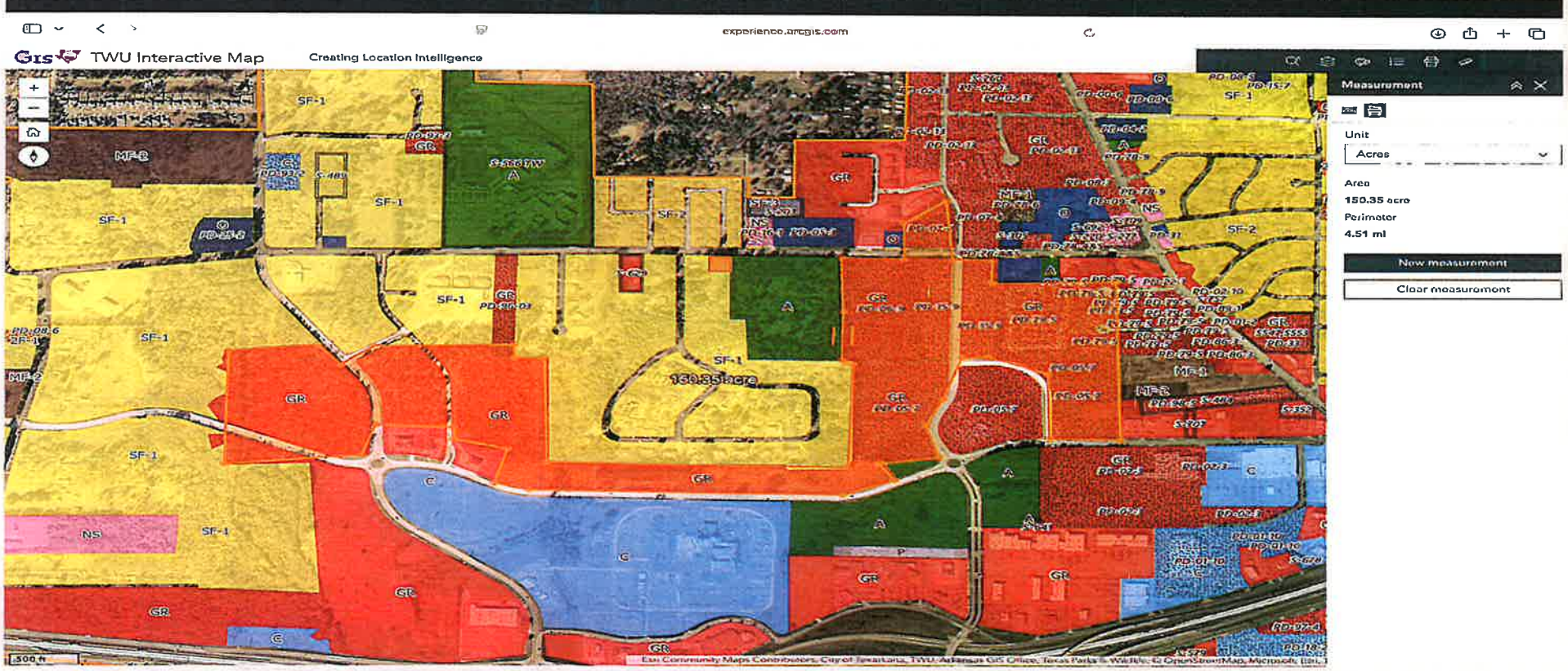
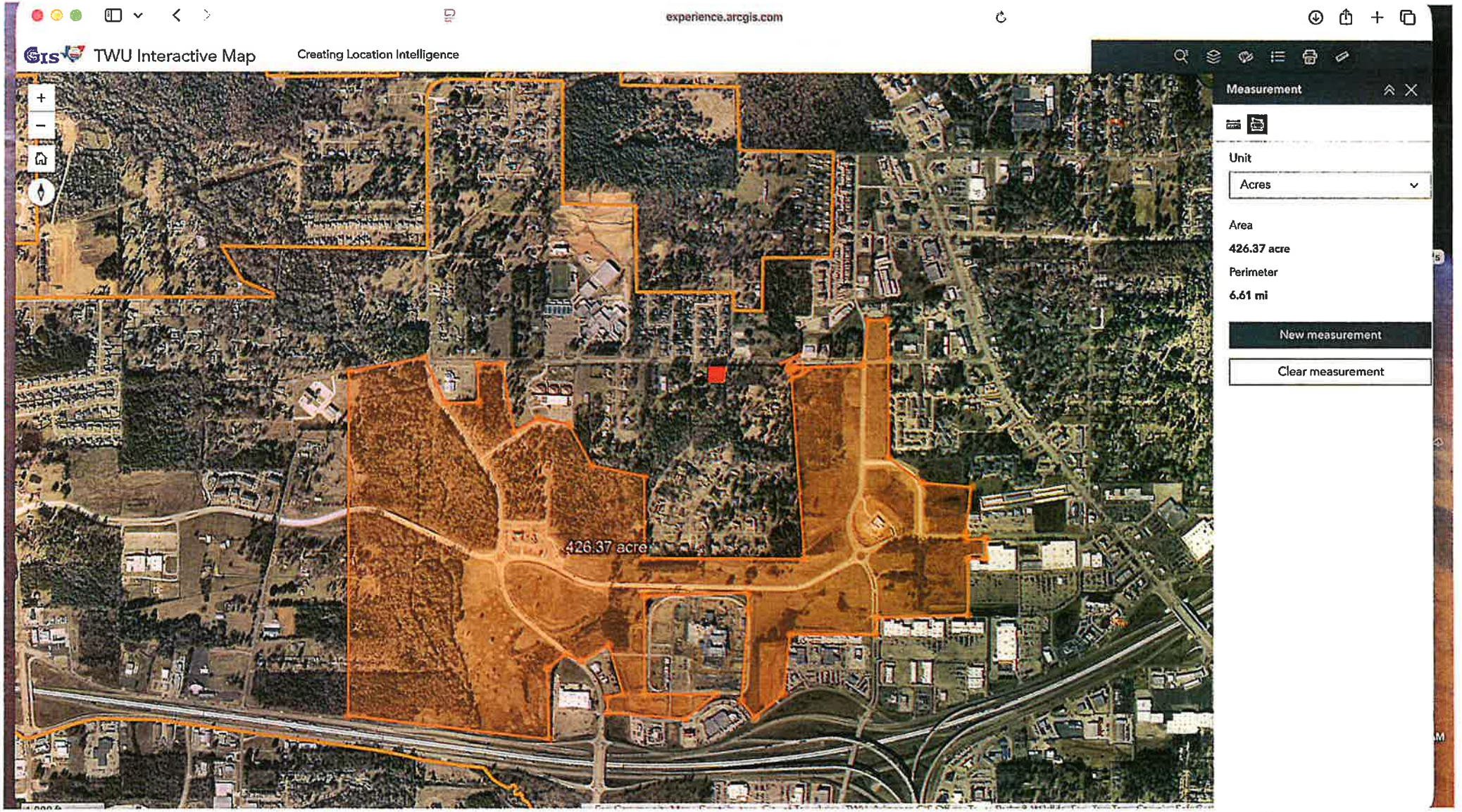
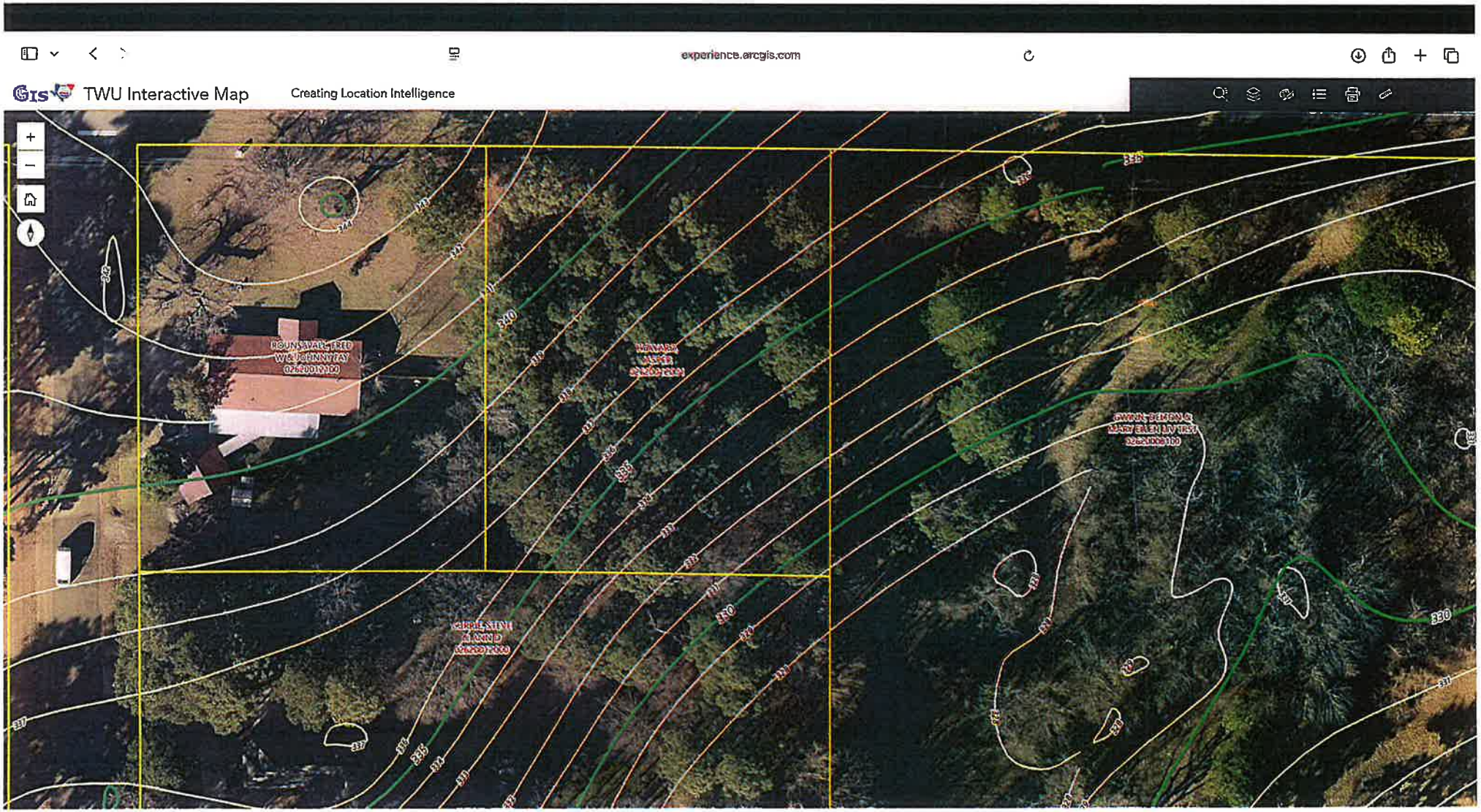
Feet (US)
Distance
2,640.96 ft
New measurement
Clear measurement
2,640.96 ft

150 ACRES OF UNDEVELOPED COMMERCIAL LAND IN ORANGE




experience.arcgis.com
TWU Interactive Map
Creating Location Intelligence
Measurement
Unit
Acres
Area
426.37 acre
Perimeter
6.61 mi
New measurement
Clear measurement
426.37 acre

MTG
4901 MCKNIGHT ROAD
TEXARKANA, TEXAS
0 25 50 100 Feet
McKnight
25' FRONT YARD SETBACK
PROPOSED BUILDING
SOUTHERN SETBACK
EASTERN SETBACK
10' BACKYARD SETBACK
REQUIRED PARKING OFFICE: 1 SPACE PER 300 SF = 24 SPACES


experience.arcgis.com
GIS TWU Interactive Map
Creating Location Intelligence

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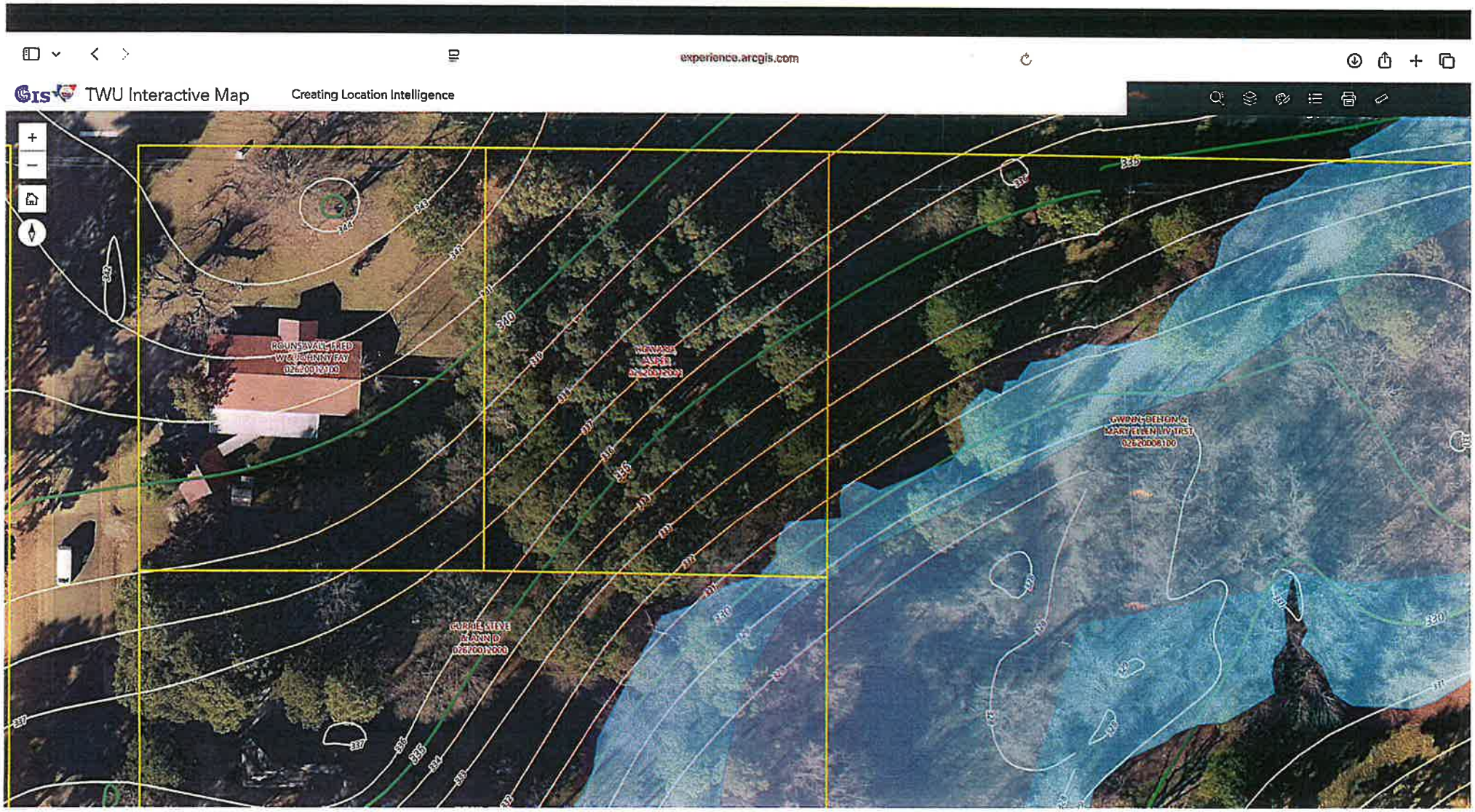
ROUNSAVALL, FRED
W & JOHNNY FAY
02620012100
HOWARD,
JASPER
02620012001
GWINN, DELTON
MARY ELLEN LIV T
02620008100
ROUNSAVALL, FRED
W & JOHNNY FAY
02620012100
HOWARD,
JASPER
02620012001
GWINN, DELTON


experience.arcgis.com
TWU Interactive Map
Creating Location Intelligence

1. Convert ½ acre to square feet

1 acre = 43,560 sq ft

$$\frac{43{,}560}{2} = 21{,}780 \text{ sq ft}$$

So the lot area is:
21,780 sq ft

2. Find the side length of the square lot

Area of a square:
$A = s^2$
Solve for side length:

$$s = \sqrt{21{,}780}$$
$$s \approx 147.6 \text{ ft}$$

So the lot is approximately:
147.6 ft × 147.6 ft

3. Determine average fill depth

The elevation difference is 12 ft from one corner to the other with an even slope.
Lowest corner = 0 ft
Highest corner = 12 ft
Average fill depth:

$$\frac{12 + 0}{2} = 6 \text{ ft}$$

Average fill = 6 ft

4. Calculate cubic feet of dirt needed

Volume formula:

$V = A \times h$

$$21{,}780 \times 6$$
$$= 130{,}680 \text{ cubic feet}$$

5. Convert cubic feet to cubic yards

1 cubic yard = 27 cubic feet

$$\frac{130{,}680}{27}$$
$$= 4{,}840 \text{ cubic yards}$$

So you need approximately:
4,840 cubic yards of dirt

6. Dump truck calculations

If trucks carry 10 cubic yards

$$\frac{4{,}840}{10} = 484$$

484 loads
If trucks carry 12 cubic yards

$$\frac{4{,}840}{12} = 403.3$$

= 404 loads
If trucks carry 15 cubic yards

$$\frac{4{,}840}{15} = 322.7$$

= 323 loads
If trucks carry 18 cubic yards

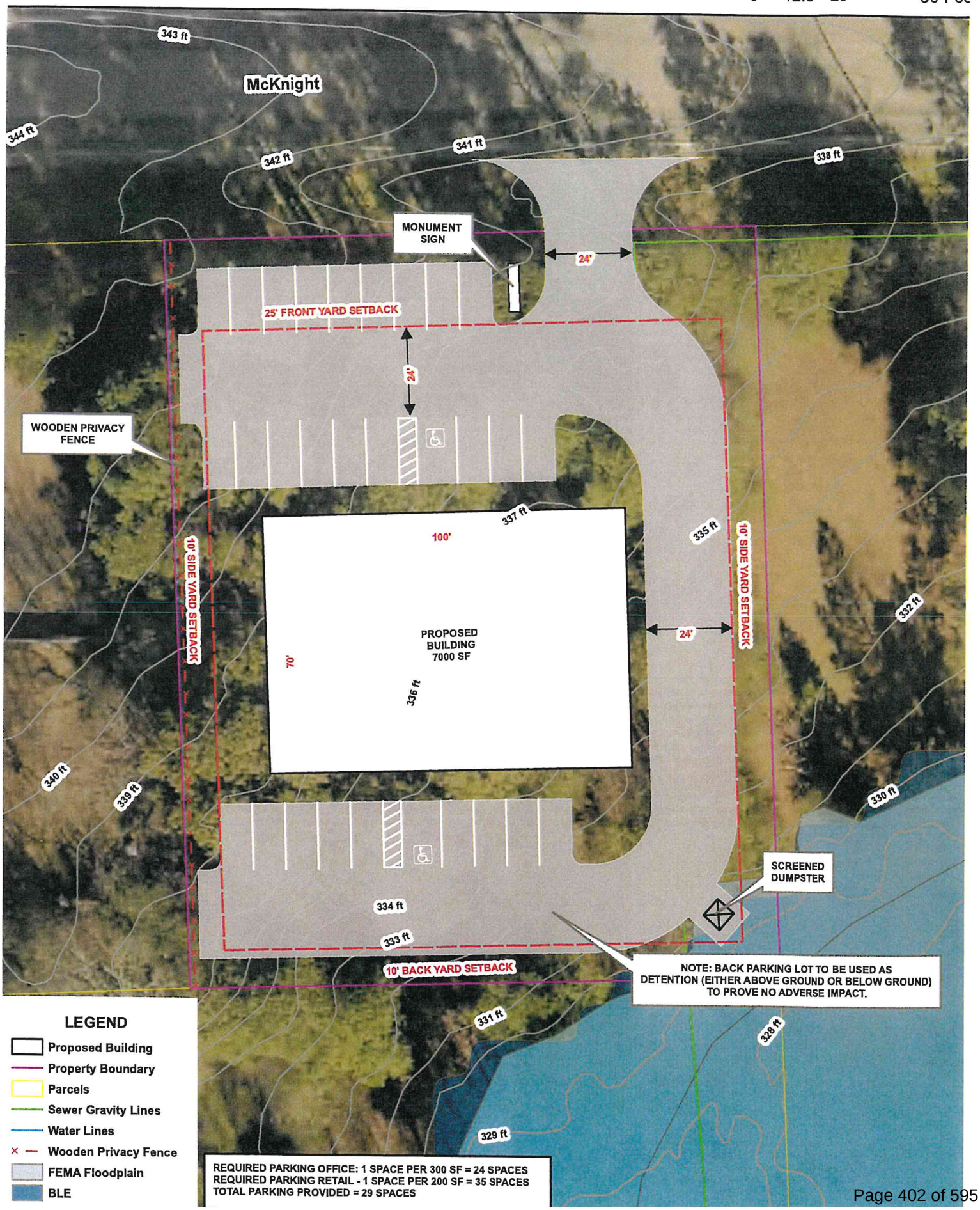
$$\frac{4{,}840}{18} = 268.9$$

≈ 269 loads

1. NO MATERIAL CHANGE
2. SPOT ZONING
3. DENIED 30 DAYS AGO
4. 150 ACRES OF UNDEVELOPED LAND CLOSE BY
5. NO TRANSITION AREA
6. 1/2 ACRE TOO SMALL – DIRECTLY ADJACENT
7. REPACKAGED PIG

MTG ENGINEERS & SURVEYORS

4901 MCKNIGHT ROAD
TEXARKANA, TEXAS



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.3

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-058 rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1) from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.		
Briefing:	5/4/2026	**Public Hearing:** 6/8/2026	**Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Samuel Augustus, agent to rezone on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street from Single Family-2 to Single Family-3.

The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-2 to the north, south, east and west. The adjacent land use is vacant lots to the north, south, west, and east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-058

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOT 6, BLOCK 21, AVONDALE ADDITION, LOCATED AT 515 ROBBINS STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on **Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-2 to Single Family-3 on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Single Family-2 to Single Family-3**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on **Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

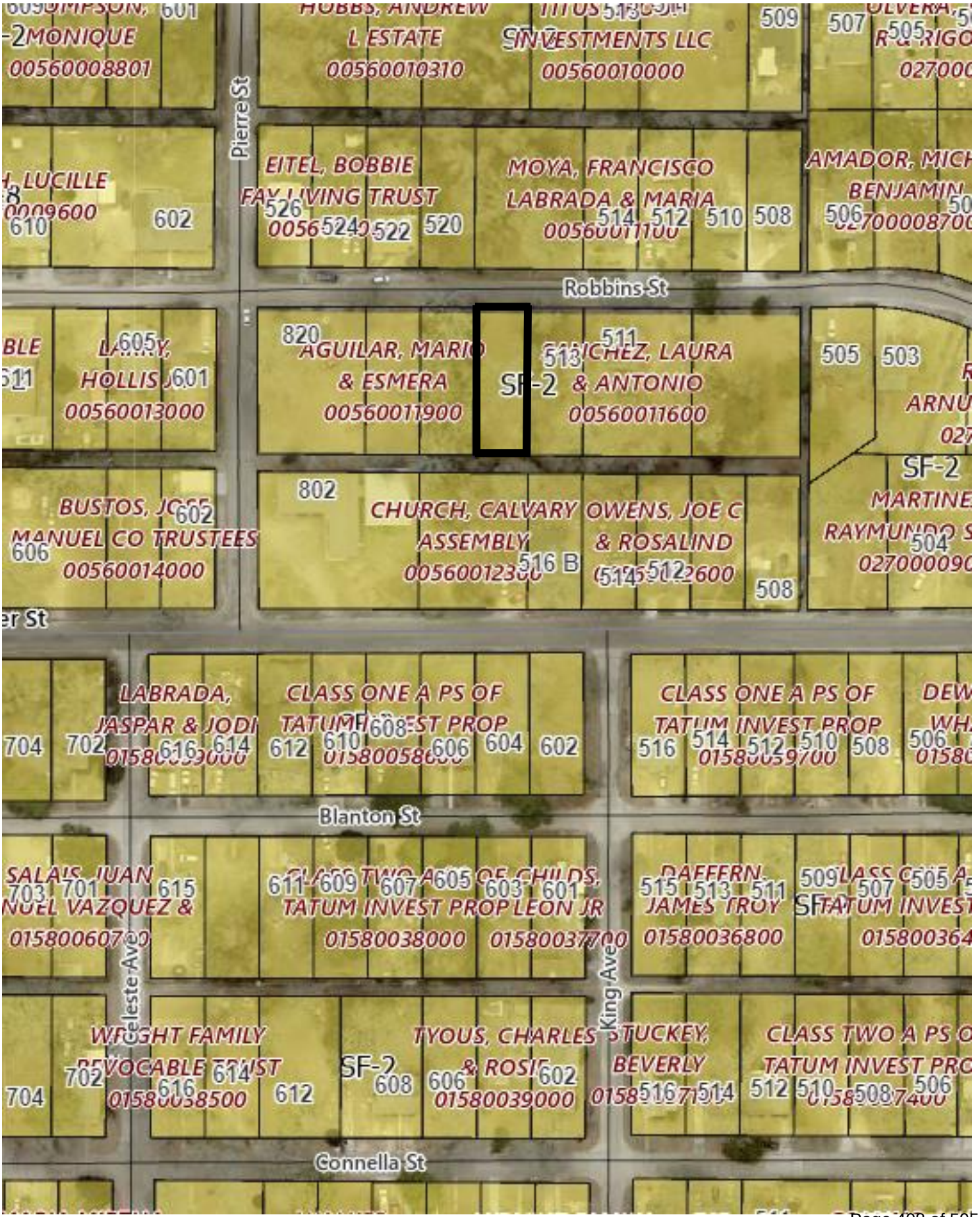
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

515 Robbins


Pierre St
Robbins St
Blanton St
Connella St
King Ave
Celeste Ave
SF-2
SF-2
SF-2
SF-2
SF-2
AGUILAR, MARIO & ESMERA 00560011900
SANCHEZ, LAURA & ANTONIO 00560011600
HOLLIS 00560013000
EITEL, BOBBIE FAY LIVING TRUST
MOYA, FRANCISCO LABRADA & MARIA
CHURCH, CALVARY ASSEMBLY
OWENS, JOE C & ROSALIND
MANUEL CO TRUSTEES 00560014000
LABRADA, JASPAR & JODI
CLASS ONE A PS OF TATUM INVEST PROP
TATUM INVEST PROP LEON JR 01580038000
JAMES TROY 01580036800
WRIGHT FAMILY REVOCABLE TRUST 01580038500
TYOUS, CHARLES & ROSIE 01580039000
STUCKEY, BEVERLY
CLASS TWO A PS OF TATUM INVEST PRO
AMADOR, MICH BENJAMIN
MONIQUE 00560008801
L ESTATE 00560010310
INVESTMENTS LLC 00560010000

515 Robbins

Martine St
Pierre St
Robbins St
Tucker St
Blanton St
Celeste Ave
King Ave
Connella St
HOBBS, ANDREW L ESTATE
00560010310
TITUS INVESTMENTS LLC
00560010000
SMITH, LUCILLE
00560009600
EITEL, BOBBIE FAY LIVING TRUST
MOYA, FRANCISCO LABRADA & MARIA
AGUILAR, MARIO & ESMERA
00560011900
SANCHEZ, LAURA & ANTONIO
00560011600
BUSTOS, JOSE MANUEL CO TRUSTEES
00560014000
CHURCH, CALVARY ASSEMBLY
OWENS, JOE C & ROSALIND
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CLASS ONE A PS OF TATUM INVEST PROP
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01580059700
SALAIS, JUAN MANUEL VAZQUEZ &
CLASS TWO A 605 OF CHILDS, TATUM INVEST PROP LEON JR
01580038000
01580037700
DAEFFRN, JAMES TROY
01580036800
WRIGHT FAMILY REVOCABLE TRUST
01580038500
TYOUS, CHARLES & ROSE
01580039000
STUCKEY, BEVERLY
GARCIA, MARIA MIRTHA REYNA
WALKER, BRENDA
WRIGHT FAMIL REVOCABLE TRUST

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.4

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-059 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street (Ward 1). Inez Dixon, owner, and Samuel Augustus, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Inez Dixon, owner, and Samuel Augustus, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street.

The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-2 to the north, south, east and west. The adjacent land use is vacant lots to the north, south, west, and east.

Staff recommend approval of this request with the following stipulations:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. If the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas

codes.

All notification and application requirements have been met to consider this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-824 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON LOT 6, LOCK 21, AVONDALE ADDITION, LOCATED AT 515 ROBINS STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-824 to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.

2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas, codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

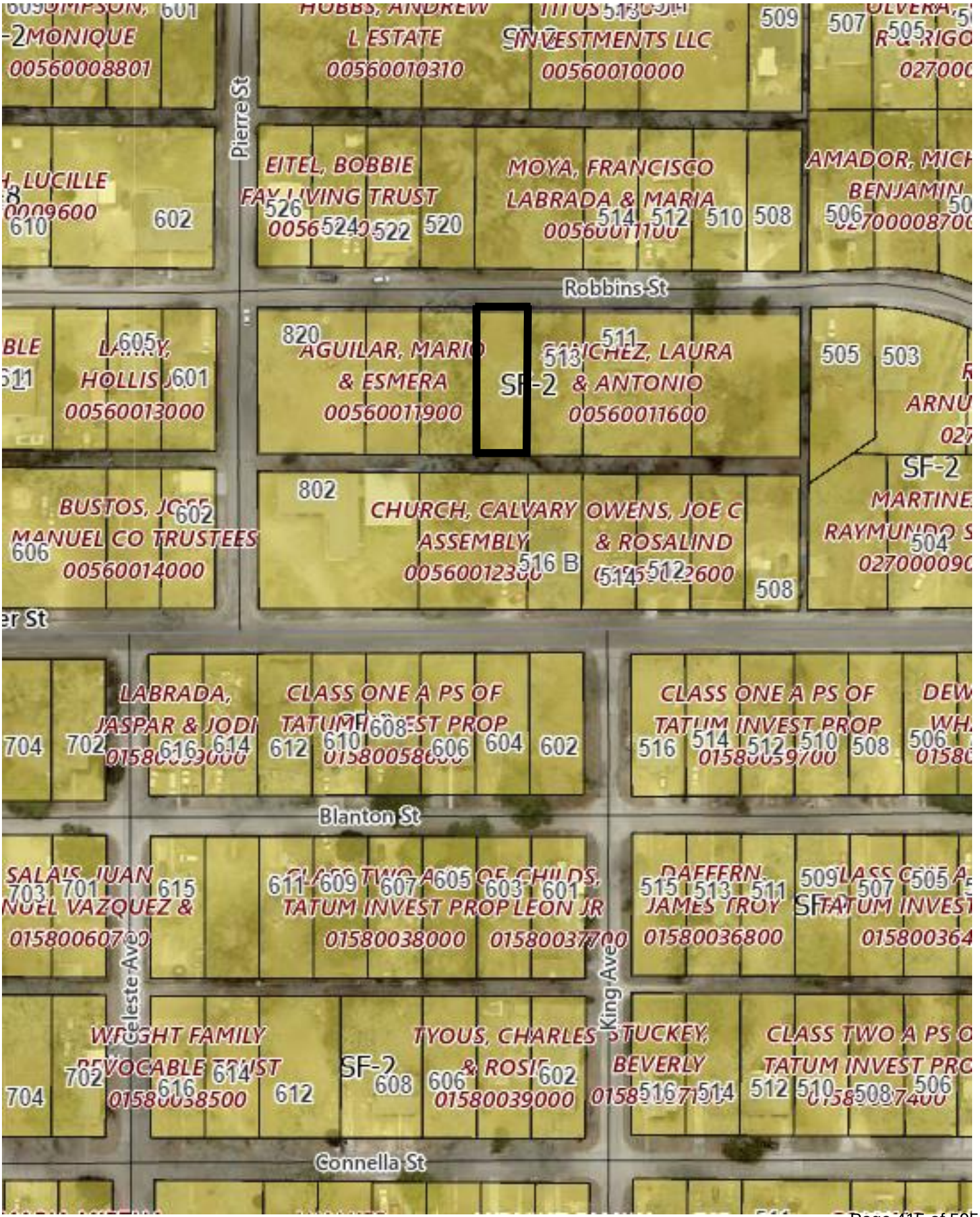
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

515 Robbins


Pierre St
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SANCHEZ, LAURA & ANTONIO
00560011600
EITEL, BOBBIE FAY LIVING TRUST
MOYA, FRANCISCO LABRADA & MARIA
00560011100
HOLLIS
00560013000
BUSTOS, JOSE MANUEL CO TRUSTEES
00560014000
CHURCH, CALVARY ASSEMBLY
OWENS, JOE C & ROSALIND
LABRADA, JASPAR & JODI
CLASS ONE A PS OF TATUM INVEST PROP
CLASS TWO A PS OF CHILDS, TATUM INVEST PROP LEON JR
01580038000
DAFFERN, JAMES TROY
01580036800
WRIGHT FAMILY REVOCABLE TRUST
01580038500
TYOUS, CHARLES & ROSIE
01580039000
STUCKEY, BEVERLY
CLASS TWO A PS O
TATUM INVEST PRO

515 Robbins

Martine St
Pierre St
Robbins St
Tucker St
Blanton St
Connella St
King Ave
Celeste Ave
HOBBS, ANDREW L ESTATE
00560010310
TITUS INVESTMENTS LLC
00560010000
SMITH, LUCILLE
00560009600
EITEL, BOBBIE FAY LIVING TRUST
MOYA, FRANCISCO LABRADA & MARIA
AGUILAR, MARIO & ESMERA
00560011900
SANCHEZ, LAURA & ANTONIO
00560011600
BUSTOS, JOSE MANUEL CO TRUSTEES
00560014000
CHURCH, CALVARY ASSEMBLY
OWENS, JOE C & ROSALIND
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CLASS ONE A PS OF TATUM INVEST PROP
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01580059700
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01580060700
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01580037700
DAEFFRN, JAMES TROY
01580036800
WRIGHT FAMILY REVOCABLE TRUST
01580038500
TYOUS, CHARLES & ROSE
01580039000
STUCKEY, BEVERLY
GARCIA, MARIA MIRTHA REYNA
WALKER, BRENDA
WRIGHT FAMIL REVOCABLE TRUST

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
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	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.5

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-064 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street (Ward 2). QuanTerica Moss, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Quanterica Moss, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land being Trac 19-19A, MEP&P RWY HRS, A-434, located at 1106 Hatton Street. This parcel is currently zoned Single Family-3.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-1 to the south and west and Single Family-2 to the north, and east. The adjacent land use is vacant lots to the south, west, north, and east.

Staff recommend approval of this request with the following stipulations:

1. That one 1998 or newer HUD code manufactured home be allowed on this property.
2. That the outside of the home and shutters be freshly painted.
3. That the home have new underpinning placed.
4. That new front porch be installed.
5. That the HUD code manufactured home be tied down/skirted/underpinned.
6. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
7. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
8. If the HUD code manufactured home is not placed on the property within the three (3)

year period, the Specific Use Permit will automatically be revoked.

9. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended this request for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-825 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON AN APPROXMIATE 0.69-ACRE TRACT OF LAND (BEING TRACT 19-19A) MEP&P RWY HRS, A-434, LOCATED AT 1106 HATTON STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **an approximate 0.69-acre tract of land (being Tract 19-19A). MEP&P RWY HRS, A-434 (EXH 'A'), located at 1106 Hatton Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-825 to allow the location of a HUD code manufactured home** on **an approximate 0.69-acre tract of land (being Tract 19-19A). MEP&P RWY HRS, A-434 (EXH 'A'), located at 1106 Hatton Street**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

2023-00010381 DEED Total Pages: 3

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.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT AUTHOR RAY JAMES, II, GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, does hereby grant, bargain, sell and convey unto QUANTERICA MOSS, GRANTEE, and unto Grantee's heirs and assigns forever, subject to the reservations from and exceptions to the conveyance and warranty, the following described lands located in the County of Bowie, State of Texas:

All that certain tract or parcel of land situated in Bowie County, Texas, a part of a certain 95.95 acre tract, a part of the M.E.P. & P. RY. CO. SURVEY, Abstract No. 434, that was conveyed by C.A. Wheeler to Bob Phillips tract hereby conveyed being described as follows:

BEGINNING at a point on the West boundary line of a 50 foot road that runs through said 95.95 acre tract, said point being 798.1 feet East and 390 feet North of the Southwest corner of said 95.95 acre tract, said point of being 798.1 feet East and 390 feet North of the Southwest corner of said 95.95 acre tract;

THENCE West 300 feet to a stake for corner;

THENCE North 50 feet to a stake for corner;

THENCE East 300 feet to a stake for corner on the West boundary line of said 50 foot road;

THENCE South with said road 50 feet to the Place of Beginning.

This conveyance is made subject to the following reservations from and exceptions to the conveyance:

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or

community property or survivorship rights, if any, of any spouse of Grantee; any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities to: (a) tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans; (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (c) filled-in lands, or artificial islands; (d) statutory water rights, including riparian rights; (e) the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area; standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; rights of parties in possession; visible and apparent roadways and/or easements; rights of parties in possession; visible and apparent roadways and/or easements; rights vested in and to the public for road right-of-way; any and all items, including but not limited to, any shortages in area and/or discrepancies in boundaries, the existence of which would be shown by a current and accurate survey of the property; all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the public record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

WITNESS my hand this 19 day of October, 2023.

Author Ray James, II

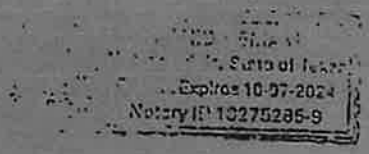
2137552

State of Texas

County of Bowie

On this day before the undersigned Notary Public, personally appeared Author Ray James, II, satisfactorily proven to be the person whose name appears as Grantor in the foregoing instrument and stated that he executed the same for the consideration, uses and purposes therein stated.

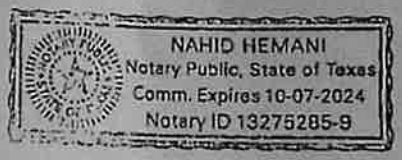
In witness whereof, I hereunto set my hand and seal on this 19th day of October 2023.



Nahid H

Notary Public in and for the
State of Texas

My commission expires: 10-07-2024



Document prepared by:
Unger Law Firm
Michael R. Unger, Attorney
4608 Summerhill Road
Texarkana, TX 75503

Grantee's Address:
Quan'Terica Moss
1106 Hatton St.
Texarkana, TX 75501

THE STATE OF TEXAS

COUNTY OF BOWIE

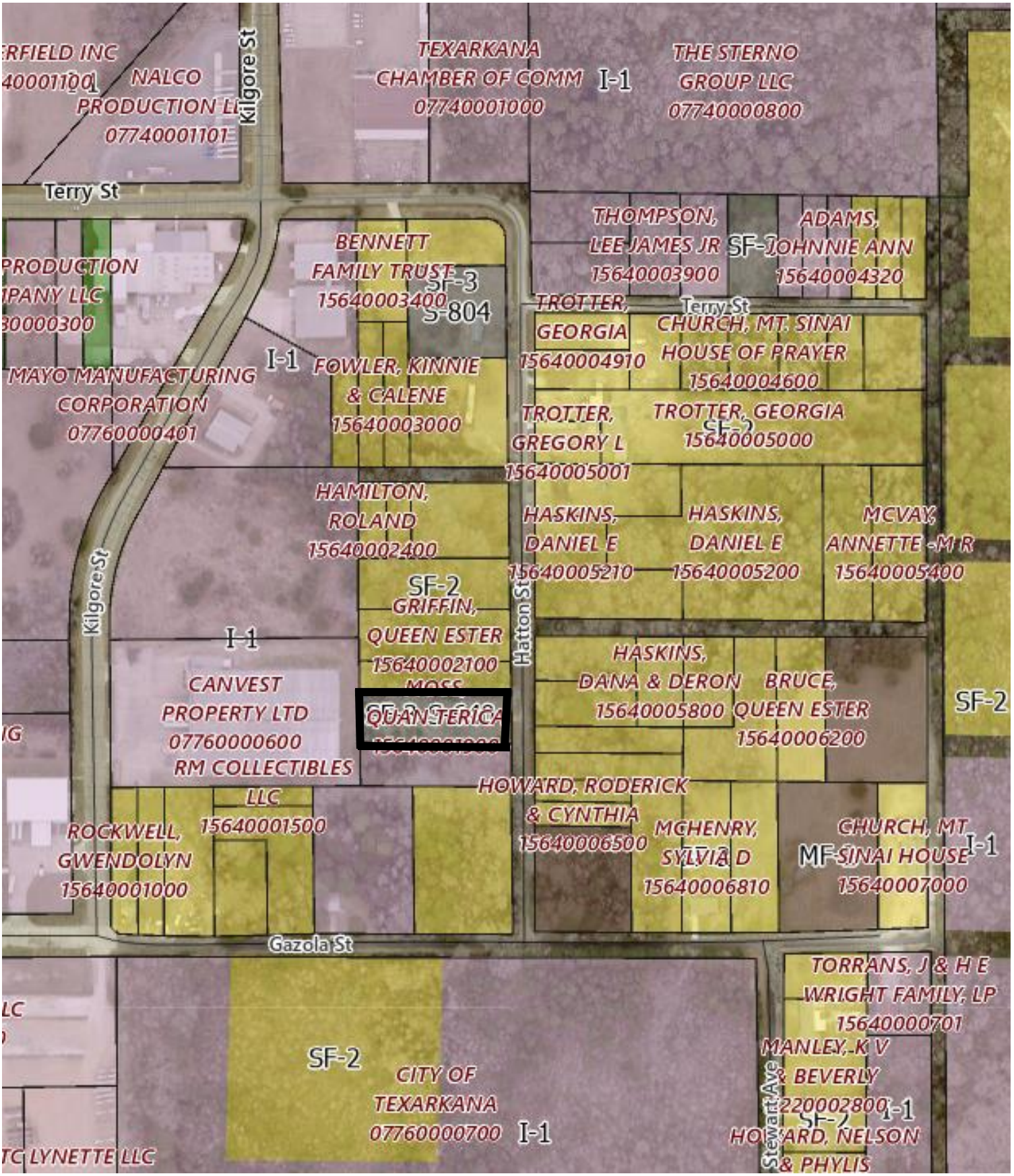
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2023-00010381 DEED
10/23/2023 02:52:16 PM Total Fees: $34.00

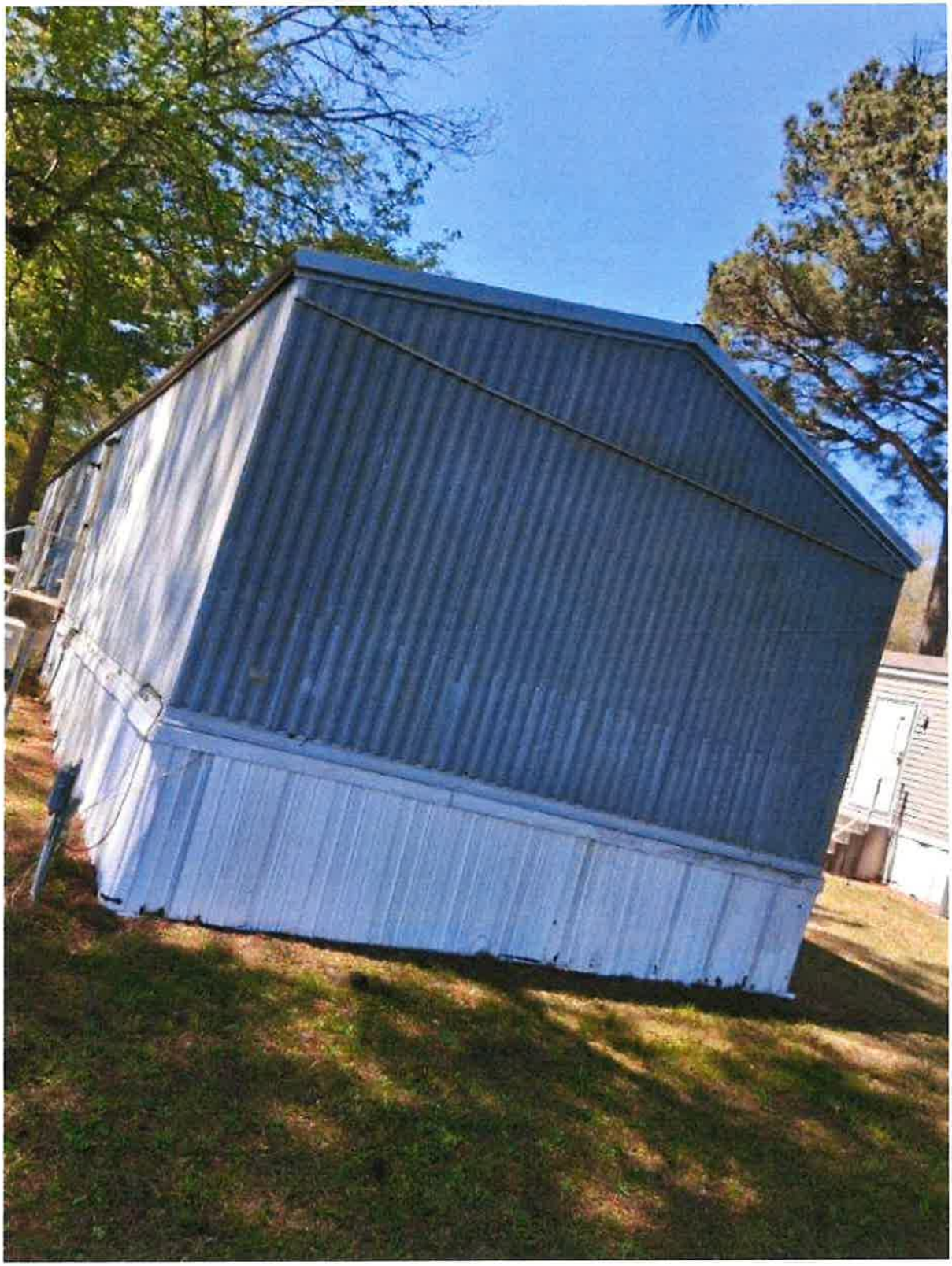
Tina Petty, County Clerk
Bowie County, Texas

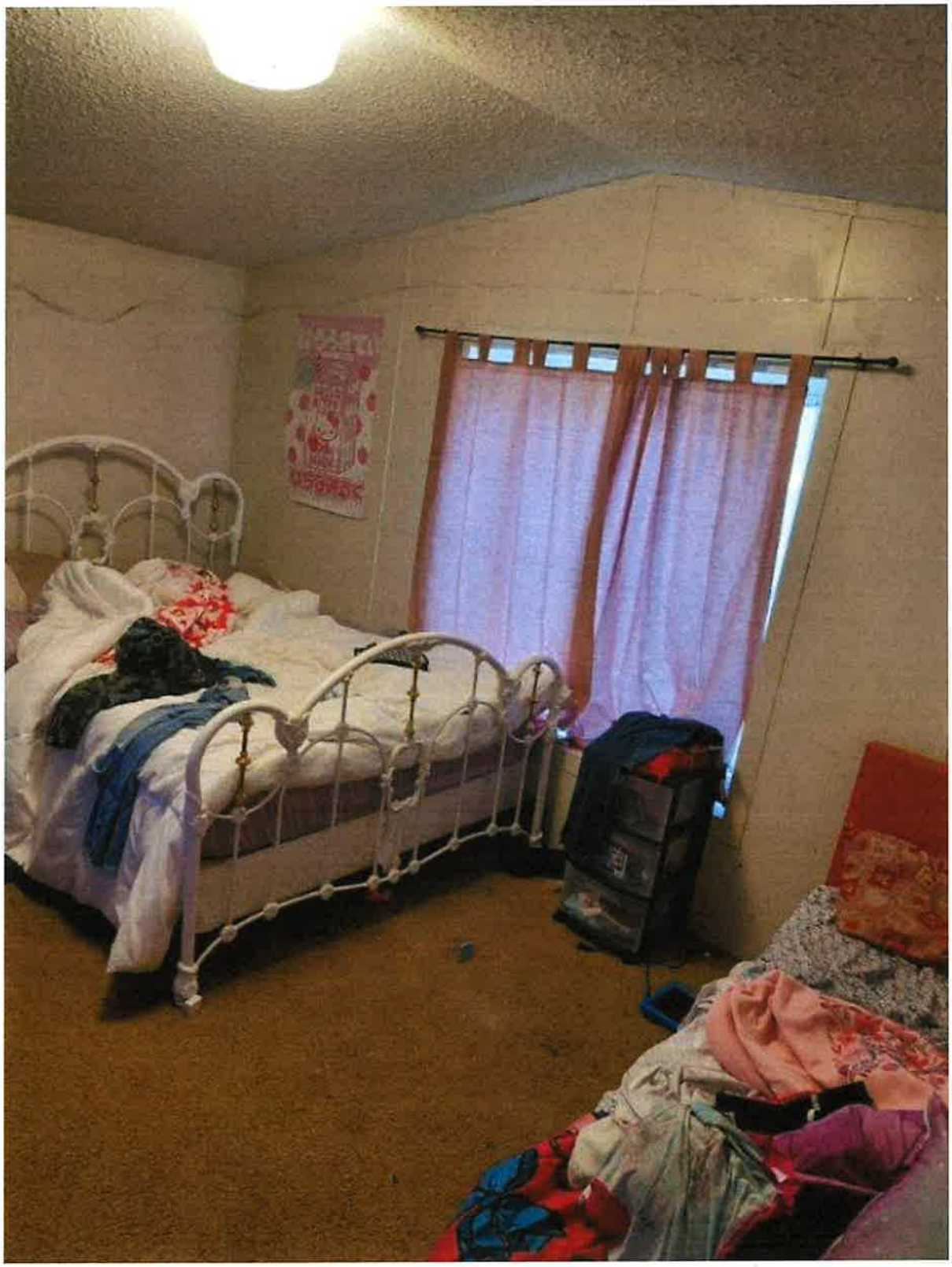
2137552

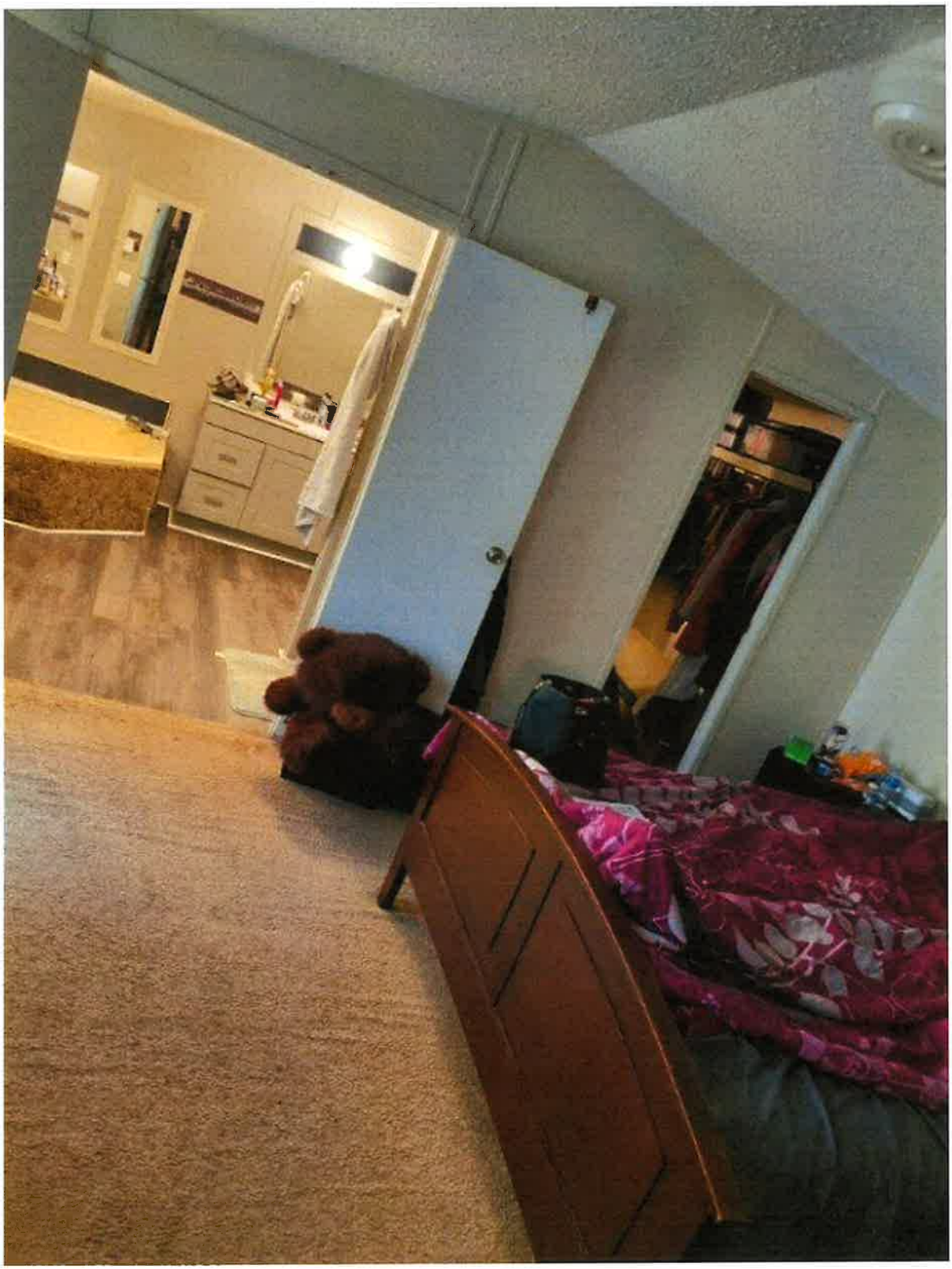
1106 Hatton Street

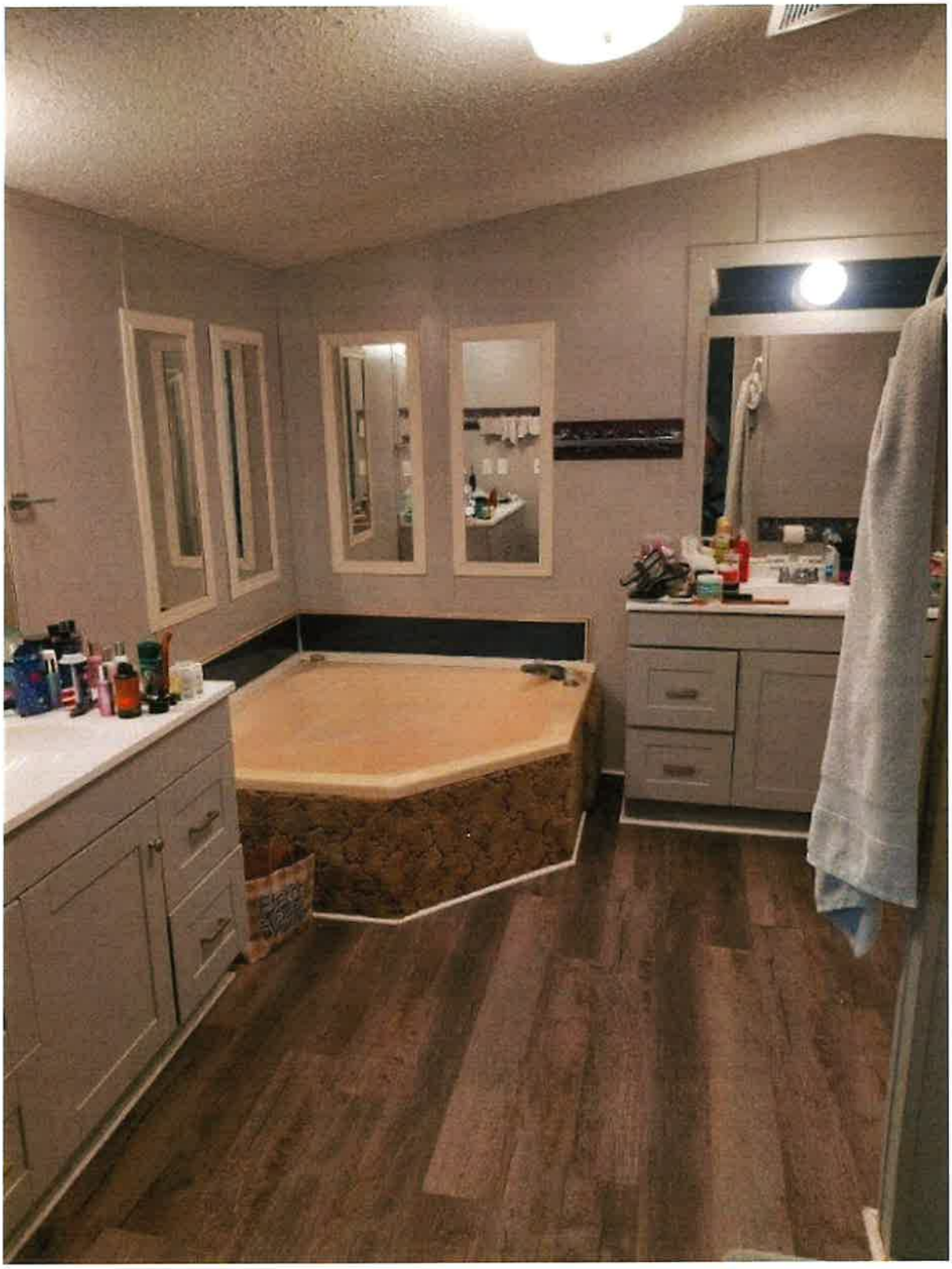


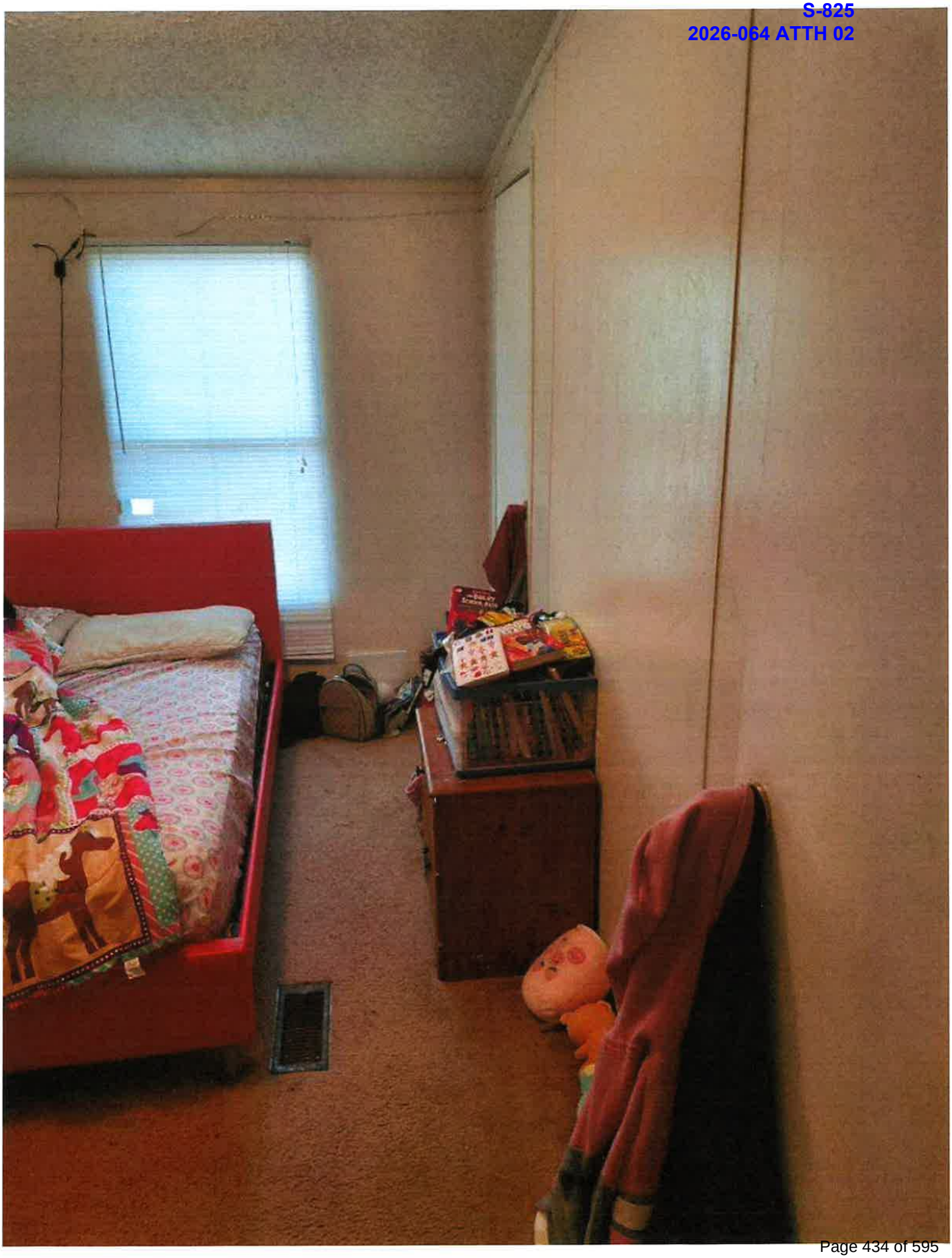
1106 Hatton Street











SHOPKINS

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.6

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-066 rezoning on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street (Ward 2) from Planned Development-Agriculture to Planned Development-Commercial. Inex Dixon, owner and Joe Thomas, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Joe Thomas, agent, to rezone on a portion of Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street from Planned Development-Agriculture to Planned Development-Commercial.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended this request for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-066

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOT 22 AND ½ OF LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-AGRICULTURE TO PLANNED DEVELOPMEMT-COMMERCIAL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on **Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street,** in the City of Texarkana, Bowie County, Texas, from **Planned Development-Agriculture to Planned Development-Commercial**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Planned Development-Agriculture to Planned Development-Commercial on Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Planned Development-Agriculture to Planned Development-Commercial**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Planned Development-Agriculture to Planned Development-Commercial** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on **Lot**

22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street in the City of Texarkana, Bowie County, Texas, from **Planned Development-Agriculture to Planned Development-Commercial.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

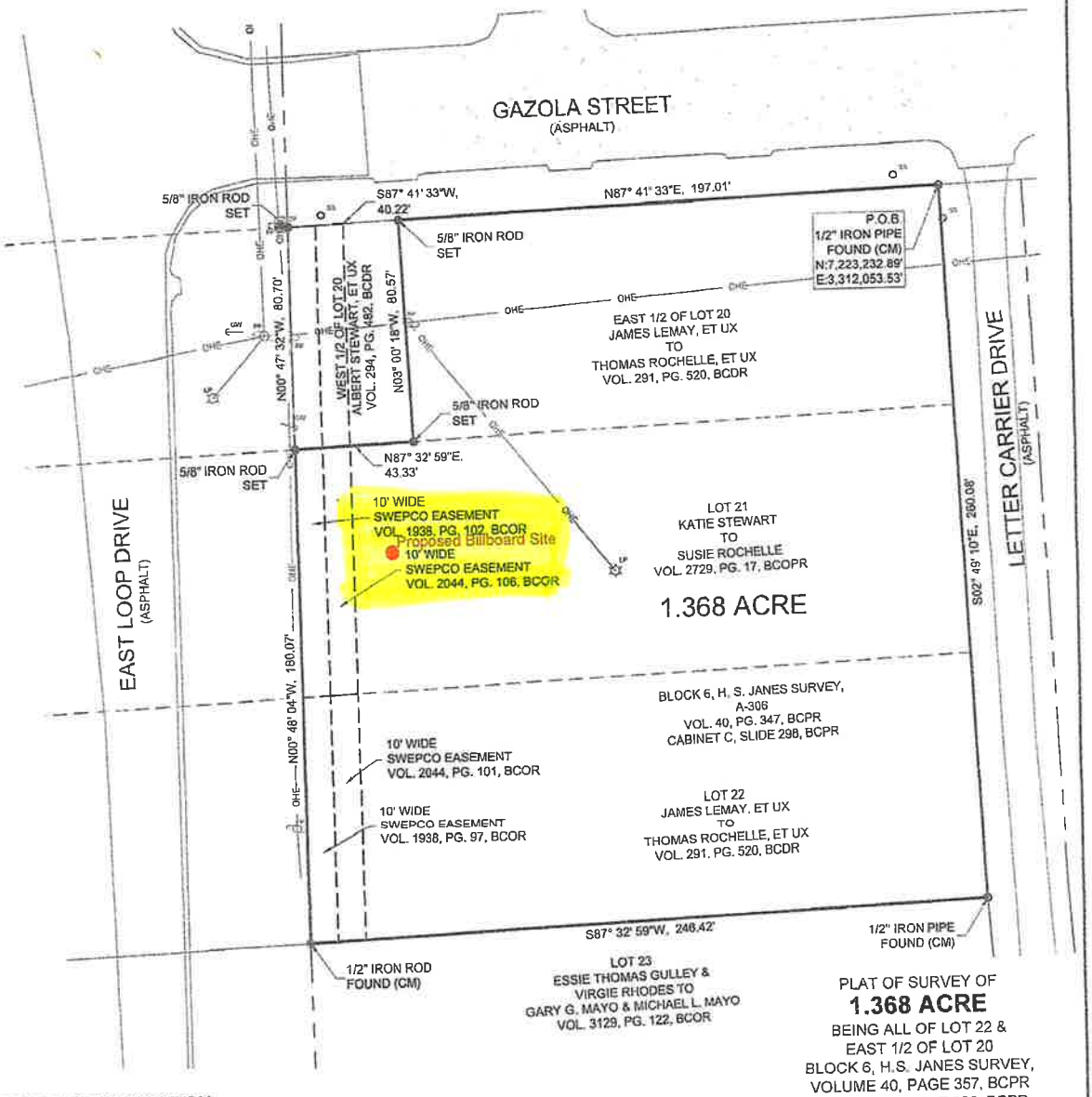
4307 Gazola Street

4307 Gazola Street

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.



PLAT OF SURVEY OF
1.368 ACRE
BEING ALL OF LOT 22 &
EAST 1/2 OF LOT 20
BLOCK 6, H.S. JANES SURVEY,
VOLUME 40, PAGE 357, BCPR
CABINET C, SLIDE 298, BCPR
JAMES LEMAY, ET UX TO
THOMAS ROCHELLE, ET UX
VOLUME 291, PAGE 520, BCDR
BEING ALL OF LOT 21
KATIE STEWART
TO SUSIE ROCHELLE
VOLUME 2729, PAGE 17, BCOPR
IN THE H. S. JANES SURVEY, A-306
BOWIE COUNTY, TEXAS

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

STATE OF TEXAS
REGISTERED
NICHOLAS NORTHCUTT
6884
PROFESSIONAL
LAND SURVEYOR

APRIL 02, 2026
DATE

NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

LEGEND	
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
TP	TELEPHONE PEDESTAL
SS	SANITARY SEWER MANHOLE
(CM)	CONTROLLING MONUMENT
OHE	OVERHEAD ELECTRIC

Northcutt
Land Surveying
6725 FM 1972, GILMER, TEXAS 75645
WWW.NORTHCUTTSURVEYING.COM
PH: 903-371-8653 TBPELS 10194706
EMAIL: NICK@NORTHCUTTSURVEYING.COM

APRIL 3, 2026 | DRAWN BY: NWN | JOB #1108-004

Proposed Billboard Site

Susie Rochelle Property
4307 Gazola Street
Texarkana, TX

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.7

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-067 granting a Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Joe Thomas, agent, for a Specific Use Permit to allow one additional use for an off-premises advertising billboard on a portion of Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. This property is vacant land. The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential to the east.
A Specific Use Permit is required to allow the off-premises billboard in the Planned Development-Commercial zoning district.
Staff recommends approval of this request. Staff would like to stipulate the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.

2. That the sign cannot be placed inside of a public right of way or public utility easement.

The applicant should also be aware that if this zoning change is approved, all other applicable

city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.
All notifications and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended this request for approval with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-067

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-828 FOR THE LOCATION OF AN OFF PREMISES OUTDOOR ADVERTISING SIGN (BILLBOARD) ON LOT 22, AND ½ OF LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of an Off Premises Outdoor Advertising Sign (Billboard) on **Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of an Off Premises Outdoor Advertising Sign (Billboard)** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-828 to allow the location of an Off Premises Outdoor Advertising Sign (Billboard) on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That all City codes be met as to permits, setbacks, height, and square footage of the signage.

2. Signs cannot be placed inside of a public right of way or public utility easement.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

4307 Gazola Street

4307 Gazola Street

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.8

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-068 amending PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street (Ward 2). Inez Dixon, owner, and Joe Thomas, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by Inez Dixon, owner, and Joe Thomas, agent, for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. The current zoning is Planned Development-Agriculture being rezoned to Planned Development-Commercial.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential to the east.
The site plan consists of the following:

1. The construction of a 14-foot by 48-foot, 672 sq ft billboard.
2. The access driveway will be off Gazola Street.
3. Any access driveway from East Loop Drive must be submitted to TxDOT for approval.
4. There will be 1 parking space for maintenance crew.
5. Civil review and stormwater permit required.
6. There is a six-inch (6”) sanitary sewer main along the south side of Gazola Street in the area specified.
7. There is an eight-inch (8”) sanitary sewer main and a six-inch water main along the West side of Letter Carrier Drive.

8. The Utility reserves the right to request additional utility easements upon review of the plans.
9. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.
The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended this request for approval with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-3 FOR SITE PLAN APPROVAL ON LOT 22, AND ½ OF LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (Exhibit 'A') on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306 (EXH 'B'), located at 4307 Gazola Street** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-Commercial [PD-23-3 (C)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-3(C); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Commercial; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above-described property is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the site plan **(Exhibit 'A') on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306 (EXH 'B'), located at 4307 Gazola Street** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-3(C).

SECTION 2: PD-23-3C is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. The construction of a 14-foot by 48-foot, 672 sq ft billboard.

2. The access driveway will be off Gazola Street.
3. Any access driveway from East Loop Drive must be submitted to TxDOT for approval.
4. There will be one (1) parking space for maintenance crew.
5. Civil review and stormwater permit required.
6. There is a six-inch (6") sanitary sewer main along the south side of Gazola Street in the area specified.
7. There is an eight-inch (8") sanitary sewer main and a six-inch water main along the West side of Letter Carrier Drive.
8. The Utility reserves the right to request additional utility easements upon review of the plans.
9. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

SECTION 3: It is further provided that in case a section, clause, sentence, or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

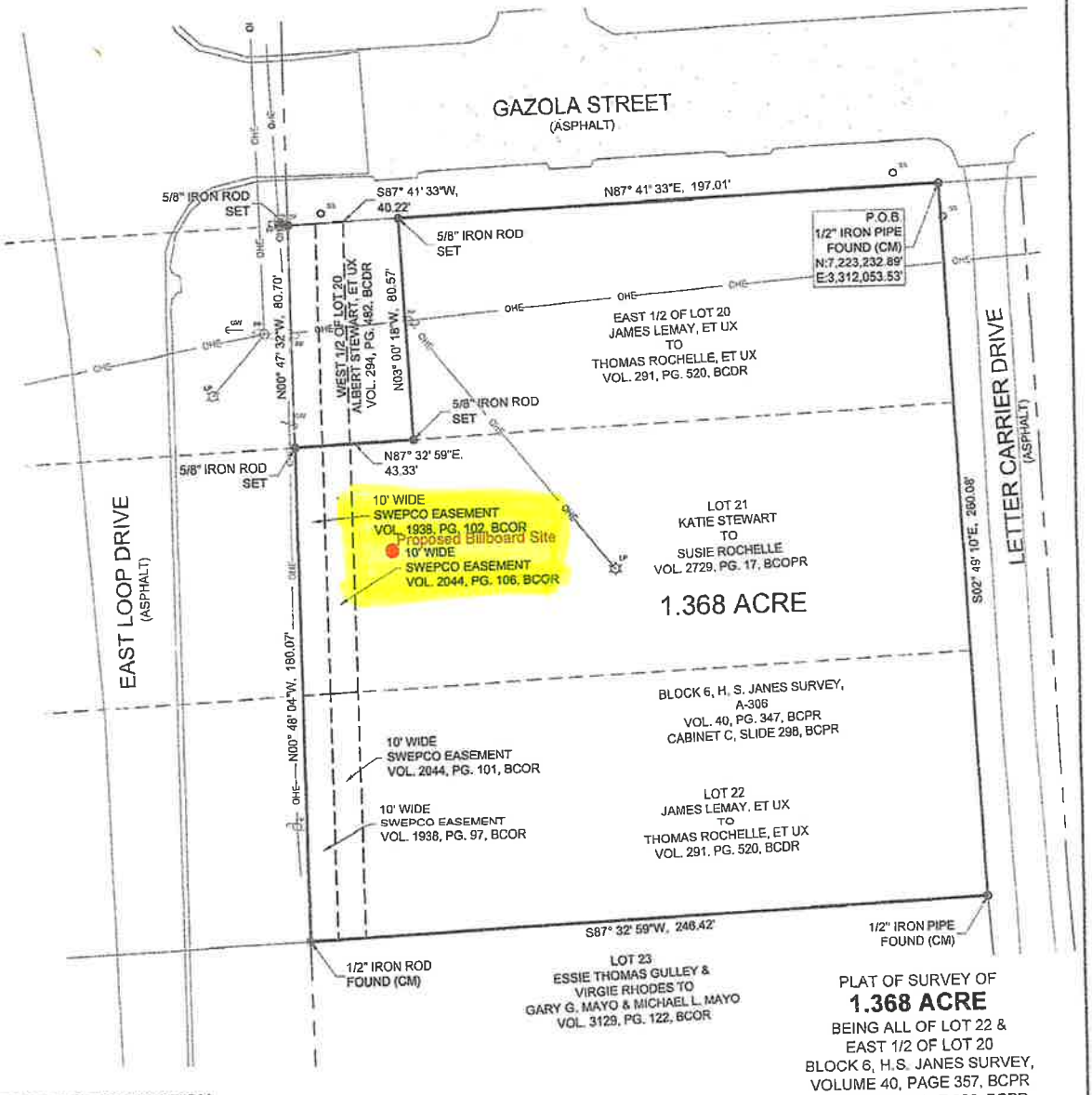
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.



PLAT OF SURVEY OF
1.368 ACRE
BEING ALL OF LOT 22 &
EAST 1/2 OF LOT 20
BLOCK 6, H.S. JANES SURVEY,
VOLUME 40, PAGE 357, BCPR
CABINET C, SLIDE 298, BCPR
JAMES LEMAY, ET UX TO
THOMAS ROCHELLE, ET UX
VOLUME 291, PAGE 520, BCDR
BEING ALL OF LOT 21
KATIE STEWART
TO SUSIE ROCHELLE
VOLUME 2729, PAGE 17, BCOPR
IN THE H. S. JANES SURVEY, A-306
BOWIE COUNTY, TEXAS

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

STATE OF TEXAS
REGISTERED
NICHOLAS NORTHCUTT
6884
PROFESSIONAL
LAND SURVEYOR

APRIL 02, 2026
DATE

NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

LEGEND	
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
TP	TELEPHONE PEDESTAL
SS	SANITARY SEWER MANHOLE
(CM)	CONTROLLING MONUMENT
OHE	OVERHEAD ELECTRIC

Northcutt
Land Surveying
6725 FM 1972, GILMER, TEXAS 75645
WWW.NORTHCUTTSURVEYING.COM
PH: 903-371-8653 TBPELS 10194706
EMAIL: NICK@NORTHCUTTSURVEYING.COM

APRIL 3, 2026 | DRAWN BY: NWN | JOB #1108-004

Proposed Billboard Site

Susie Rochelle Property
4307 Gazola Street
Texarkana, TX

4307 Gazola Street

4307 Gazola Street

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.9

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-069 rezoning on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2) from Single Family-2 to Single Family-3. Randy Pitts, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Randy Pitts, owner, to rezone on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street from Single Family-2 to Single Family-3.

The Future Land Use Map designates this property as "Neighborhood Residential".

The adjacent zoning is Single Family-2 to the north, south, west and SingleFamily-3 and Single Family-2 to the east. The adjacent land use is vacant property to the north, and south, residential to the west, and HUD code manufactured home and residence to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended this request for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON THE WEST 164.6' OF LOTS 3-4, BLOCK 4, URBAN HEIGHTS, LOCATED IN THE 3900 BLOCK OF COLLOM STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone the **west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-2 to Single Family-3 on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-2 to Single Family-3**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone the **west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

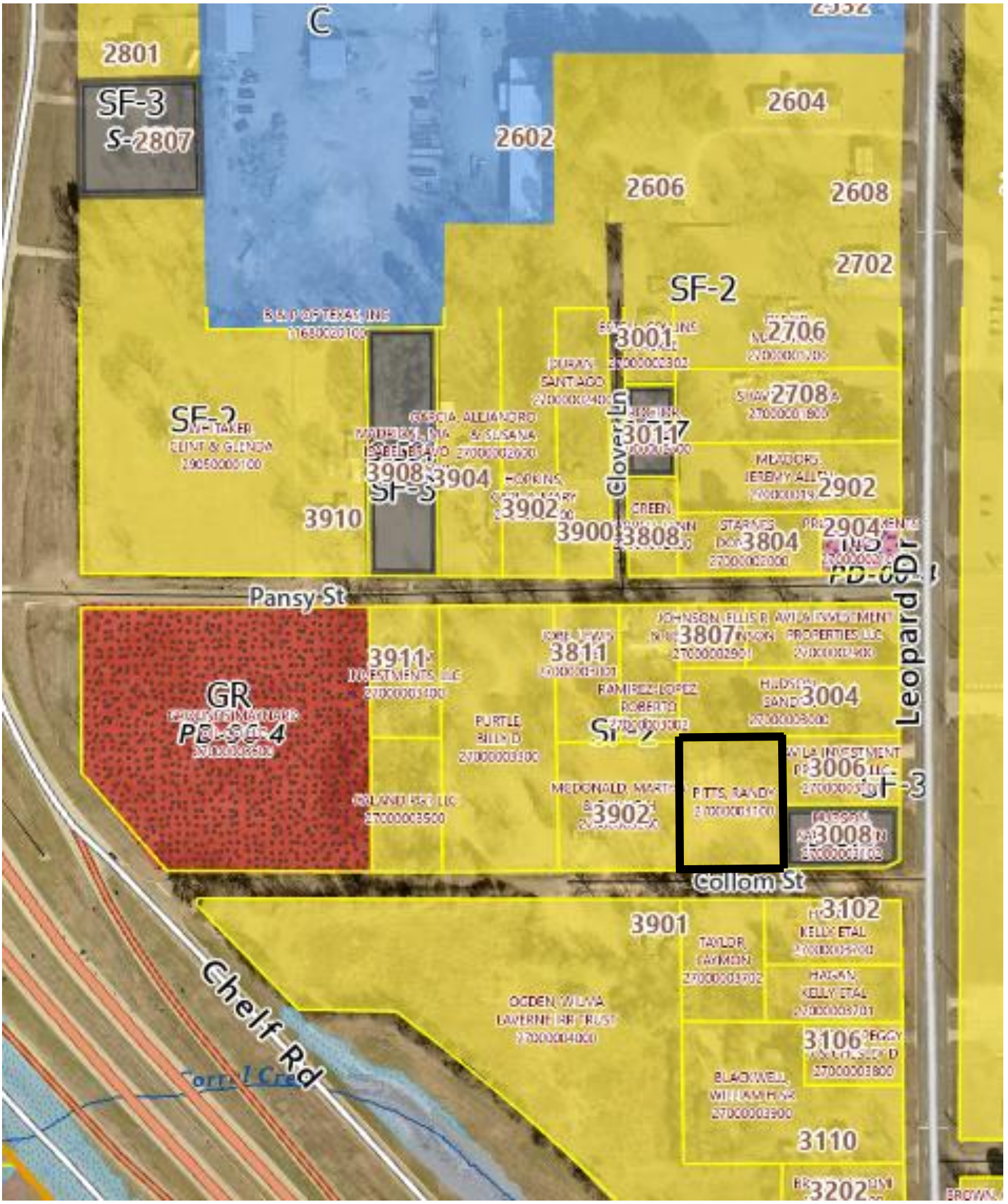
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

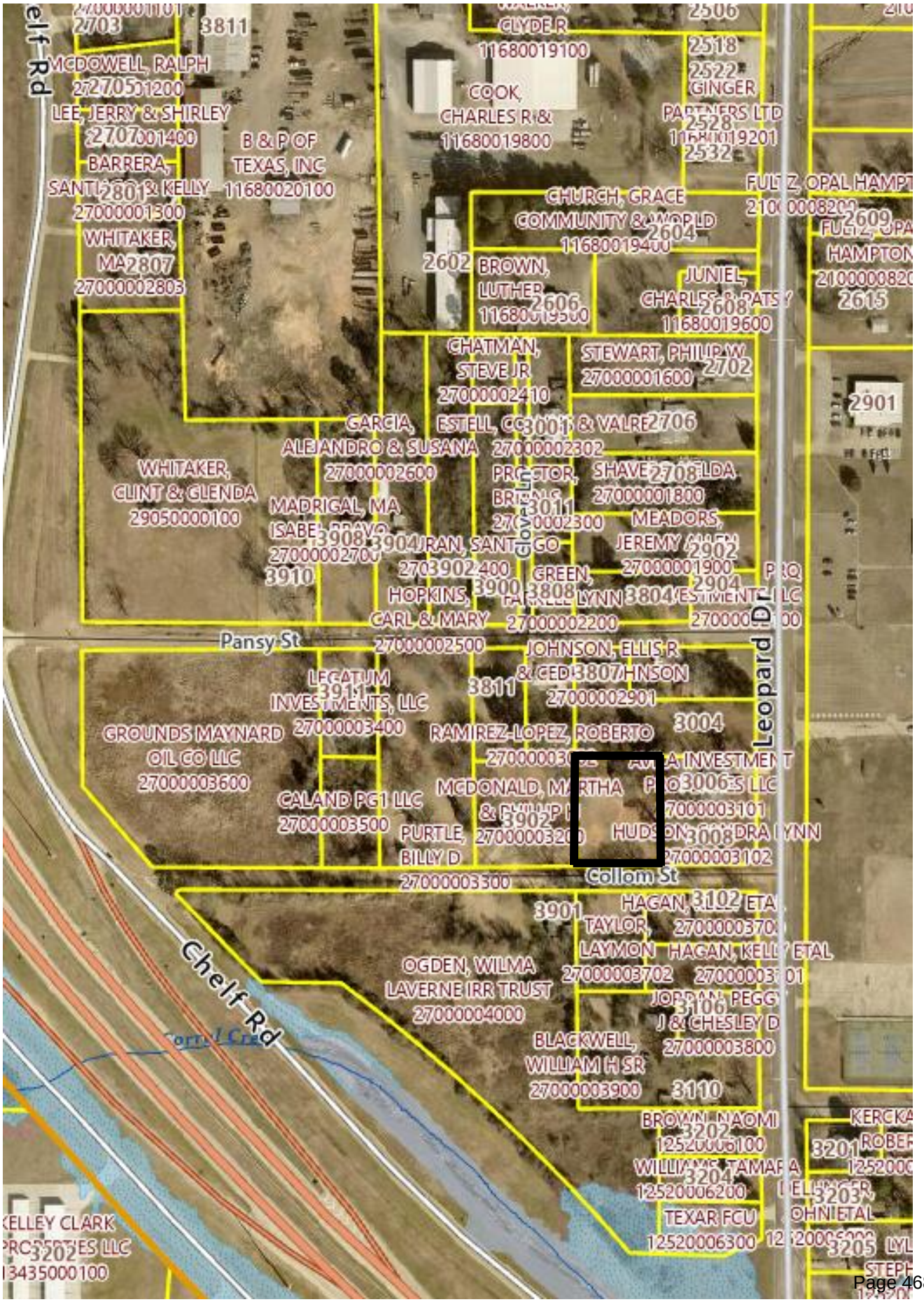
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

3900 block of Collom Street



3900 block of Collom Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.10

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-070 granting a Specific Use Permit to allow the location of a HUD code manufactured home on the west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street (Ward 2). Randy Pitts, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Randy Pitts, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street.

The Future Land Use Map designates this property as "Neighborhood Residential".

The adjacent zoning is Single Family-2 to the north, south, west and SingleFamily-3 and Single Family-2 to the east. The adjacent land use is vacant property to the north, and south, residential to the west, and HUD code manufactured home and residence to the east.

Staff recommend approval of this request with the following stipulations:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. If the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas

codes.

All notification and application requirements have been met to consider this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended this request for approval with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-826 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON THE WEST 164.6' OF LOTS 3-4, BLOCK 4, URBAN HEIGHTS, LOCATED IN THE 3900 BLOCK OF COLLOM STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on the **west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-826 to allow the location of a HUD code manufactured home** on the **west 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

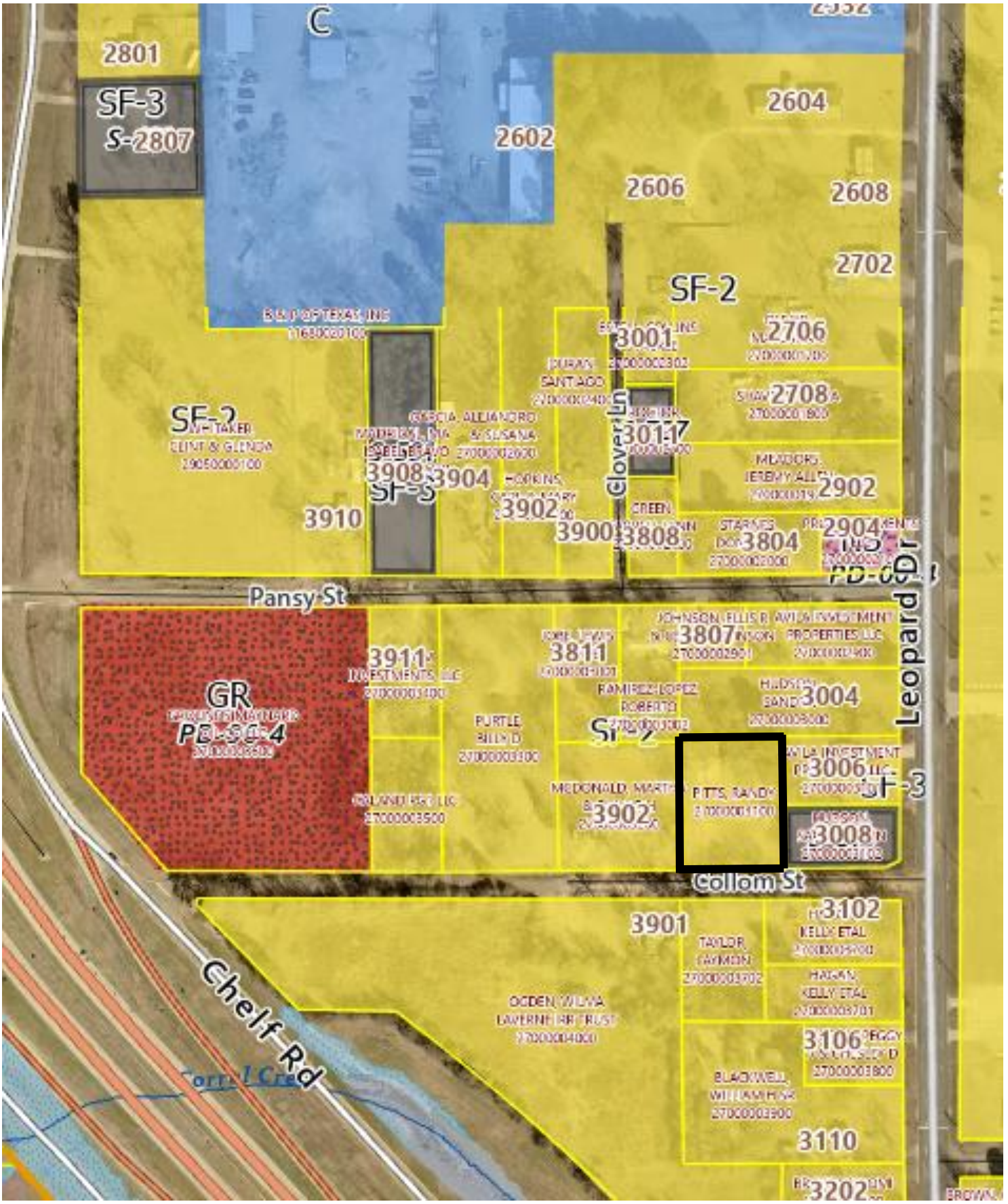
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

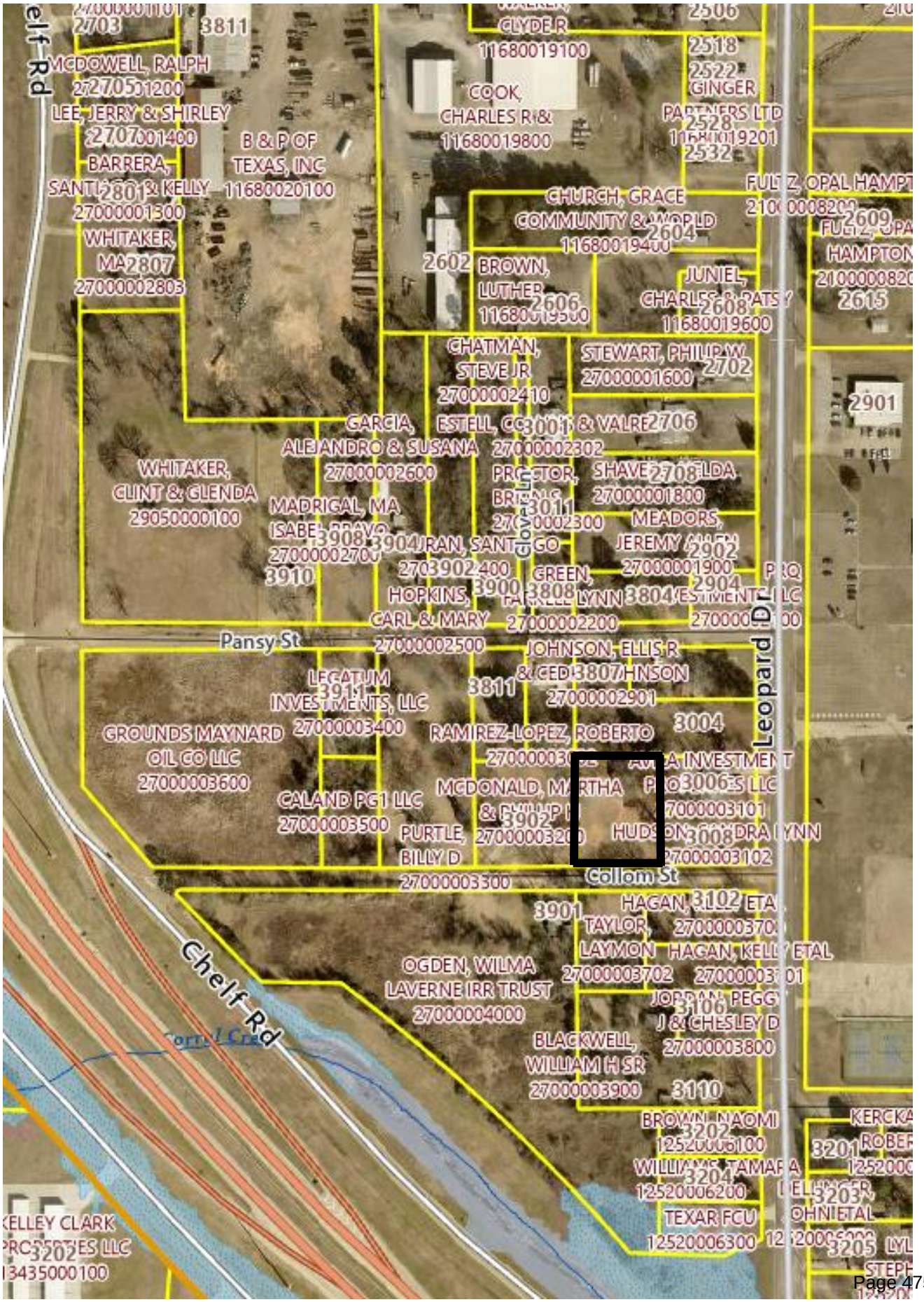
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

3900 block of Collom Street



3900 block of Collom Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.11

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2026-071 rezoning on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1) from Single Family-2 to Single Family-3. Jorge Laguna, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jorge Laguna, owner, to rezone Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street from Single Family-2 to Single Family-3.

The Future Land Use Map designates this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-2 to the north, and west, SingleFamily-3 east, Commercial south. The adjacent land use is residential to the north, west, and east, and commercial retail to the south.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOTS 6-7, BLOCK 5, NEW TOWN ADDITION, LOCATED AT 2117 STEVENSON STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on **Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-2 to Single Family-3 on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-2 to Single Family-3**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on **Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

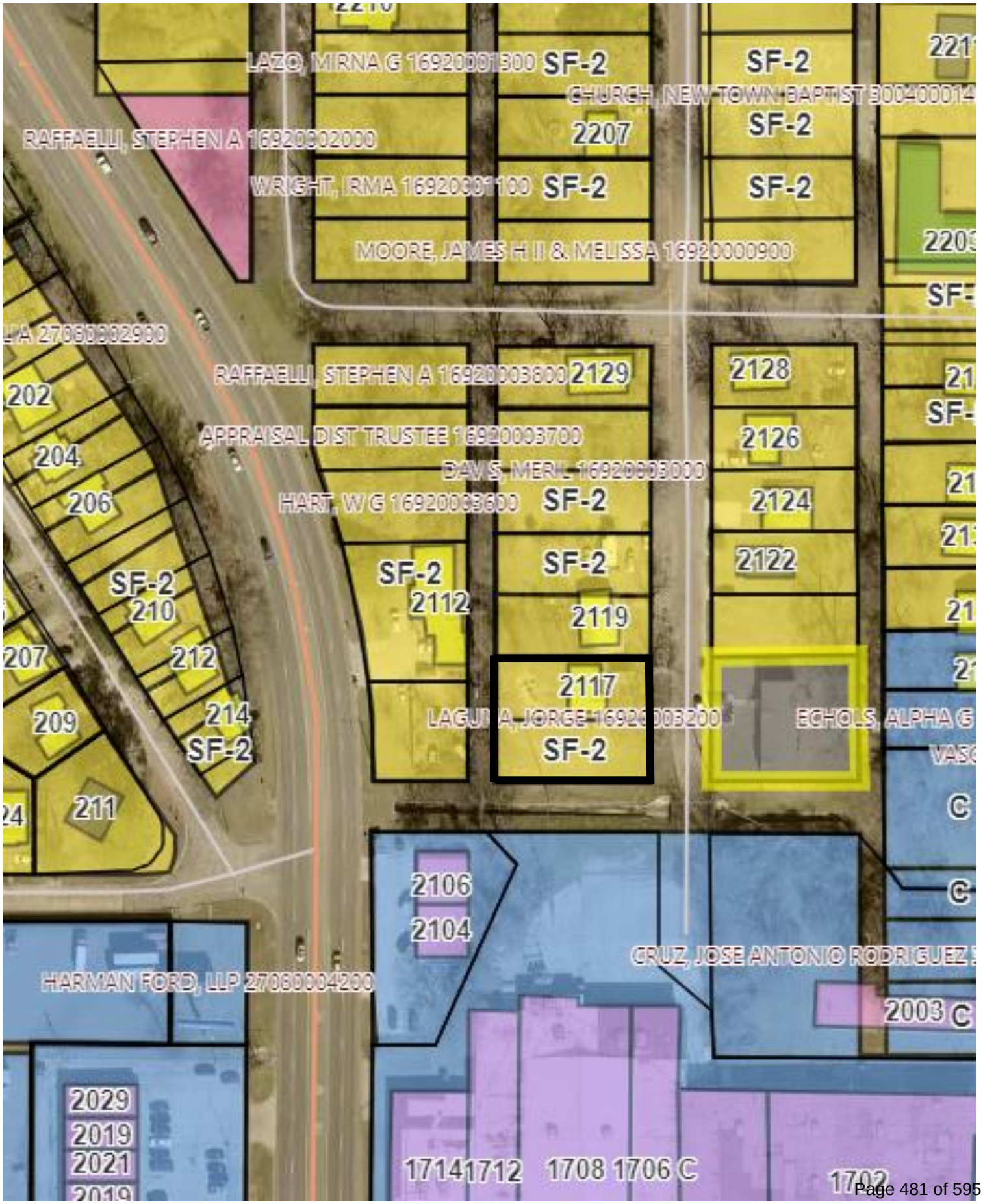
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

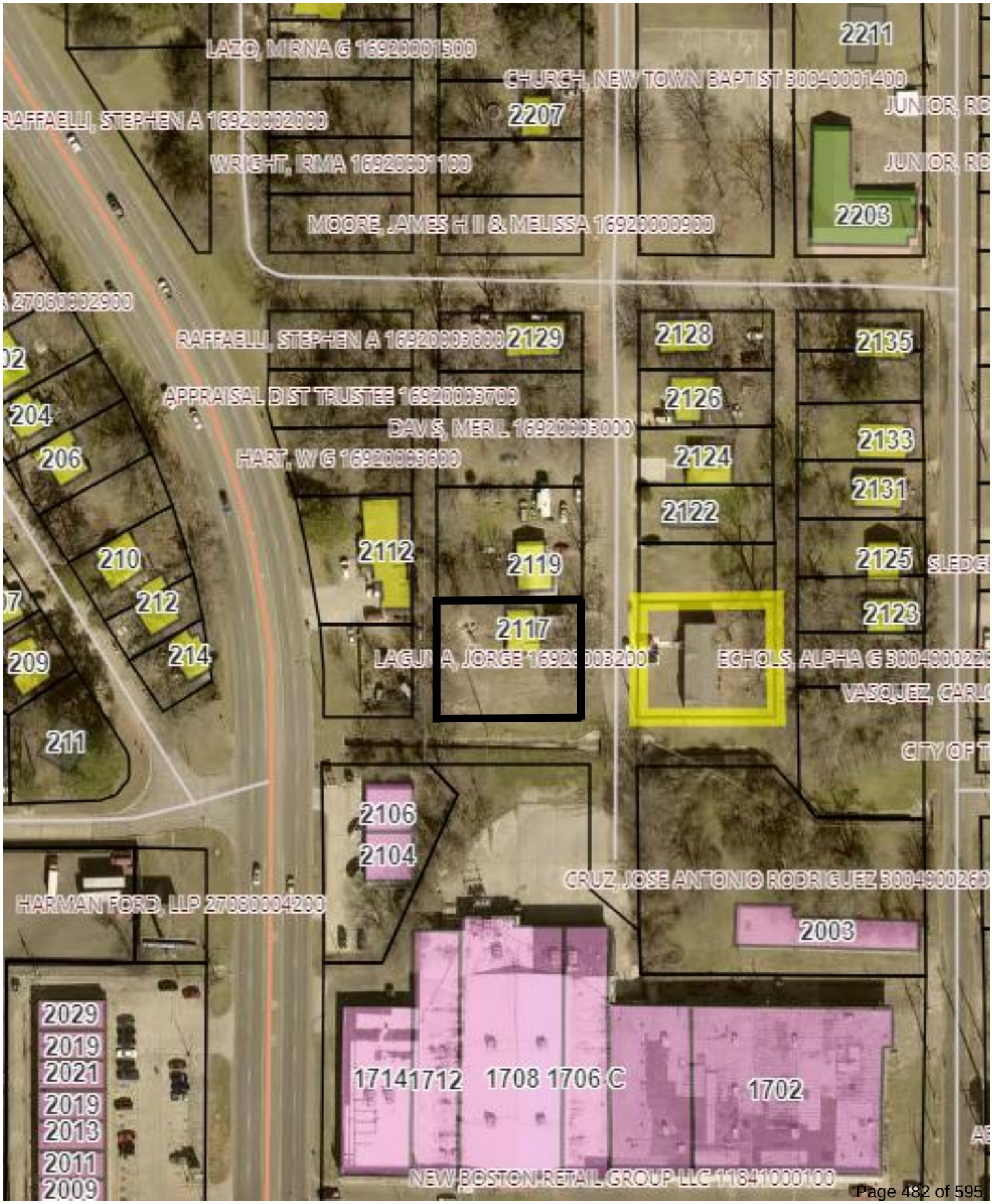
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

2117 Stevenson Street



2117 Stevenson Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.12

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-072 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street (Ward 1). Jorge Laguna, owner.		
Briefing:	5/11/2026	**Public Hearing:** 6/8/2026	**Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Jorge Laguna, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street.

The Future Land Use Map designates this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-2 to the north, and west, SingleFamily-3 east, Commercial south. The adjacent land use is residential to the north, west, and east, and commercial retail to the south.

Staff recommend approval of this request with the following stipulations:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. If the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas

codes.

All notification and application requirements have been met to consider this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this application with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

ORDINANCE NO. 2026-072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-827 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME LOTS 6-7, BLOCK 5, NEW TOWN ADDITION, LOCATED AT 2117 STEVENSON STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-827 to allow the location of a HUD code manufactured home** on **Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.

2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

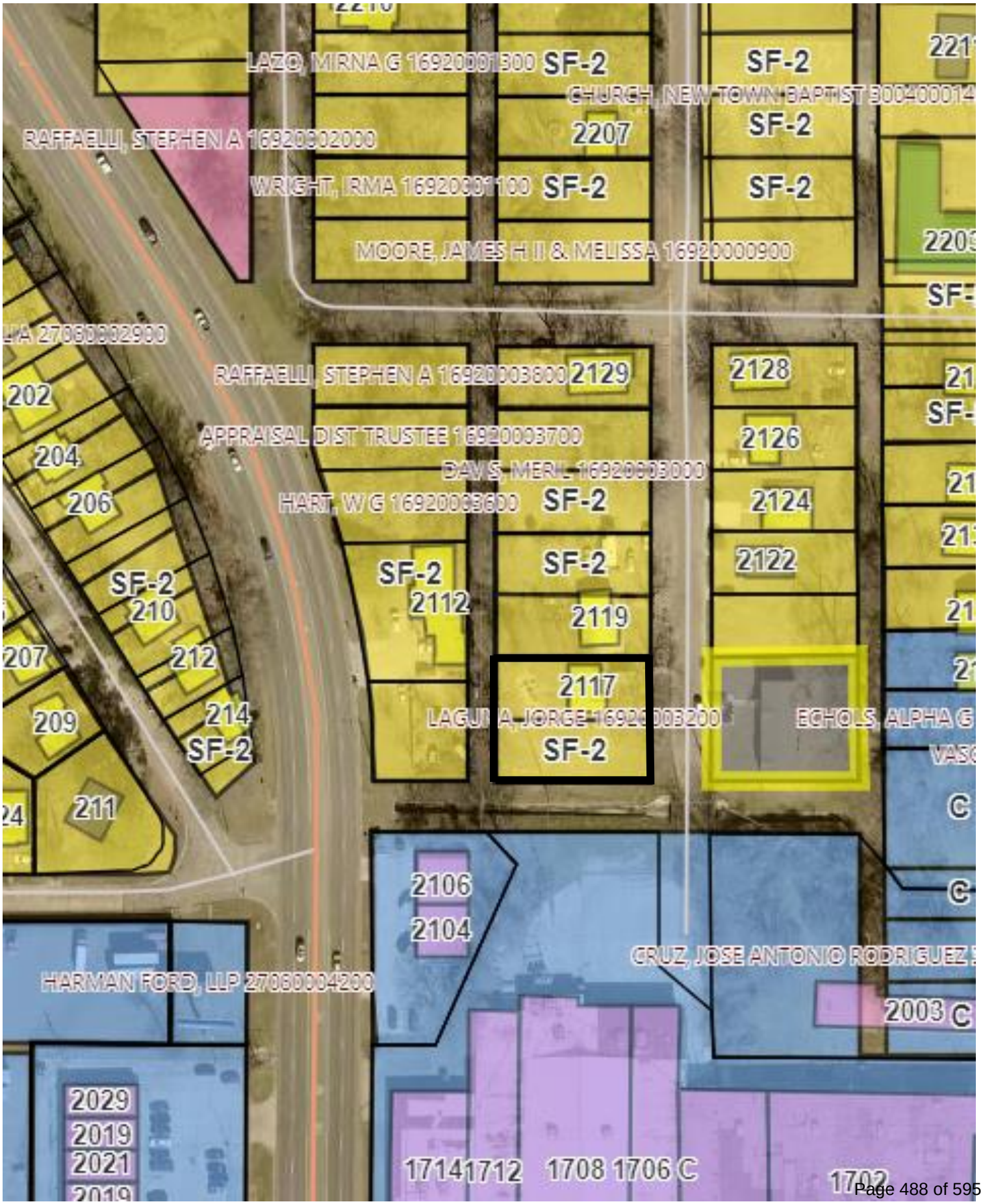
PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

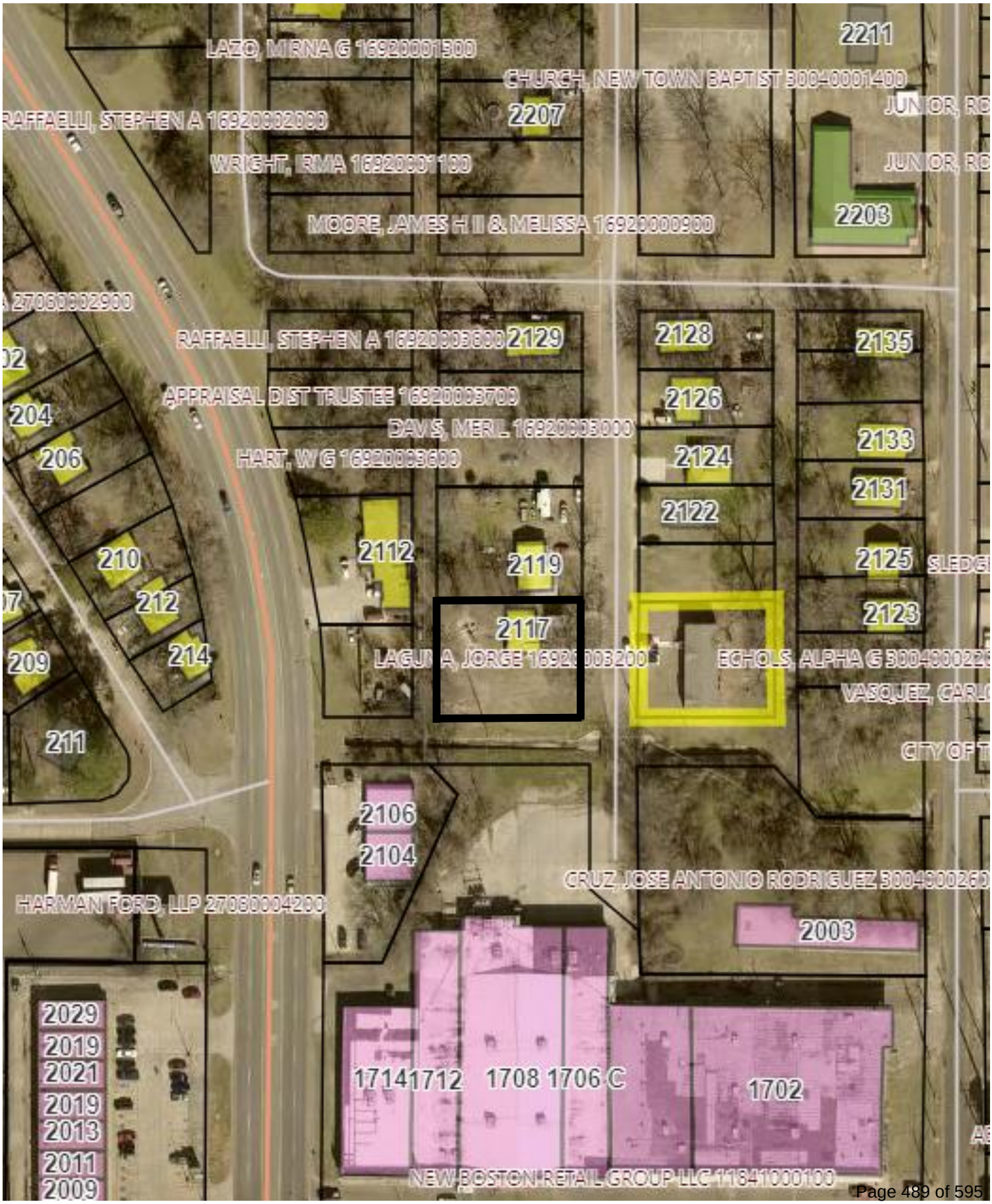
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2117 Stevenson Street



2117 Stevenson Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☐	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.13

Briefing Sheet

Department: City Manager **Action Officer:**

Subject: Resolution No. 2026-075 supporting the nomination and designation of eligible census tracts within the City of Texarkana, Texas, as Opportunity Zones to encourage private investment, economic development, job creation, and community revitalization.

Briefing: **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Updates/History of Briefing:

Not applicable

Executive Summary and Background Information:

The City is requesting City Council support for the submission of all eligible Opportunity Zone 2.0 census tracts located within the City of Texarkana, Texas to the Office of the Governor for consideration during the 2026 designation cycle. The proposed resolution emphasizes the City's local support for nominated tracts, including potential support through lawful economic development tools such as incentives, rebates, agreements, infrastructure coordination, and public-private partnerships, where separately approved by the City Council. Approval of this resolution will allow the City Manager, or designee, to communicate the City's support for eligible tracts in an effort to promote redevelopment, private investment, job creation, housing and commercial revitalization, and other economic development objectives.

Potential Options:

Approve
Deny

Fiscal Implications:

N/A

Staff Recommendation:

Staff recommends for approval

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not applicable

Advisory Board/Committee Meeting Date and Minutes:

Not applicable

RESOLUTION NO. 2026-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING AND AUTHORIZING THE SUBMISSION FOR CONSIDERATION OF ALL ELIGIBLE OPPORTUNITY ZONE 2.0 CENSUS TRACTS LOCATED WITHIN THE CITY TO THE OFFICE OF THE GOVERNOR; FINDING AND EMPHASIZING LOCAL SUPPORT FOR NOMINATED TRACTS, INCLUDING SUPPORT THROUGH INCENTIVES, REBATES, AND AGREEMENTS WHERE SEPARATELY APPROVED; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Congress amended and made the Opportunity Zone program permanent in 2025 through Section 70421 of Public Law 119-21, commonly known as the One Big Beautiful Bill Act, thereby creating the next designation cycle for qualified opportunity zones effective January 1, 2027; and

WHEREAS, under current federal law and guidance, the Governor of Texas may nominate eligible low-income community census tracts for certification and designation by the United States Department of the Treasury during the applicable 2026 determination period and prior 2018 opportunity zone designations are not automatically recertified; and

WHEREAS, the City Council specifically finds and declares that strong local support is an important factor in the State review process and that the City should clearly communicate its willingness to support nominated tracts through lawful economic development tools, including potential incentives, rebates, agreements, infrastructure coordination, and other redevelopment support measures that may be separately considered and approved by the City Council in accordance with applicable law; and

WHEREAS, the City Council further finds that supporting submission of all census tracts located within the City of Texarkana, Texas, that satisfy the final federal eligibility requirements, subject to applicable state submission procedures and limits, is in the best interest of the City in order to promote redevelopment, private investment, job creation, housing and commercial revitalization, workforce opportunity, and other lawful economic development objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1. The City Council hereby supports the submission for consideration under Opportunity Zone 2.0 of all population census tracts located wholly or partially within the municipal boundaries of the City of Texarkana, Texas that appear on the final list of eligible tracts issued or recognized by the United States Department of the Treasury or the Internal Revenue Service and that may lawfully be nominated during the 2026 designation cycle.

SECTION 2. The City Council expressly finds and emphasizes that local support exists for nominated tracts and that the City intends to support qualifying investment and redevelopment in such tracts through lawful local actions and partnerships. In presenting nomination materials, the City Manager, or the City Manager's designee, is authorized to describe existing and potential local support, including incentives offered, rebates, agreements, public-private partnerships, infrastructure coordination, and other implementation tools, to the extent accurate and appropriate.

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☒	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
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	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☒	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.14

Briefing Sheet

Department:	Planning, Community Dev. & Health	**Action Officer:**	Daphnea Ryan, Grants Manager
Subject:	Resolution No. 2026-076 supporting the redevelopment of Sunset Apartments and providing a Resolution of No Objection for LIH Texarkana Preservation, L.P.'s application to TDHCA for 4% Low Income Housing Tax Credits.		
Briefing:	5/11/2026	**Public Hearing:** 6/8/2026	**Council Vote:** 6/8/2026

Item Schedule:

Two Meetings - Brief Once then Public Hearing and Vote

Updates/History of Briefing:

Executive Summary and Background Information:

LEDG Capital submitted a Request for Resolution of No Objection for pursuing the long-term preservation of Sunset Apartments through a one-step 4% Low-Income Housing Tax Credit (LIHTC) and tax-exempt bond transaction. Sunset Apartments is an existing development located at 1601 Allen Lane on almost 10.5 acres and contains eighteen (18) two-story buildings with 150 units containing one, two and three bedroom apartments. These apartments were built in 1974 and last renovated in 2005. The new renovation will include significant rehabilitation valued at more than $35,000 per unit and will remain affordable to individuals and families earning 60% or less of the Area Median Income.

The rehabilitation scope will consist of upgrades to the building exteriors, including new roofs, windows, lighting, signage, and brickwork. The interior scope will consist of upgraded cabinets, counters, appliances, flooring, paint, electrical/plumbing fixtures, and HVAC Systems. Five percent of units will be converted to provide ADA accessibility, and accessible paths of travel, parking signage, and ramps will be constructed as well. Other miscellaneous exterior work includes seal coat and striping of the parking lots, fence repairs, landscaping, trash enclosures, and maintenance shed. Additional site amenities will include security cameras, sports court, lighted pathways, BBQ grills and seating, and an upgraded playground.

The property is currently zoned Multi-Family 1, and no zoning changes are required. The development will also incorporate a range of energy efficiency measures designed to reduce long-term utility costs for residents.

LEDG Capital is an experienced multifamily developer, with a portfolio of approximately 7,000 units across eleven states, including more than 2,700 units in Texas. This $34.6 million investment represents a significant commitment to preserving and enhancing affordable housing in Texarkana.

Staff recommends approval.

Potential Options:

Approve
Deny

Fiscal Implications:

There are no fiscal implications to the City

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE REDEVELOPMENT OF SUNSET APARTMENTS AND PROVIDING A RESOLUTION OF NO OBJECTION FOR LIH TEXARKANA PRESERVATION, L.P.'S APPLICATION TO TDHCA FOR 4% LOW INCOME HOUSING TAX CREDITS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, LIH Texarkana Preservation, LP, or its successors, assigns, or affiliates (Applicant), proposes to rehabilitate the Sunset Apartments, located at 1601 Allen Lane in Texarkana, Texas, 75501, comprising 150 units; and

WHEREAS, the applicant intends for the development to be for the general population; and

WHEREAS, the applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credits (HTCs) for the Rehabilitation of the development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA:

SECTION 1: In accordance with Section 2306.67071 of the Texas Government Code:

1. The Applicant provided notice to the City Council of its intent to file the application to the TDHCA;

2. The City Council had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed development;

3. The City Council held a hearing at which public comment could be made on the application; and

4. After due consideration of the information provided by the Applicant and public comment, the City Council does not object to the Applicant's proposed application to the TDHCA.

SECTION 2: Pursuant to Section 11.3(c) of the Texas Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds.

SECTION 3: Council hereby supports the Proposed Development and confirms that Council has voted specifically to approve the construction of the Proposed Development and to authorize the allocation of HTCs for the Proposed Development pursuant to Section 2306.6703(a) of the Texas Government Code.

SECTION 4: That as provided for in 10 TAC §11.101(a)(3) of the Qualified Allocation Plan, it is hereby acknowledged that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals.

SECTION 5: That the City of Texarkana hereby authorizes the development to move forward.

SECTION 6: The City Council has no objection to the application pursuant to Sections 11.3(e) and 11.4(c)(1) of the Texas Qualified Allocation Plan.

SECTION 7: The City Council authorizes, empowers, and directs the City Secretary to certify this resolution to the TDHCA.

SECTION 8: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Executive Summary
Request for Resolution of No Objection
Sunset Apartments, Texarkana, Texas

LEDG Capital, LLC submitted a Request for Resolution of No Objection for redevelopment of Sunset Apartments meeting the requirements established by Resolution 2021-116 which adopted evaluative factors and administrative procedures for low-income housing tax credits resolution request.

Sunset Apartments is an existing development located at 1601 Allen Lane on almost 10.5 acres. The development contains 150 units in a configuration of 1, 2, and 3-bedroom units. Built in 1974, and renovated in 2005, the development will receive significant rehabilitation valued at more than $35,000 per unit.

There are 18 2-story garden style walk-up buildings. The rehabilitation scope will consist of upgrades to the building exteriors, including new roofs, windows, lighting, signage, and brickwork. The interior scope will consist of upgraded cabinets, counters, appliances, flooring, paint, electrical/plumbing fixtures, and HVAC systems. Five percent of units will be converted to provide ADA accessibility, and accessible paths of travel, parking, signage, ramps will be constructed as well. Other miscellaneous exterior work includes seal coat and striping of the parking lots, fence repairs, landscaping, trash enclosures, and maintenance shed. Additional site amenities will include security cameras, sport court, lighted pathways, BBQ grills and seating, lighted pathways, and upgraded playground.

The Developer is LEDG Capital. LEDG has significant experience buying, renovating and managing rehabilitation developments. To date, the company owns 7,000 units in 11 states. Of these, more than 2,700 are in Texas.

A Market Study was conducted in February 2026, and LEDG Capital entered into a Purchase and Sale Agreement February 24, 2026 with Seller, Edgemark Communities, LLC for $15,650,000. The project will improve the quality of life for individuals and families residing in Sunset Apartments. This project is zoned Multi-Family 1 and is consistent with the City's Comprehensive Plan's Future Land Use.

LEDG Capital provided all information outlined in 2021-116 Exhibit A, Evaluative Factors and Administrative Procedures for LIHTC Resolution Requests.

Sunset Apartments

Preservation of 150-Unit Affordable Housing Community

Proposed 4% LIHTC / Tax-Exempt Bond Transaction

Texarkana, Texas (Bowie County)

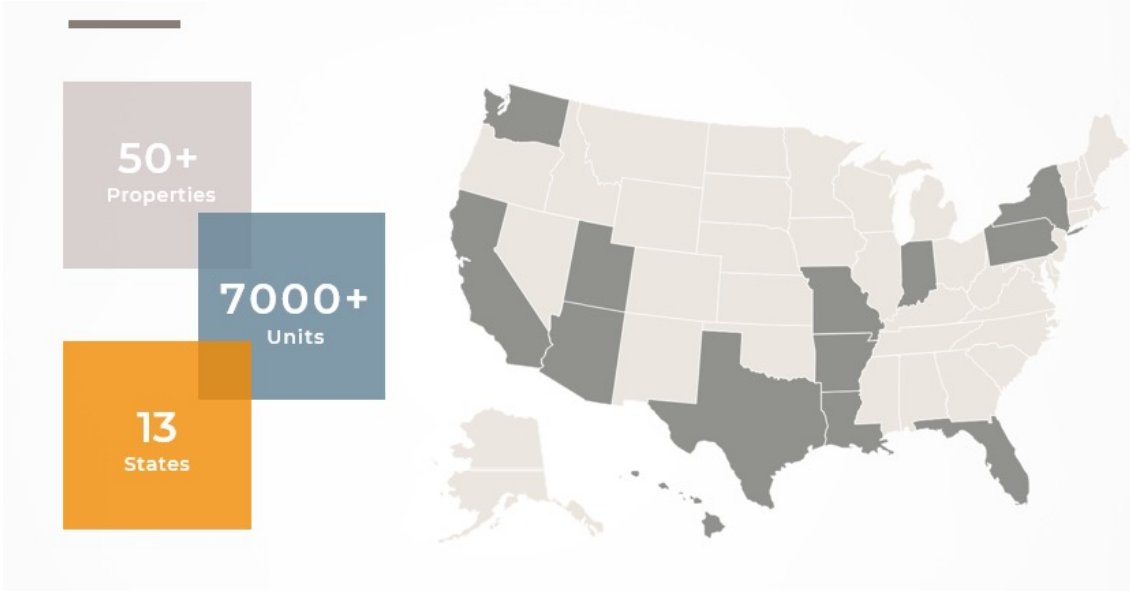
LEDG CAPITAL

Dedicated to the preservation and creation of affordable and workforce housing. Striving to make a positive social and environmental impact on each community we serve.

PROJECT DEVELOPMENT AND PARTICIPANTS

LEDG Capital exclusively focuses on the acquisition, creation, development and preservation of affordable and workforce housing across the United States. Our team of seventeen professionals, with more than ninety years of combined industry experience, have focused their careers on understanding the complexities and meeting the challenges of our nation's housing crisis.

Our firm has built a strong foundation by cultivating relationships with best-in-class industry partners. These relationships have enabled LEDG to not only execute real estate transactions with creativity, precision and certainty but also ensure that property operations achieve targeted results.



PROJECT OVERVIEW

Sunset Apartments, located at **1601 Allen Lane in Texarkana, Texas (Bowie County)**, is a 150-unit, family housing community originally constructed in 1974 and substantially rehabilitated in 2005. The property is 100% affordable and consists of 18 two-story brick residential buildings totaling approximately 123,620 net rentable square feet and serves low-income families in the Texarkana region.

The property includes a mix of one-, two-, and three-bedroom units, with a strong concentration of family-sized apartments. LEDG Capital, LLC intends to acquire and preserve the property through a **preservation-oriented 4% LIHTC rehabilitation**, addressing deferred maintenance and modernizing building systems while maintaining 100% affordability. The strategy also contemplates **resident-focused supportive services**, coordinated with local service providers, to promote **long-term housing stability**.

UNIT MIX ANALYSIS

Unit Type	# of Units	SF
1 bedroom	20	636
2 bedroom	90	810
3 bedroom	40	950
Total	**150**	**123,620**

PROJECT REQUEST

LEDG Capital is pursuing the long-term preservation of Sunset Apartments through a one-step 4% Low-Income Housing Tax Credit (LIHTC) and tax-exempt bond transaction. The proposed transaction is expected to require approximately $17.1 million in tax-exempt bond proceeds, representing the Project's requested allocation of private activity bond volume cap. LEDG has received an initial reservation of $20 million and is awaiting its determination of Tax Credits from TDHCA. The development will remain affordable to families earning 60% or less of the Area Median Income.

Sources	
Permanent Financing	$17,112,700
Tax Credit Equity	$11,985,621
Net Operating Income	$0
Buyer Equity	$0
Seller Note	$4,000,000
Deferred Developer Fee	$1,587,183
Total Sources	**$34,685,504**

Rehab Uses	Per Unit	Total
Acquisition Cost	$104,333	$15,650,000
Construction Contract	$63,812	$9,571,797
Construction Contingency	$6,381	$957,180
Soft Costs	$9,177	$1,376,544
Financing Costs	$7,023	$1,053,460
Syndication Costs	$167	$25,000
Capitalized Interest	$7,246	$1,086,867
Reserves	$4,838	$725,656
Developer Fee	$28,260	$4,239,000
Total Uses	**$231,237**	**$34,685,504**

PROJECT TIMELINE

The proposed timeline reflects a one-step 4% LIHTC and tax-exempt bond execution, followed by rehabilitation & stabilization.

PREDEVELOPMENT & ISSUER PROCESS	January 2026 PSA execution & due diligence	Q1 2026 Issuer inducement, volume cap & third-party reports	
BOND & TAX CREDIT CLOSING	Q2-Q3 2026 One-step tax-exempt bond and 4% LIHTC closing	Tax Credit Closing Property acquisition concurrent with closing	
REHAB & STABLIZATION	Rehab Starts One week post-closing	Rehab Completion Twelve months post-closing	Stabilization Six months after rehab completion

PROJECT SCOPE

Interior Unit Renovations:

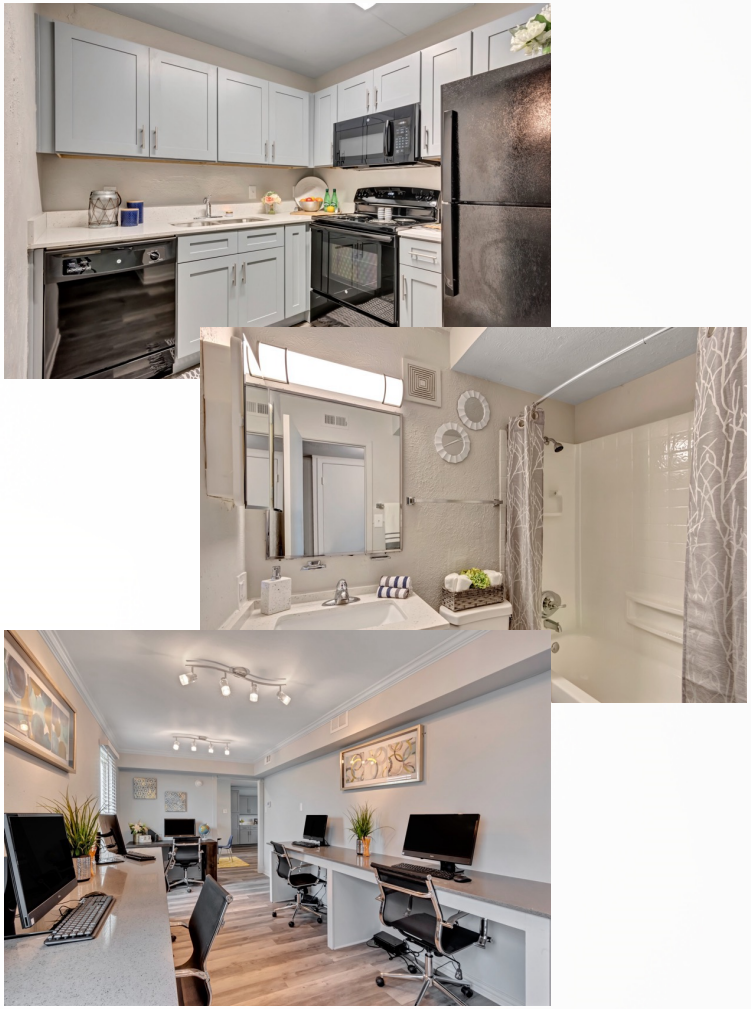
- Flooring replacement
- Kitchen Cabinets
- Kitchen Countertops
- Energy Star Appliances (Range, hood, refrigerator)
- Bathroom Vanities
- Bathroom Tubs Reglazing
- Bathroom sinks, faucets, and countertops
- New Toilets
- Lighting Fixtures
- Repaint
- Interior and Exterior Doors
- GFI Outlets
- Convert 5% of units to be accessible
- Convert 2% of units for persons with hearing or vision impairments

Exterior Property Renovations

- New Roofs
- Replace window units with mini-split HVAC
- New Water heating system
- Double-pane windows

Site Improvements:

- Upgraded Playground and Landscaping
- Sport Court
- Renovate office and community room
- New security camera system
- Path of travel concrete upgrades
- Seal coat and stripe parking lot



TEXAS FOOTPRINT – 2,731 Units

Southstead Apartments
Lubbock, TX

Forest Creek
Longview, TX

Wurzbach Manor
San Antonio, TX

Walnut Creek
Austin, TX

SUPORTIVE SERVICES PLAN

Currently, there are no supportive services provided at the property. However, at LEDG Capital, we believe it is essential to offer services that better meet the evolving needs of our community. Currently, LEDG provides services at 25 of their properties spanning over 3,800 units.

Following the rehabilitation, we are committed to provide tenant supportive services via one of our partners. All Things Are Possible After School & Family Resource Centers (ATAP) or Portfolio Residential Services (PRS).

Portfolio Resident Services

PRS' Mission is "To build community and enhance lives by providing customized, state-compliant supportive service plans for affordable housing residents nationwide."

Services are aimed at improving:

- Economic stability
- Housing stability
- Physical and mental health
- Overall quality of life
- Community connectedness

"ATAP's mission is to empower residents by helping them confidently strive for happier, healthier lives through tailored support programs."

ATAP

LEDG CAPITAL

APPENDIX A – PORTFOLIO PHOTOS

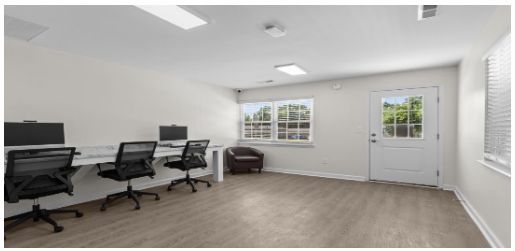
LEDG Rehabilitation Photos

Kimberly Ridge | 76 units
Kannapolis, NC

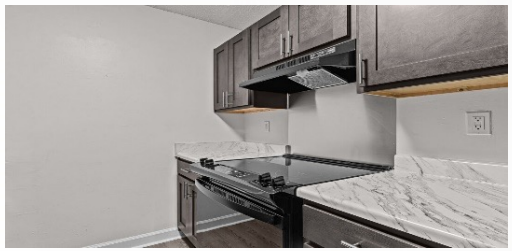
$5m rehab
$66k/unit

Exterior

Community Room / Common Area



Interior



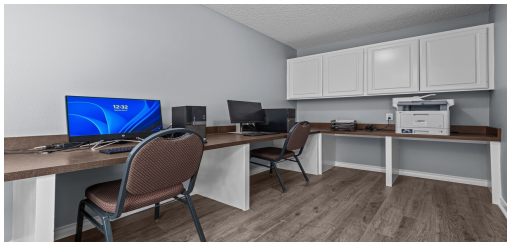
LEDG Rehabilitation Photos

Southstead | 244 units
Lubbock, TX

$10.6m rehab
$43k/unit

Exterior

Community Room / Common Area



Interior

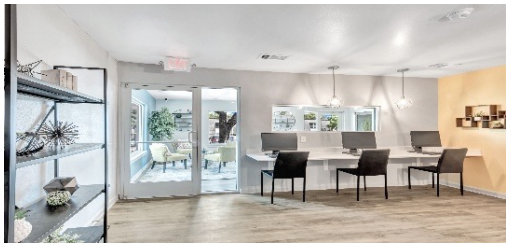
LEDG Rehabilitation Photos

Wurzbach Manor | 161 units
San Antonio, TX

$7.9m rehab
$49k/unit

Exterior

Community Room / Common Area



Interior

Thank You

LEDG
CAPITAL

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	Provide Leadership through Regional Partnership Opportunities
	☒	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☒	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.15

Briefing Sheet

Department: City Manager **Action Officer:**

Subject: Resolution No. 2026-085 establishing Chapter 312 Tax Abatement guidelines and criteria.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Updates/History of Briefing:

N/A

Executive Summary and Background Information:

This item considers adoption of the City's Chapter 312 Tax Abatement Guidelines and Criteria, which establish the framework for providing property tax abatement within designated reinvestment zone

Chapter 312 of the Texas Tax Code allows the City to offer tax abatement as an economic development tool to encourage private investment, job creation, and long-term improvements to the local tax base. The proposed guidelines outline eligibility requirements, investment thresholds, performance standards and compliance and reporting expectations for participating projects.

Adoption of these guidelines is required before the City can designate reinvestment zones and enter into tax abatement agreements. This provides a consistent and transparent process for evaluating and approving future economic development projects.

Potential Options:

- Approve
- Deny

Fiscal Implications:

No immediate fiscal implications. Approval would allow Council to offer certain economic development incentives at a later date

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-085

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING GUIDELINES AND CRITERIA FOR TAX ABATEMENT IN A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE; AUTHORIZING THE CITY MANAGER TO ADMINISTER THE PROGRAM; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 312 of the Texas Tax Code (the "Property Redevelopment and Tax Abatement Act"), the City Council of the City of Texarkana, Texas has the authority to adopt guidelines and criteria governing tax abatement agreements for the purpose of encouraging new facilities, expansions, and modernizations that promote economic development, expand the local tax base, and create or retain primary employment opportunities within the City; and

WHEREAS, the City Council finds that the adoption of a Chapter 312 Tax Abatement Policy will attract quality private investment, support industrial and logistics growth, strengthen long-term fiscal capacity, and serve the public interest of the citizens of Texarkana; and

WHEREAS, Chapter 312 requires that the City adopt written guidelines and criteria before entering into any tax abatement agreement, and further requires that such guidelines be readopted at least every two years to authorize continued participation in the program; and

WHEREAS, the City Council has reviewed the proposed Chapter 312 Tax Abatement Policy attached hereto and finds that it meets the requirements of Chapter 312 and serves the economic development objectives of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Council of the City of Texarkana, Texas, hereby adopts the CHAPTER 312 TAX ABATEMENT POLICY, attached hereto as **Exhibit A**, as the guidelines and criteria governing tax abatement agreements in reinvestment zones within the City, effective upon passage of this Resolution.

SECTION 2: That the City Manager, or designee, is authorized to administer the Chapter 312 Tax Abatement Policy, receive and process applications, coordinate review with legal, finance, and economic development staff, and present recommendations to City Council in accordance with the adopted guidelines.

SECTION 3: That these guidelines and criteria shall remain in effect for a period of two (2) years from the date of adoption, unless earlier amended or rescinded by the City Council, and must be readopted in accordance with Chapter 312 to authorize continued tax abatement activity thereafter.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas
Chapter 312 Tax Abatement Policy

1. Executive Summary

This draft policy is designed for a city the size of Texarkana and is intended to be practical, defensible, and flexible. The structure borrows the strongest recurring elements from Chapter 312 policies used by comparable Texas cities: biennial readoption of guidelines, minimum investment screening, eligibility limited to new value, exclusion of land and retail property, case-by-case council approval, performance reporting, and recapture for noncompliance.

2. Ch. 312 Tax Abatement Policy

Section 1. Authority and Purpose

This policy is adopted pursuant to Chapter 312 of the Texas Tax Code. Its purpose is to encourage quality private investment that expands the City of Texarkana tax base, creates or retains primary jobs, supports industrial and logistics growth, and strengthens long term fiscal capacity after the abatement period expires.

Nothing in this policy requires the City to grant an abatement to any applicant. All requests shall be evaluated on a case by case basis, and City Council retains sole discretion to approve, deny, condition, amend, or terminate any proposed tax abatement agreement.

Section 2. Definitions

For purposes of this policy:

(a) Abatement means the full or partial exemption from City ad valorem taxes on the added taxable value of eligible property improvements under a Chapter 312 agreement.

(b) Agreement means a written tax abatement agreement between the City and the property owner and, if applicable, the lessee.

(c) Base year value means the appraised value of eligible property as of January 1 preceding execution of the agreement, unless otherwise stated in the agreement.

(d) Expansion means the addition or enlargement of buildings, structures, fixed machinery, or equipment for the purpose of increasing capacity or service.

(e) Modernization means the replacement or upgrading of existing facilities that increases productive input or output, updates technology, improves efficiency, or lowers unit cost. It does not include routine maintenance, repair, refurbishment, or reconditioning.

(f) New facility means a previously undeveloped site or a newly constructed facility placed in service other than through mere repair of an existing facility.

(g) Reinvestment zone means an area designated by ordinance in accordance with Chapter 312 and this policy.

(h) Primary employer means a business whose goods or services are exported outside the local market or that otherwise brings new wealth and payroll into Texarkana.

(i) Eligible property means buildings, structures, site improvements, and fixed machinery and equipment approved by the City as part of the project.

(j) Ineligible property means property listed in Section 5 of this policy.

Section 3. Eligible Projects and Uses

A project may be considered for tax abatement only if it is reasonably expected to create substantial public benefit and falls within one or more of the following categories:

(1) manufacturing or industrial facilities;
(2) warehousing, distribution, logistics, or regional service facilities;
(3) research, technology, or specialized production facilities;
(4) significant corporate or operational facilities supporting regional or multi-state activity; or
(5) other projects that City Council finds will create primary jobs, attract major capital investment, or materially strengthen the local tax base.

The City may give priority to projects located in industrial parks, targeted employment areas, redevelopment sites, or other areas identified by council for strategic growth.

Section 4. Minimum Qualifications

Section 4. Minimum Qualifications

As a threshold matter, an applicant must demonstrate the following in order to meet the City's Economic Development Fund Policy requirements:

(1) Compliance Requirements

- The project must conform to the City's Comprehensive Zoning Ordinance;
- The project must comply with all applicable local, state, and federal laws, regulations, and permitting requirements;
- The applicant must have no delinquent taxes, fees, or code enforcement liabilities owed to the City.

(2) Minimum Investment Requirement

The project must meet one of the following minimum capital investment thresholds:

- At least $10,000,000 for new construction; or
- At least $5,000,000 for expansion or modernization of an existing facility.

(3) Public Benefit Requirement

In addition to meeting the minimum investment requirement, the project must demonstrate at least one of the following public benefits:

- Creation or retention of at least twenty five (25) full time jobs with wages at or above the Texarkana Metropolitan Statistical Area average;
- Annual payroll of at least $3,000,000;
- Generation of at least $400,000 in annual local sales tax;
- Significant contribution to redevelopment of underutilized or blighted property;
- Demonstrated prevention of out of market relocation or expansion.

(4) Location Requirement
The project must be located within the city limits or within an area eligible for designation as a City-created reinvestment zone.

(5) But For Test
The applicant must demonstrate that the project would not occur in the same form or within the same timeframe without City participation, or would result in materially less benefit to the City.

(6) Application Requirement
The applicant must complete and submit the City's economic development incentives application and provide all required supporting documentation.

(7) Exceptional Projects
City Council may waive or modify the minimum qualifications for projects determined to be of exceptional economic or strategic importance to the City.

Meeting the minimum qualifications does not create a right to tax abatement, and all incentives remain subject to City Council approval.

Section 5. Ineligible Property
The following property shall remain fully taxable and is not eligible for abatement unless Chapter 312 clearly allows otherwise and City Council makes a specific finding to the contrary:

(1) land;
(2) existing improvements and previously taxed value;
(3) inventory, supplies, consumables, and tools;
(4) vehicles, rolling stock, and other light movable equipment;
(5) property used primarily for retail sales or personal services to the public;
(6) residential property, including apartments, hotels, and other lodging uses, unless separately authorized by law and policy;
(7) property with a productive life of less than 10 years;
(8) property owned or used by a governmental entity except where legally eligible and specifically approved; and
(9) any portion of a project not identified in the agreement as eligible property.

Section 6. Reinvestment Zone Requirement
Prior to approving a tax abatement, the City must designate a reinvestment zone in accordance with the Texas Tax Code Chapter 312. Following adoption of guidelines, the City Council may establish a zone

by ordinance after providing required notice and conducting a public hearing to determine that the area meets statutory criteria and supports the City's economic development objectives. A reinvestment zone may be project-specific or area-wide, must define its boundaries and eligible uses, and remains in effect for up to five years, with the ability to be renewed in additional periods not to exceed five years each. No abatement may be granted outside an active reinvestment zone, and any approved abatement applies only to the added value of new improvements, not existing property value.

Section 7. Standard Abatement Guidelines

The following guidelines are intended to guide negotiation and do not bind City Council:

(a) New facilities. For a new facility, the City may consider abatement of up to fifty (50) percent of the added taxable value of eligible property for a term not to exceed ten (10) years.

(b) Personal property. Tangible personal property may be considered only if it is fixed machinery and equipment integral to the project and clearly identified in the agreement.

(c) Base value. In all cases, only the value added after execution of the agreement and specified in the agreement may be abated. The base year value and all ineligible property remain fully taxable.

Section 8. Evaluation Criteria

In deciding whether to recommend or approve an abatement, the City may consider:

(1) total capital investment;
(2) number and quality of jobs to be created or retained;
(3) wage levels and benefits;
(4) consistency with the City's adopted plans and utility capacity;
(5) redevelopment benefit or infrastructure leverage;
(6) environmental compliance and compatibility with surrounding uses;
(7) whether the project diversifies or strengthens the local economy;
(8) whether the project will avoid merely shifting jobs from one part of Texarkana to another; and
(9) the projected long term taxable value after the abatement expires.

Section 9. Application Materials

An application should include, at minimum:

(1) ownership and organizational information;
(2) legal description and site map;
(3) description of existing and proposed improvements;
(4) project budget and timetable;
(5) estimate of taxable value to be added;
(6) jobs to be created or retained, with wage information;
(7) requested term and percentage of abatement;
(8) identification of any requested participation by other taxing entities; and
(9) any information the City reasonably needs to evaluate fiscal impact, public benefit, and legal compliance.

Information that qualifies for confidentiality under Section 312.003 of the Texas Tax Code shall be handled accordingly.

Section 10. Agreement Requirements

Each approved agreement shall state the eligible property, base year value, term, percentage of abatement, performance obligations, reporting requirements, and events of default. The agreement should also address construction deadlines, commencement of operations, access for verification, and remedies for noncompliance.

If the property is leased, the agreement may require execution by both the lessor and the lessee.

Section 11. Reporting, Monitoring, and Compliance

Each recipient shall submit an annual compliance report in a form approved by the City. The report should include current investment totals, employment counts, wage information, operational status, and any other information reasonably necessary to verify compliance.

The City may inspect the project site, review supporting records, and require certification from the applicant's authorized representative. Failure to timely provide required information constitutes a default unless cured within the period stated in the agreement.

Section 12. Default, Recapture, and Termination

Each agreement shall provide remedies for default, which may include reduction of the abatement, suspension of benefits, termination of the agreement, and recapture of prior tax benefits to the extent permitted by law.

Events of default may include, but are not limited to, failure to achieve minimum investment requirements, failure to create or retain agreed-upon jobs, cessation of operations, unauthorized transfer or assignment of the project, delinquent ad valorem taxes; material misrepresentation in the application or reporting process, or the existence of unresolved violations of City Code, pending litigation, or other compliance issues related to properties owned or controlled by the applicant.

Section 13. Assignment and Change in Control

No agreement may be assigned, transferred, or materially altered without prior City approval, except as expressly permitted in the agreement. Any approved successor shall assume all obligations of the original recipient.

Section 14. Administration

The City Manager or designee shall administer this policy, receive applications, coordinate review with legal, finance, and economic development staff, and present recommendations to City Council. Legal counsel should review all proposed agreements before council consideration.

Section 15. Biennial Review & Update

To continue participating in Chapter 312 abatements, City Council should review and update any changes to the guidelines and criteria every 2 years.

Separate page not part of the policy doc

Implementation Notes for Texarkana

- This draft uses a $5,000,000 minimum investment threshold because that threshold appears in both Greenville and Texas City and is workable for a mid-sized city.
- The default term structure is more conservative than the outer statutory limit. It gives Texarkana flexibility to reserve 10-year terms for only the strongest projects.
- Retail, residential, land value, inventory, and previously taxed improvements are excluded because those exclusions appear repeatedly in comparable policies and reduce fiscal ambiguity.
- The policy is written to work with project-specific reinvestment zones or broader industrial-area zones, depending on council preference.
- Before adoption, local staff should align the policy with the City's current strategic plan, utilities capacity, industrial recruitment goals, and any county coordination preferences.

5. References

1. Texas Comptroller of Public Accounts. Property Tax Abatement Act, Chapter 312 overview. States that Chapter 312 allows cities, counties, and special districts to exempt increases in property value for up to 10 years.
2. U.S. Census Bureau QuickFacts. Texarkana city, Texas. 2024 population estimate: 35,971.
3. U.S. Census Bureau QuickFacts. Greenville city, Texas. 2024 population estimate: 34,355.
4. U.S. Census Bureau QuickFacts. Paris city, Texas. 2024 population estimate: 25,037.
5. U.S. Census Bureau QuickFacts. Marshall city, Texas. 2024 population estimate: 24,263.
6. U.S. Census Bureau QuickFacts. Sherman city, Texas. 2024 population estimate: 50,229.
7. City of Sherman, Texas. Amended Industrial and Commercial Tax Reinvestment Procedures Manual and Application, 2024. Used for definitions and ineligible-property structure.
8. City of Greenville, Texas. Guidelines and Criteria for Tax Abatement in a Reinvestment Zone, Resolution No. 20-90. Used for eligible facility types, $1,000,000 threshold, and standard terms for new facilities versus expansion or modernization.
9. City of Texas City, Texas. Tax Abatement Guidelines, 2021. Used for $1,000,000 minimum investment, $500 application fee, and phased abatement schedule.
10. City of Paris, Texas. Resolution No. 2020-001 authorizing tax abatement guidelines and criteria. Used for biennial readoption and public hearing concept.

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	Provide Leadership through Regional Partnership Opportunities
	☒	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.16

Briefing Sheet

Department: City Manager **Action Officer:**
Subject: Ordinance No. 2026-086 adopting Chapter 312 Reinvestment Zone No. 1 Project Prime Corner.
Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

- First Briefing on 5/11/26
- Public Hearing and Council Vote on 6/8/26

Updates/History of Briefing:

N/A

Executive Summary and Background Information:

This ordinance designates a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code for the property described in the attached exhibit. The designation establishes the legal framework necessary for the City to consider and enter into tax abatement agreements within the defined area. This action does not grant a tax abatement but authorizes the creation of the zone in accordance with state law and the City's adopted guidelines and criteria.

Potential Options:

- Approve
- Deny

Fiscal Implications:

No immediate fiscal impact, as it only establishes a Reinvestment Zone and does not grant a tax abatement. Any future fiscal impact would occur only if the City enters into a separate Chapter 312 agreement, which would be subject to Council approval and defined terms.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

PUBLISH

ORDINANCE NO. 2026-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CREATING AND DESIGNATING A REINVESTMENT ZONE PURSUANT TO CHAPTER 312, TEXAS TAX CODE; PROVIDING FOR PUBLIC HEARING FINDINGS; AUTHORIZING TAX ABATEMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 312 of the Texas Tax Code authorizes municipalities to designate reinvestment zones to promote development and redevelopment; and

WHEREAS, the City Council of the City of Texarkana, Texas, desires to promote economic development, expand the tax base, and create employment opportunities; and

WHEREAS, the City Council previously adopted Economic Development Fund Guidelines and Strategy pursuant to Ordinance No. 190 (November 2011), as amended, to promote business development, job creation, and long-term economic growth within the City; and

WHEREAS, the City has adopted Ch. 312 Tax Abatement Guidelines and Criteria; and

WHEREAS, notice of a public hearing was published in accordance with state law and written notice was provided to all taxing units overlapping the proposed reinvestment zone; and

WHEREAS, the City Council conducted a public hearing on June 8, 2026; and

WHEREAS, the City Council finds that the designation of the reinvestment zone will contribute to economic development and the expansion of primary employment.

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

SECTION 1: That the City Council hereby finds that all notice and hearing requirements of Chapter 312, Texas Tax Code, have been satisfied and that the designation of the reinvestment zone described herein is appropriate and in the best interest of the City.

SECTION 2: That the real property described in **Exhibit "A"** attached hereto and incorporated herein is hereby designated as Chapter 312 Reinvestment Zone No. 1 – Project Prime Corner for the purposes of commercial and industrial tax abatement pursuant to Chapter 312, Texas Tax Code.

SECTION 3: That the City Council finds that the improvements sought within the reinvestment zone are feasible and practical and will benefit the property and the City after expiration of any tax abatement agreement.

SECTION 4: That the City may enter into tax abatement agreements within the reinvestment zone in accordance with Chapter 312, Texas Tax Code, and the City's adopted Tax Abatement Guidelines and Criteria.

SECTION 5: That the City Manager, or designee, is hereby authorized to administer the reinvestment zone and to execute documents consistent with this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Legal Description

Lot No. 1A, Block No. 2 of the Amended Plat of Lot 2, Block 1 and Block 2 of Northwood 2nd Addition, recorded in Document No. 2019-00012860, and filed in Plat Cabinet D, Sleeve 72 of the Real Property Records of Bowie County, Texas.

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
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	☒	Foster Proactive Communication to the Community
	☐	Provide Courteous & Professional Customer Service
	☐	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☐	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☐	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.17

Briefing Sheet

Department: City Manager **Action Officer:**

Subject: Resolution No. 2026-087 approving a Chapter 312 Tax Abatement Agreement with Texarkana Summerhill-Moores, LLC, for a commercial development project located in the "Chapter 312 Reinvestment Zone No. 1 – Project Prime Corner" at Summerhill Road and Moores Lane, and amending Resolution No. 2026-048 to designate "Texarkana – Summerhill Investment 1, LLC" as the contracting party for the Chapter 380 economic development incentive agreement authorized by said resolution.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

- First briefing on 5/11/26
- Public Hearing and Council Vote on 6/8/26

Updates/History of Briefing:

City Council previously approved a Chapter 380 Business Incentive Agreement for the Summerhill-Moores Lane Development, which included job creation incentives and a tax reimbursement for public detention pond infrastructure, and reimbursement for water looping Texarkana Water Utilities (TWU) funding. In order to align with Chapter 312 of the Texas Tax Code and the City's proposed Tax Abatement Guidelines and Criteria, the property tax abatement portion is now being addressed through a separate Chapter 312 Tax Abatement Agreement.

The revised structure separates the incentive package into two agreements: Chapter 380 for performance-based cash incentives and detention pond reimbursement and Chapter 312 for property tax abatement. This approach provides a clear and compliant framework for administering the City's economic development incentives.

Executive Summary and Background Information:

This item considers approval of a Chapter 312 Tax Abatement Agreement for the Summerhill-Moores Lane Development. The agreement provides for a property tax abatement as part of the City's overall incentive package to support the project.

This action reflects a restructuring of the previously approved incentive package, where the property tax abatement component is removed from the Chapter 380 Agreement and addressed separately under Chapter 312 in accordance with state law and the City's proposed guidelines and criteria. The overall incentive commitment remains consistent with prior Council direction.

Section 2 of the resolution amends Resolution No. 2026-048 to designate “Texarkana – Summerhill Investment 1, LLC” in place of "LENDEM Solutins" as the contracting party for the Chapter 380 economic development incentive agreement authorized by that resolution.

Potential Options:

- Approve
- Deny

Fiscal Implications:

This action does not change the overall incentive commitment but restructures it by placing the property tax abatement under Chapter 312 rather than the Chapter 380 agreement. Any fiscal impact associated with the abatement will occur in accordance with the terms outlined in the agreement.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-087

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING A CHAPTER 312 TAX ABATEMENT AGREEMENT WITH TEXARKANA SUMMERHILL-MOORES, LLC, FOR A COMMERCIAL DEVELOPMENT PROJECT LOCATED IN THE "CHAPTER 312 REINVESTMENT ZONE NO. 1 – PROJECT PRIME CORNER" AT SUMMERHILL ROAD AND MOORES LANE; AMENDING RESOLUTION NO. 2026-048 TO DESIGNATE "TEXARKANA – SUMMERHILL INVESTMENT 1, LLC" AS THE CONTRACTING PARTY FOR THE CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT AUTHORIZED BY SAID RESOLUTION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2026-085, the City Council adopted a Tax Abatement Policy constituting appropriate guidelines and criteria governing tax abatement agreements as contemplated by Chapter 312 of the Texas Tax Code, and adopted a program for promoting economic development incentives within the City; and

WHEREAS, by Ordinance No. 2026-086, the City Council established the "Chapter 312 Reinvestment Zone No. 1 – Project Prime Corner" in the City of Texarkana, Texas, for commercial tax abatement, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code, as amended; and

WHEREAS, Texarkana Summerhill-Moores, LLC ("Company") is developing a portion of the Summerhill–Moores Master Development, a multi-phase commercial investment located at the intersection of Summerhill Road and Moores Lane in Texarkana, Bowie County, Texas, with an estimated total value of $18 million dollars; and

WHEREAS, the Development, upon completion, will be a public benefit to the City by facilitating the creation of new jobs, expanding the City's tax base, and generating new sales tax revenue; the contemplated use of the Development and the proposed improvements to the Property are consistent with the purpose of the "Chapter 312 Reinvestment Zone No. 1 – Project Prime Corner", the intent of the parties, and all applicable law; and approving a tax abatement agreement within the parameters as set out below will maintain and enhance the economic and employment base of Texarkana, Texas, for the long-term interest and benefit of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: A Chapter 312 Tax Abatement Agreement with Texarkana Summerhill-Moores, LLC, or its members, successors, assigns, or affiliates, for the Development in the "Chapter 312 Reinvestment Zone No. 1 – Project Prime Corner", is hereby approved. The City Manager be and is hereby authorized to execute a Tax Abatement Agreement and any other documents necessary to effectuate the intent of this Resolution subject to the following:

- The Agreement shall require that any ad valorem tax rebate extended shall not exceed fifty percent (50%) of the City's portion of ad valorem taxes attributable to the Development

for a continuous ten (10) year term commencing upon issuance of the first Certificate of Occupancy for Phase 1 of the Development in accordance with the City's adopted Chapter 312 Tax Abatement Policy and the terms of the Agreement; and

- The Agreement shall require that all rebate payments authorized by this Resolution must be performance-based, funded solely from the City's portion of ad valorem taxes generated by the Development, and structured to ensure the City retains at least fifty percent (50%) of incremental City property tax revenue throughout the incentive term and one hundred percent (100%) of such revenue following expiration of the Agreement.

SECTION 2: Resolution No. 2026-048, specifically Section 1 of said resolution, is hereby amended to designate "Texarkana – Summerhill Investment 1, LLC" in place of "LENDEM Solutions" as the contracting party for the Chapter 380 economic development incentive agreement authorized by said resolution.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
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	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.18

Briefing Sheet

Department: Parks **Action Officer:** Keith Beason, Parks Director
Subject: Resolution No. 2026-088 approving and adopting the Parks and Trails Master Plan prepared by city staff and consultants from Norris Design.
Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Updates/History of Briefing:
The City of Texarkana Texas Parks and Recreation Department entered into a contract with Norris Design for Consultation and Development of a new Parks and Trails Master Plan after approval from the City Council (Resolution 2024-026). Since then, we have had three public meetings as well as an online public response survey that provided data that moved us to the existing final draft for Council approval.

Executive Summary and Background Information:
The Parks and Recreation Department has completed development of a new Parks and Trails Master Plan in partnership with Norris Design. The purpose of the Master Plan is to provide a long-term planning document that evaluates the current parks, trails and recreation facilities, programs and community needs within the City, while establishing priorities for future improvements, development, connectivity and investment. During the planning process, we held three public forums and provided a survey for the public to complete to help us evaluate the needs of our community. With community input and professional analysis and planning recommendations by Norris Design, we have a final draft to propose for approval. Approval of the Parks and Trails Master Plan will provide the City Council, City staff, and the Parks and Recreation Department with a guiding document for future decision pacing, project planning, grant opportunities, budget considerations, and continued development of our Parks and Trails System.

Potential Options:

- Approve
- Deny

Fiscal Implications:
All expenses were paid to Norris Design in Fiscal Year 2024 in an amount of $19,630.70 and

another payment from Fiscal Year 2025 of $13,845.70. No additional payment is required.

Staff Recommendation:

Approve

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-088

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE PARKS AND TRAILS MASTER PLAN DEVELOPED BY CITY PARKS AND RECREATION STAFF AND CONSULTANTS NORRIS DESIGN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas executed a contract with Norris Design (Resolution No. 2024-026), in 2024 to develop a new Parks and Trails Master Plan; and

WHEREAS, Parks and Recreation staff in partnership with consultants, Norris Design, have developed a new Parks and Trails Master Plan; and

WHEREAS, three public meetings were held and an online survey was used to receive public and community input; and

WHEREAS, feedback from the community and professional recommendation from both city staff and Norris Design were used to complete a final draft of the Parks and Trails Master Plan; and

WHEREAS, the final draft from Norris Design is hereto attached as **Exhibit "A".**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council approves and adopts the Texarkana Texas Parks and Trails Master Plan.

SECTION 2: This Resolution shall be in full force and in effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of June, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

ADVANCE TXK PARKS

Parks & Trails Master Plan
Texarkana, Texas

APRIL 11, 2026

Acknowledgements

The City of Texarkana would like to acknowledge and thank the many individuals commitment and contributions to the Advance Texarkana Parks Comprehensive Plan.

City Council

Bob Bruggeman	Mayor
Jean H. Matlock	Ward 1
Mary Hart	Ward 2
Steve Thompson	Ward 3
Christie Page	Ward 4
Cole Meador	Ward 5
Jay Davis	Ward 6

Advisory Committee

Robbin Bass	Member
Rhonda Dolberry	Member
Michael Galvan	Member
Nichole Holze	Member
Chase Livingston	Member
Lisa Sitterley	Member
Jessica Plant	Member

City Staff

Robby Robertson	Parks & Recreation Director
Keith Beason	Community Engagement & Parks Project Manager
Donny Sparks	Parks Maintenance Supervisor
Ross Cowling	Sports and League Manager
Jerry Tittle	Parks Maintenance Foreman
Jason Lawrence	Parks Maintenance Foreman
Cole Starr	Recreation Coordinator
Barbara Walker	Texarkana Convention Center

Consultant Team

Rick Leisner, AICP, PLA	PIC/Project Director
Grant Pasowicz	Planner
Colleen Dawson	Planner
Heidi Fry	Web Designer
Tucker Hancock	GIS Specialist

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Executive Summary

Texarkana, Texas is a unique and historic community whose diversity of people and places gives it strength. This uniqueness is a point of community pride, and it is the goal of the city to ensure that growth, (re)development, and the use of community resources foster, encourage, and promote the preservation of this vital quality. Investment in local businesses, infrastructure, cultural initiatives and the city's Parks and Recreation assets exemplifies the dedication to strengthening Texarkana's vibrant character.

This Master Plan includes specific recommendations for park expansion and development, with new trail linkages to serve the growing population and needs of Texarkana and its surrounding communities. Chapter 02 of this document includes an overview of the existing parks and facilities. Public input is discussed in both Chapter 04 and needs assessment via the citizen survey is defined in detail within the Appendix Chapter 07. As public input was one of many key contributing factors in the development of this plan and its contents.

Communities across the country should strive to achieve a variety of different park types and scales, such as what Texarkana enjoys today. While Texarkana's parks, trails, facilities, and events have and continue to be successful, there are always opportunities for improvement to ensure they meet the evolving needs of the community. Continuous improvements in order to promote accessibility, simplify maintenance, and create innovative programming can further the experience of residents and visitors alike. The trail specifics offer up a hierarchy for the trail system and a plan to meet the goals set by the local community, mainly to have an interconnected trail system throughout the city. Chapter 06 of this plan contains the Action Plan and a wide range of improvement projects for the city over the next 20 – 30 years, along with a variety of funding sources to partnerships.

This Master Plan should be the basis for future development and fiscal planning of the Texarkana Park and Trail system for the next few decades. Annual reviews of the Master Plan should be performed by the city to ensure that the implementation is on course and addresses any specific changes in priorities and/or citizen needs in order to maintain the vision and goals of the community.

ADVANCE TXK PARKS

01 Introduction

1.1 Overview

1.2 Purpose of the Plan

1.3 Plan Methodology

1.1 Overview

Outdoor recreation is a key part of engaging in and promoting a healthy physical and mental lifestyle. Over the past several years and decades, it has become increasingly important to promote parks and recreation in our communities. Like many other municipalities Texarkana, Texas understands the importance of providing quality indoor and outdoor spaces, as well as programming recreational activities for families to play, gather, and have fun. It wishes to share its lush parklands, expansive trail networks, and resources within the community and beyond to others.

The subsequent report will focus on the future parks, trails and programming within the city. The document aims to synthesize existing demographics, current trends of the parks and recreation field, input from an advisory committee, key staff, and citizens to compile recommendations and create guiding principles for a bright future of Texarkana's parks and trails.

Texarkana is located on the far east side of the State of Texas. It shares a border with its neighboring city Texarkana, Arkansas. The twin cities support a community that reaches across state lines. It is important to understand that this report will focus solely on only the Texas side but will undoubtedly impact on the greater community and surroundings.

1.2 Purpose of the Plan

The main objective of a Parks and Trails Master Plan is to serve as an outlining document that guides future decision making within a parks system. The content will define a unified vision and outline goals at range of capacities. Some items may be immediately addressed while other goals outlined in a report may take several years to decades to come to fruition. Prioritizing the development of parks and trails, the plan supports physical and mental health, fosters social connections, and enhances quality of life for residents. The Master Plan should be seen as a long-term investment for a community. A well-developed plan should focus on improving current conditions, addressing gaps discovered during community needs and input, and park and trail development that promotes economic growth.

The plan looks to improve the existing condition of several parks and trails. Taking care and sustaining what exists promotes ecological stewardship, optimizes department efficiency and helps satisfy the existing community and park users. Along with addressing existing conditions, enhancing the inventory by means of creating new trails, programming and amenities is also welcome. It brings excitement to a community and can fill existing deficits within the system.

In addition to these visions and goals, this report will also include potential implementation measures and possible funding and partnership that can aid in the future of the parks. Forward thinking is an essential part but having a means to implementation also is necessary. The report should also help define and understand the parameters the municipalities have for within their Parks and Recreation Department. Ultimately, this document sets forth a vision for what Texarkana desires to see in future park and trail systems development.

1.3 Plan Methodology

Planning is a communal effort. The project team worked in close conjunction with parks staff, as well as an appointed advisory committee during the planning process. This process was conducted over a several month period. The project timeline was broken down into three phases: Existing Inventory of Parks and Trails, Level of Service & Goal Development, Technical Plan Development. The following section will elaborate the processes conducted during each phase and its significance.

Phase I - Existing Inventory of Parks and Trails

Step 1.1: Project Inception

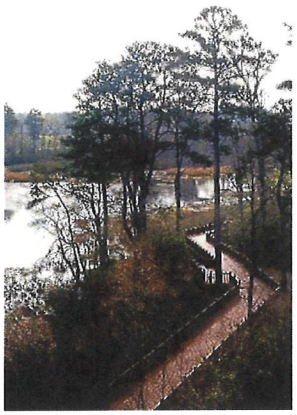
In early Spring of 2024, the planning team and city park staff met to discuss the need for an updated parks and trails plan. The city understands the connection of quality of life to outdoor recreation and wanted to provide a more up to date document with current trends and needs officially acknowledged.

Step 1.2: Formation of an Advisory Committee

Early in the process it was also critical to identify and create an advisory committee. This group was compiled of citizens that have an intimate knowledge of Texarkana and want to see positive growth in the city and the parks.

Step 1.3: Existing Inventory & Analysis

The next step was to conduct an existing inventory, using city provided data the team mapped the parks and trails system. Also an on site study was conducted, where images captured. Getting on site better helps identify opportunities, assess risks, and optimize resources.



Phase II - Level of Service & Goal Development

Step 2.1: Standards Analysis

Development of standards desired to be met and maintained within parks and as part of the trail network. Helps to keep consistency for existing and future development.

Step 2.2: Demand Analysis

Understanding feedback from staff and hearing the needs of the community, minor gaps were identified. These helps guide potential park improvements and topics for discussion during public meetings, as well as for the public surveys.

Phase III - Technical Plan Development

Step 3.1: Gather Citizen Input

Citizen input was collected in several different ways. Most notably was a series of public engagement meetings and via an online survey.

Step 3.2: Visioning

Provided with data from a range of sources, while understanding opportunities and constraints, aspirations for the future of the park were created.

Step 3.3: Establish Goals

The development of goals will aid in the achievement of the vision this report creates. Goals can also be benchmark indicators as elements of this plan are implemented in the future.

Step 3.4: Action Plan

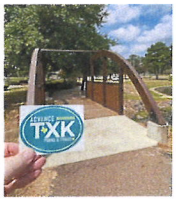
The team developed a strategy designed to achieve specified goals & objectives. Also outlines tasks, resources, and potential timelines required to complete necessary actions outlined.

Step 3.5: Draft Report

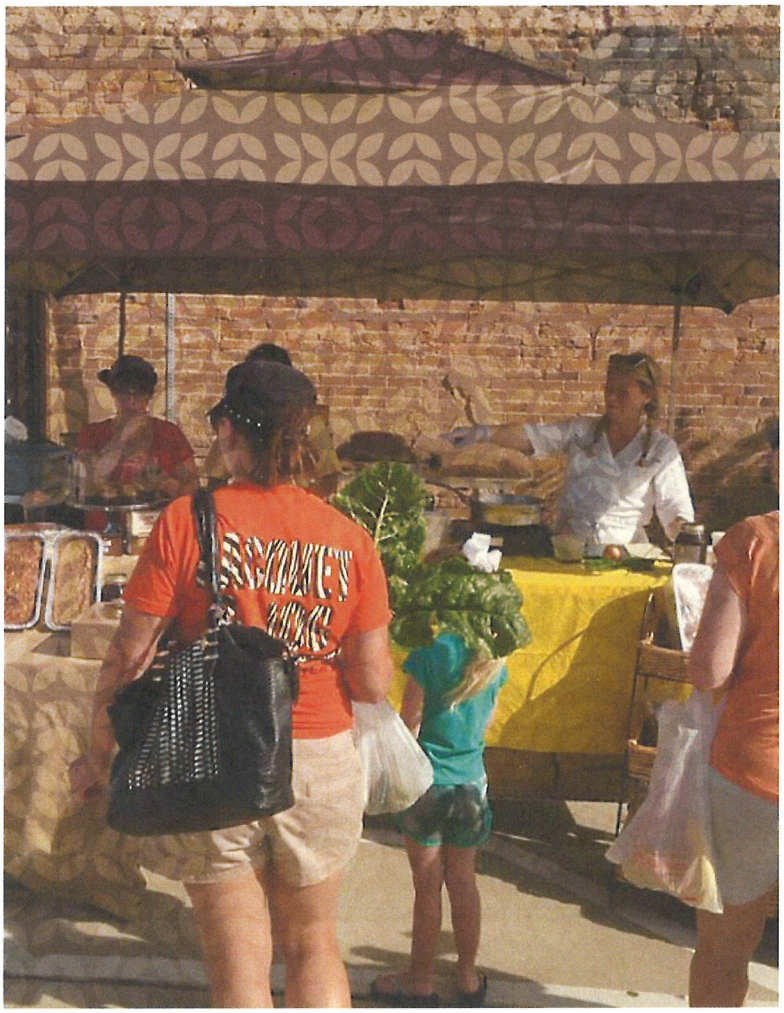
A preliminary draft report was then prepared. It is comprising of the entire process to that point in the project timeline, a record documentation of the process.

Step 3.6: Report Finalization & Adoptions

The team prepared a final report encompassing the entire process and recommendations for the next several years to decade for the parks system of Texarkana.



ADVANCE TXK PARKS



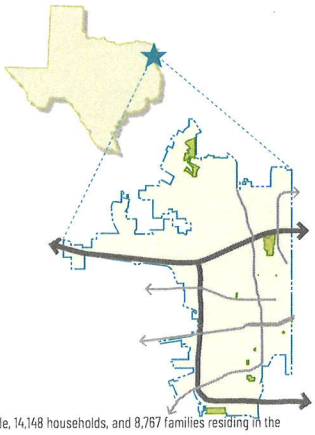
02 Community Profile

2.1 Demographics

2.2 Regional Community

2.3 Existing Parks Assessment

2.1 DEMOGRAPHICS



Texarkana is located at the junction of Interstate 30 and US highways 59, 67, 71 and 82 in extreme northeastern Texas on the Texas-Arkansas border. It is bordered by the city of Texarkana, Arkansas, to the east, and by the smaller cities of Nash, Wake Village, and Red Water, Texas to the south and west.

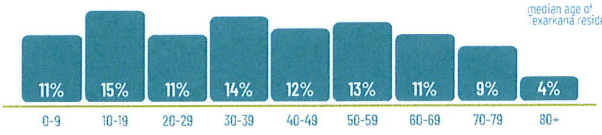
Texarkana, Texas and Texarkana, Arkansas combined is commonly known as Texarkana USA. Texarkana is a city in Bowie County, Texas in the Ark-La-Tex region. Located approximately 180 miles from Dallas, Texarkana is a twin city with neighbouring Texarkana, Arkansas. The Texas city's population was 36,193 at the 2020 census.

The city and its Arkansas counterpart form the core of the Texarkana metropolitan statistical area, encompassing all of Bowie County, Texas, and Miller County, Arkansas. The two cities had a combined population of 65,580 in the 2020 decennial census, and the metropolitan area had a population of 149,482.

According to the 2020 United States census, there were 36,193 people, 14,148 households, and 8,767 families residing in the city. The population density was 1,228.13 inhabitants per square mile. The 16,270 housing units averaged 589.4 per square mile. Of the 16,280 households, 31.5% had children under the age of 18 living with them, 42.5% were married couples living together, 19.3% had a female householder with no husband present and 34.1% were not families; 29.9% of all households were made up of individuals, and 12.1% had someone living alone who was 65 years of age or older. The average household size was 2.42 and the average family size was approximately three.

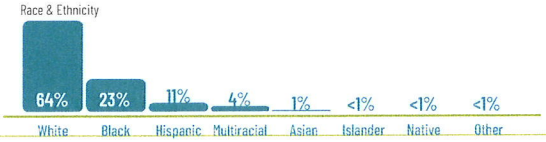
A summary of demographic data on the Texarkana metropolitan statistical area follows which provides background to the Parks and Trails Master Plan.

Population by Age Range

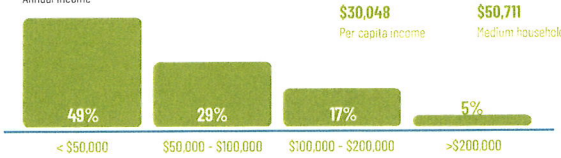


39.2
median age of Texarkana resident

Race & Ethnicity



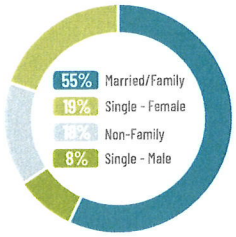
Annual Income



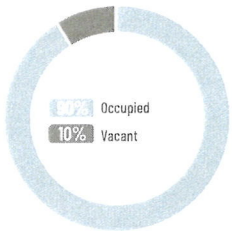
$30,048
Per capita income

$50,711
Medium household income

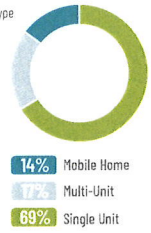
Household Composition



Housing Occupancy

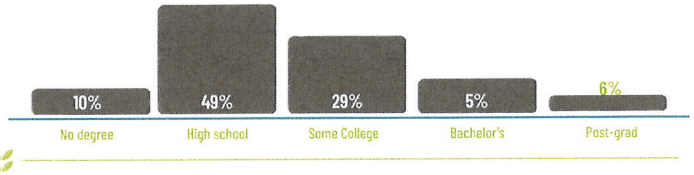


Structure Type



Owner-occupied Property Value

Educational Attainment

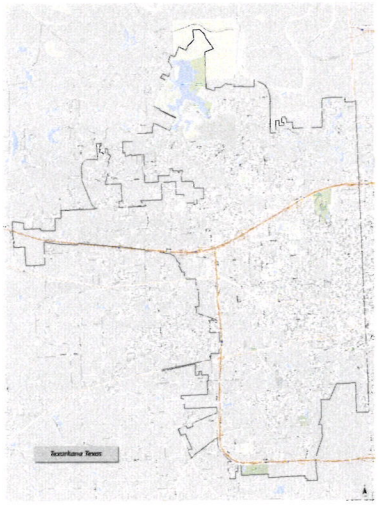


2.2 REGIONAL COMMUNITY

Texarkana is the primary hub of the metropolitan region which encompasses the general Texarkana areas of Texas and Arkansas. Metropolitan Statistical Area consists of Bowie County, TX, and Miller County, AR. Texarkana USA has been coined as the combination of both Texarkana cities that are separated by a street, State Line Avenue. This master plan is created only for Texarkana, Texas but there are many families that work and enjoy recreational opportunities across this beautiful region.

As of the census of 2000, there were +/-137,000 people, +/-72,500 households, and +/-55,500 families residing within the metropolitan statistical area (MSA). Today the Texarkana area is a diversified economy whose pattern of employment is categorized by industry and a heavy amount of distribution of goods which is similar to the regions of East Texas and Arkansas. Texarkana, TX is directly connected to Dallas/Fort Worth, Houston, and Little Rock as inland ports of supplies and areas of extreme growth and development. This access for truck trade comes via linkages on Interstate-30, I-49, and I-369. Texarkana helps to supply supplies and services for their growth.

The park and trail system of Texarkana clearly supports family, recreation, and sporting activities for this metro region. Children from across the area in cities such as Nash, Red Lick, and Wake Village in TX and Texarkana, AR play on sporting teams in Texarkana, TX leagues. This goes double for use of their passive park and trail amenities. In summary, Texarkana provides park and trail amenities for a much greater population than just their own community. It is estimated by the Parks Department that Texarkana serves a radius greater than 50 miles. Displaying they are excellent neighbors to the regional community.



2.3 EXISTING PARK ASSESSMENT

Bell Park

Location: 3208 Lincoln Street

Size: 4 Acres

Current Amenities: public garden, basketball courts, playground equipment, pavilion, restrooms, parking, walking paths, and flexible open lawn area.

Description: Bell Park provides the surrounding neighbourhood with traditional opportunities to play such on a range of equipment from climbing to swings. There are also two basketball courts that can be used for a range of activities. There is a large pavilion with picnic seating. A unique aspect to the site is the recent addition of a public gardens added to this park.

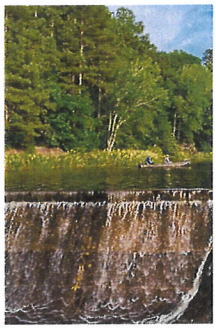
Bringle Lake Wilderness Park

Location: 7602 University Avenue

Size: 144 Acres

Current Amenities: walking trails, Mountain Bike trail, informational signage, and ishing access.

Description: Bringle Lake Park is separated into three subsections - East, West, Wilderness. The wilderness portion is focused on, as the title suggests, preserving natural ecosystems. This portion of the park supports a part of a 5 mile trail, accessible to both pedestrians and bikes. The trail runs around the lake, through preserved east Texas pines, past the spillway and around the Texarkana Golf Ranch. The trail can be accessed off University Avenue or Bringle Lake Park East. The Wilderness area also accommodates the only mountain biking trail in the city limits.



Bringle Lake Park East

Location: 7500 Bringle Park Road

Size: 8 Acres

Current Amenities: playground equipment, outdoor pavilion, bike pump track, walking trails, fishing pier, and parking lot

Description: Bringle Lake Park East is connected to both the West and Wilderness portions of the park. Along with pleasant pathway system, the park provides a fishing pier and 10 small pavilions for small gatherings. Another unique component is the bike pump track used for outdoor riding and adventuring.

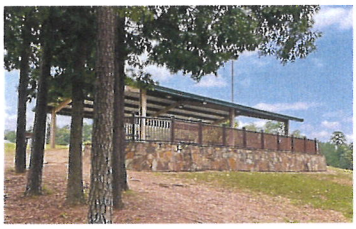
Bringle Lake Park West

Location: 7602 University Avenue

Size: 7 Acres

Current Amenities: sand volleyball courts, pavilion board walk, fishing piers, boat ramp access, parking, and restroom building.

Description: This park serves as a launching point for water craft onto Bringle Lake. The park also provides dedicated on shore fishing spots via fishing piers. Two sand volleyball courts are present on site. Amongst the active programming the park provides ample parking and a restroom facility. There is also a boardwalk that connects to Bringle Park east.



Ferguson Park

Location: 3000 Texas Boulevard

Size: 5 Acres

Current Amenities: playground equipment, parking, and flexible open lawn area.

Description: Sitting next to the Collins Senior Center, this park offers play equipment, open lawn area and parking. A large drainage culvert bisects the park site in half.

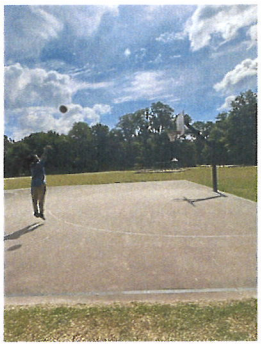
Findley Park

Location: 410 Findley Street

Size: 5 Acres

Current Amenities: playground equipment, basketball courts, open lawn, and parking lot.

Description: Findley Park provides the community with a basketball court and play equipment. There is also ample lawn space for informal rounds of catch, picnics and self provided lawn games.



Grady T. Wallace Park

Location: 3419 Leopard Drive

Size: 70 Acres

Current Amenities: playground equipment, outdoor pavilion, soccer field, softball fields, walking trails, fishing pond, flexible lawn, restrooms, and parking lots.

Description: Grady T. Wallace is an active sports programmed park. It provides over a dozen soccer fields that range in age and use, along with five softball fields for both youth and adult coed leagues. In addition to the fields there are approximately 1 mile of pathways around the park. There is playground equipment and two pavilions located on the western side of the park. A fishing pond with a dock also allows visitors the opportunity to cast a line.

Karrh Park

Location: 2102 Ann Street

Size: 33 Acres

Current Amenities: Baseball/softball fields (4), shaded stadium seating ,fishing pond, pavilion, and parking lot.

Description: Karrh park provides ball fields for youth sports and practices. The park also provides comfortable shaded seating options for spectators of the games. The park is accessible from both the north and south but the main lot is located on the northern portion and the southern entry serves one field. Near the north entry to the park there is also a tranquil pond for fishing and a pavilion nearby for picnics and other gatherings.

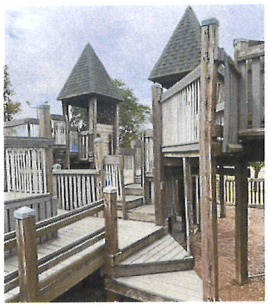
Kidtopia & Skatetopia

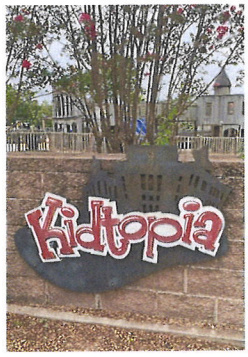
Location: 201 Oak Street

Size: 2.5 Acres

Current Amenities: playground equipment, Skating Park elements, restrooms, street parking

Description: Kidtopia and Skatetopia are both located near Stateline Avenue, south of the Post Office and Courthouse building. The adjoining space serve a wide range of individuals. Kidtopia is a large whimsically designed adventure play space, predominantly attracting a school age children. While Skateopia offers elements such as bank ramps, manual box, handrails, stairs, and half pipe. These elements provide riding opportunities for skateboarders, BMX bikers, and rollerbladers.





Scott Joplin Park

Location: 621 West Street

Size: 7 Acres

Current Amenities: play equipment, pavilion, pedestrian bridge, parking lot

Description: A pedestrian bridge gains park users access to a covered pavilion with picnic table seating. There is also playground equipment located near the parking lot. Mature tree canopy provide distinct character while creating a shade sanctuary for the park.

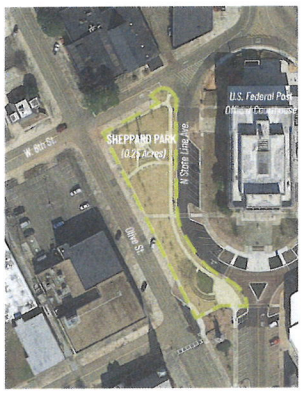
Sheppard Park

Location: 500 N. Stateline Avenue

Size: 0.25 Acres

Current Amenities: WWI memorial, benches, on street parking, and farmers market (seasonally).

Description: Located next to the Federal Post Office and Courthouse, the park is home to the Texarkana WWI memorial. Also during the warmer months, May to August, the park hosts the Texarkana Farmers Market.



Spring Lake Park

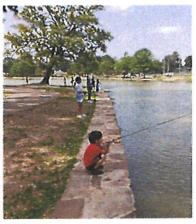
Location: 4303 N. Park Road

Size: 145 Acres

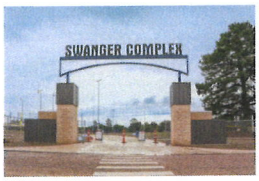
Current Amenities: play equipment, baseball/ softball fields, concert area, dog park, disc golf, pavilions, pedestrian walking trails, restrooms, fishing lake, splash pad, parking lot

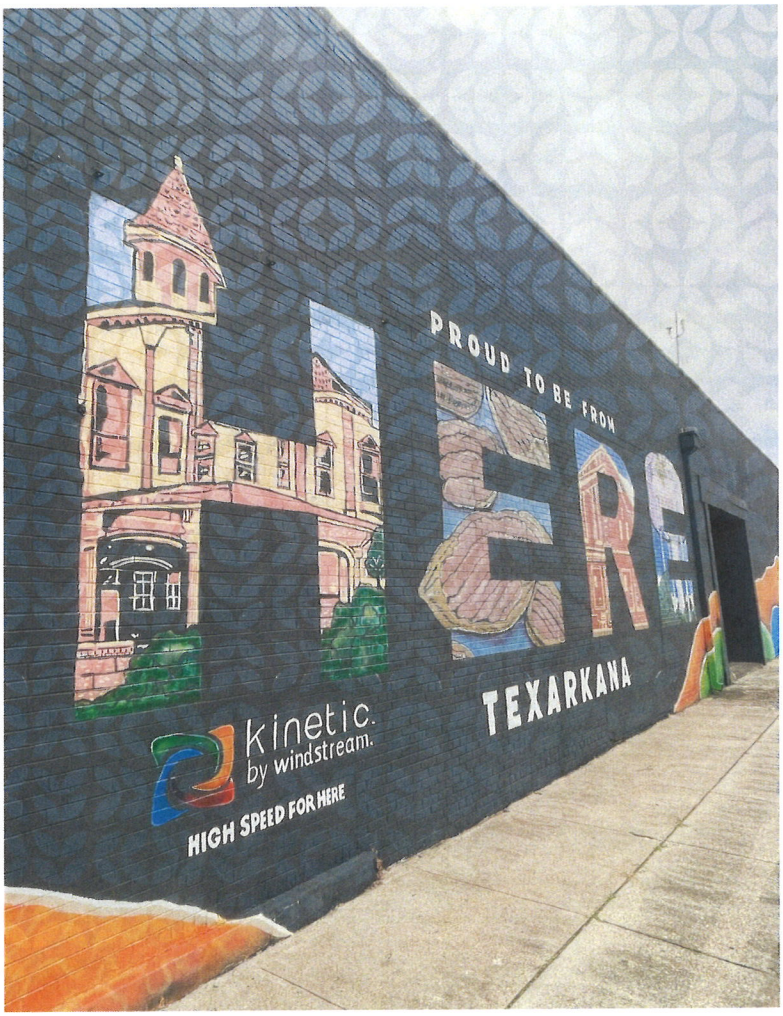
Description: This park provides a plethora of formal programs. The Kylee Sullivan Dog Park is located on the north side of the park, serving both large and small breeds. Adjacent are five baseball/softball diamonds that have newly been upgraded to artificial turf. Texas A&M University also uses George Dobson Field and James Bramlett Field for collegiate baseball and softball. Spread throughout the park is an 32-holes of disc golf and several walking trails. The key feature to this park is the approximately 5.5 acre Spring Lake which offers anglers the chance to fish while providing beautiful ambiance for park goers. Summer, Spring, Fall movies, concert and special events utilize the concert area and trailer. There is also ample parking, covered pavilions and seating options in the park.

Spring Lake Park



Spring Lake Park





03 Vision & Goals

3.1 Previous Plan Goals
3.2 Standard Guidelines
3.3 Park Elements
3.4 Vision Established by Community
3.5 Goals

3.1 Previous Plan

The Parks & Recreation Department at Texarkana understands and prioritizes creating a clear vision for the future of its facilities. Texarkana previously outlined an updated master plan for the parks and trails. The document focused on an improvement period from 2006-2016 for this effort. That specific report was most recently updated in 2009 and highlighted 5 goals of the city for future park development. The goals included:

This document laid a basic framework for improvements over the last decade. Expanding upon some of the foundation ideas, this report aims to incorporate similar key components while providing updated goals for parks that reflect more current trends. The intent is always to ensure adequate facilities for citizens and visitors, while offering goals and objectives for enhancing parks, trails, and recreational facilities.

3.2 Standard Guidelines

Criteria for Guidelines

Historically, the most common standards for park planning guidelines, as recognized by park and recreation professionals, have been the published guidelines by the National Recreation and Park Association (NRPA). As written in the introduction, the NRPA recognizes the importance of establishing and using park and recreation guidelines as:

1. A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
2. A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
3. A basis for relating recreation needs to spatial analysis within a community wide system of parks and open space areas.
4. One of the major structuring elements that can be used to guide and assist regional development.
5. A means to justify the need for parks and open space within the overall land use pattern of a region or community.

The purpose of the NRPA guidelines is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks. These guidelines should be viewed as a guide. They address minimum, not maximum, goals to be achieved. The guidelines are to be coupled with conventional wisdom and judgment relating to the particular situation to which they are applied and specific local needs.

Park Classification System

The City of Texarkana Park and Trails system will be analyzed against NRPA standards, but early in the planning process, the city defined their desire to promote and build parks and programs beyond the national standards. Residents in Texarkana understand the comprehensive value gained for property and quality of life due to quality parks and recreational programs.

When evaluating existing or future parks in Texarkana, it is necessary to classify each park by type, size, service area, and acres per 1,000 population. The following classifications for parks have been established for the City of Texarkana:

Mini-Park

A mini-park is a small public park that serves up to a ¼ mile radius and is normally located within a residential area. Mini-parks generally range in size from 2,500 square feet to 1 acre and usually contain a playground and picnic area. Many of these are developer-built parks and/or tot lots and can be operated and maintained by a Homeowners Association (HOA) if the neighborhood has one.

Neighborhood Park

A neighborhood park is a medium sized park serving a general neighborhood area, usually with play equipment, athletic facilities, and passive open space. They generally range in size from 1.5 - 15 acres and are the most frequently needed size of park. They are easily accessible to area residents, serving approximately a ½ mile radius. They have a playground, multipurpose court, open space for flexible types of activity, and picnic areas and shelters.

City Park

A city park is a large park generally ranging in size from 25-375 acres, and serves multiple neighborhoods, which may include ball fields, playgrounds for different age groups, parking, picnic areas, passive areas, tennis courts, swimming pool, recreational building, restrooms, multi-purpose courts, and a meeting area for special events. These parks usually contain multiple ball fields and are lighted for evening play. In addition, the city park should be located along a major road for easy access.

Regional Park

A regional park serves a wide area that can include several communities. Many times, these parks protect valuable natural resources such as the Atlanta State Park with Wright Patman Lake shown below. These parks have many different types of outdoor recreation possibilities. There are no specific guidelines for the recommended number of acres

Special-Use Park
A special-use park is one that serves a unique recreation type, large area, and perhaps a regional population. Typical examples of special parks are extreme sports facilities, golf course, tennis center, downtown festival markets, etc. There are no specific guidelines for the recommended number of acres.

Open Space/Linear Park
A linear park is an area of open space that usually runs along a drainage corridor, utility easement or body of water. These parks use the linear aspects of the open space to serve different types of trails. These trails typically tie into key locations such as schools, residential neighborhoods and other parks. There are no specific guidelines for the recommended number of acres.

3.3 Park Elements

Competition Sports Fields
These fields are built to the specifications of the type of sport playing on the field, whether it be soccer, baseball or softball, and meet all league requirements for competitive play/sanctioned events. They typically are fully lighted, irrigated, have spectator bleachers, adequate parking facilities, restroom/concessions readily available, and many are managed by their sports association.

Practice Sports Fields
These are open spaces used only for practice, and have no baselines, foul lines, pitcher mounds, permanent goals, or irrigation. One of the primary issues with practice fields is whether they can have lights for evening uses.

Playgrounds
A playground is an area designed for children to play freely. Modern playgrounds often have recreational equipment such as a merry-go-round, swing set, slide, climber, walking bridge, jungle gym, chin-up bars, sandbox, spring rider, monkey bars, overhead ladder, trapeze and trapeze rings, playhouses, and maze, many of which help children develop physical coordination, strength, and flexibility, as well as providing recreation and enjoyment. Common in modern playgrounds are "play structures" that link many different pieces of equipment.

Trail
All types of people enjoy trails, whether they are young or old, active or just enjoy taking a leisurely stroll, everyone can find entertainment on a trail. This plan recommends a variety of trail types in all areas of the city, to promoting accessibility and connectivity throughout. Identifying the users of trails will lay out the foundation for the entire trail system. By developing a hierarchy of trails, a consistency to trail development, a clear picture of what the system can and will be in the future is created.

Trail Users - A trail should be designed to accommodate a variety of users. Trail systems create an environment that feels safe and comfortable. This environment draws activity to them, and encourages participation by non-active residents. Trail users include:

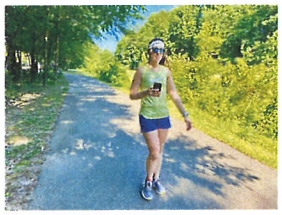
Walkers - May include individuals walking for exercise or individuals walking to a destination, which could include senior citizens or families, with children and baby strollers. The trail should be wide enough for passing since walkers usually walk side by side.

Joggers and Runners - Use trails for exercise, activity, and training for longer runs. Joggers and runners will run at different speeds so it will be essential to have lanes for passing safely. Also, the city might want to consider decomposed granite or asphalt for running trails. The softer surface is better and preferred by runners.

Cyclists - Will use the trail for exercise and activity. There will be a wide array of experienced cyclists. The interest here is in the connectivity of the trail system, and they usually prefer more trail alignments than trails with higher speeds. This group can also include children and youth who will be riding their bikes to schools or from neighborhoods to neighborhoods. Higher speed cyclists and commuters are more experienced riders and are the individuals who are more interested in the higher speed trails. Most of these users will prefer riding on-road trails instead of off-road trails. If the City decides to design off-road high-speed trails, trail alignments with shallower curves are favored by these users and should be considered. With the higher speeds, the trails will need to be designed wider, to reduce conflicts with other trail users for safety reasons.

Mountain Biking - These users can travel on most surfaces, from crushed rock to a more natural trail surface, and prefer trails with a challenging terrain. This style of biking is becoming an increasing popular type of biking and wilderness activity.

In-line Skaters - These users will occupy a large cross section of the trail, due to the fact they swing their arms to gain momentum. Skaters will also use a large portion of the trail for tricks, and to gain speed.



TEXARKANA, TX PARK CLASSIFICATIONS

PARK NAME	SIZE	CLASSIFICATION
Bell Park	4 acres	**Neighborhood Park**
Bringle Lake Wilderness Park	144 acres	**Regional Park**
Bringle Lake East Park	8 acres	**City Park**
Bringle Lake West Park	7 acres	**City Park**
Ferguson Park	5 acres	**Neighborhood Park**
Findley Park	5 acres	**Neighborhood Park**
Grady T. Wallace Park	70 acres	**City Park**
Karrh Park	33 acres	**City Park**
Kidtopia & Skatetopia Parks	2.5 acres	**Special-Use Park**
Scott Joplin Park	7 acres	**Neighborhood Park**
Sheppard Park	0.25 acres	**Mini-Park**
Spring Lake Park	145 acres	**Regional Park**

Park Acreage Guidelines

The following classifications are intended to be used as guidelines. They are based on National Recreation and Parks Association and the American Academy for Park and Recreation Administration guidelines. A revised classification for the City of Texarkana parks, recreation areas, and open spaces will take into consideration local community needs.

Classification	Service Area	Exisiting Level of Service (LOS) Acres per 1,000 Residents	NRPA Guidelines (LOS) Acres per 1,000 Residents
Mini Parks	1/4 mile radius	0.03 Ac/1,000	0.25- 0.50 Ac/ 1,000
Neighborhood Parks	1/2 mile radius	0.51 Ac/1,000	1.00 - 2.00 Ac/ 1,000
City Park	3 mile radius	5.39 Ac/1,000	5.00- 10.00 Ac/1,000
Regional Parks	10 mile radius	Significant	No applicable standard
Special Use Areas	No applicable standard	Significant	No applicable standard
Linear Parks/Trails	Variable	0.34 Ac/1,000	Variable

Based on the guidelines for each of the park classifications, the recommended park acreage per 1,000 population for the City of Texarkana are noted. The City of Texarkana includes a total of over 360 acres of park land. This is an acreage number derived from a brief analysis and there may be additional public lands of the city that may also have a park and/or recreational function.

3.4 Vision Established by the Community

As we look ahead, we are excited to embark on the next phase of our Parks Master Plan with the expertise of this plan which is associated to the City's Comprehensive Plan from 2016.

The new Parks Master Plan will serve as a strategic guide for the Parks and Recreation Department over the next 15-20 years. This plan will outline priorities and provide a roadmap for the future development of our parks and recreational offerings. Creating the guiding principals and goals was achieved in part by collecting and synthesising public input from the residents and the committees through means of online surveys, public engagement forums and committee meetings. Your suggestions and feedback will play a key role in shaping the future of our community's parks and recreational spaces. Vision and goals are in the following pages.

3.5 Goals

The recommendations and priorities are a result of incorporating the inventory, standards analysis, and needs assessment into a ranking of needs. From the priority needs, an Action Plan has been established which will direct the growth, development and maintenance of the parks, recreation programs, and trail system in the City of Texarkana for the next years.

The overarching seven themes that support the goals for this plan update are as follows:

1. Family Support

1A. Support family gatherings, exercise, team sports, and more general activities within the park system.
1B. Support a healthier lifestyle for families.
1C. Increase recreational programs and education to assist families.

2. Pedestrian Trails

2A. Create a network of connected pedestrian trails and walkways.
2B. This network of pedestrian trails may include trails near roadways and across open green natural sites.
2C. Pedestrian trails need to connect to local schools/colleges, commercial centers, existing parks, and downtown.
2D. Plan for a specific city-wide Trails and Pedestrian Mobility Master Plan in the future defining new routes, design specifics, and funding needs.

3. Sports

3A. Enhance existing fields to support the city's demand.
3B. Provide amenities for family and player enjoyment with safety, fun, and maintenance included.
3C. Understand the recreational trends for pickle ball, pedestrian use of trails, and the aging population to resources and the multiuse of spaces.

5. Facilities

5A. Enhance the Southwest Center with new park and trail facilities outside the building.
5B. Schedule buildings and facilities for long-term maintenance.
5C. Assure that all neighborhoods and citizens have access to equal park and recreational facilities.

6. Plan for Future Park Improvements

6A. Future parks and improvements in passive use (walking, bike riding, family gatherings, playgrounds, etc.)
6B. Future parks and improvements in active use (sports, splash pad, etc.)
6C. Always looks for opportunities where a place/space can be designed for multiuse and functions

7. Fiscal Responsibility

7A. Work with the Texarkana City Council to get access to funds for important needs which produce healthy families, citizens with improved mental sharpness, and create sustainable assets for Texarkana.
7B. Plan for short and long term park and trail improvements.
7C. Create a database which tracks park/trail metrics regarding, related quality of life improvements, environmental improvements, and citizens inputs.

ADVANCE TXK PARKS

04 Engagement Strategy

4.1 Engagement Plan
4.2 Branding
4.3 Technology
4.4 Advisory Committee
4.5 Public Meetings
4.6 Summary

4.1 Engagement Plan

An important factor in generating a well-rounded plan is to gather input from citizens within the community. "A well-designed engagement strategy helps connect a community from the start and continues to bring more people to the table." For Texarkana, it was understood that both digital platforms as well as in person gatherings, were going used as feedback mechanisms. In a society where citizens are pulled in many different directions it is important to provide a multitude of forms of engagement.

- Branding
- Website
- Advisory Committee
- Public Meetings

Participation was encouraged through via branding, surveys, public engagement meetings with interactive workshops, and a project website. Engagement fosters a sense of ownership and collaboration among residents. By actively listening to and incorporating the diverse perspectives and ideas of community members, we can create a more effective and representative plan that truly addresses the needs and aspirations of Texarkana's residents.

The following chapter will outline the mechanisms utilized to gather input from a mixture of stakeholder groups. Employing a multi-faceted approach, the team aimed to capture a comprehensive understanding of the community's needs, priorities, and wants for the parks and trails of Texarkana.

4.2 Branding

During the initial phases of this effort a unique brand was developed by the planning team for the planning effort. Providing a brand creates an identity and helps viewers distinguish material related to the planning effort. A cohesive identity for the project reflects the vibrancy existing in the parks while generating communal pride. It is known by the community that the Texas side of the city colloquially refers to themselves as "TXK". Using that terminology this process looks to advance the parks system ahead for several years thus the idea of "Advance TXK Parks" was derived.

When kicking off the brand identity for the Texarkana Parks & Trails Master Plan, two style territories were explored; one leaning into the direction of organic, hand-drawn shapes paired with rugged text and a bold, vibrant color palette. The other concept, which became the chosen direction, leans into a more contemporary & sharp style with varied-width text for emphasis and a cool, calming color palette.

The second identity was selected to move forward, as it reflects the simplicity and calming colors traditionally associated with outdoor recreation. The brand then evolved to include icons and patterning inspired by the balance and symmetry of plant-life, while sticking closely to the geometrically perfect shapes and clean edges of the overall design territory.

Using these brand elements, we moved on to build a website to serve as a hub for community outreach and file sharing, utilizing the fonts, colors, and design elements to build a thoughtful, cohesive experience for all those who would engage with the project, both on- and offline. Not only was the online website presence created with these principles in mind, but the brand was also then inspiration throughout the process. It is the guiding color palette and font selection used throughout this document. It aided in achieving a clean, clear and concise product over the course of the entire project timeline.

CONCEPT 1

4.3 Technology

Project Website

A project website was developed to keep citizens up to date on the planning progression and offered them a platform on how they could get actively involved during the Advance TXK Parks process. On the site users can access a team overview highlighting key staff, committees and design team members. It also serves as a digital library to help store documents and allow users to access key documents provided over the course of the project. A digital timeline was also accessible on the site. The website was also a keyway of accessing during the online survey, explain in depth later in this chapter. In an ever-evolving digital age it is important to provide people with a digital tool, one that has 24/7 access to content and the project website did just that. By leveraging digital technology, the project website facilitated seamless communication, enhanced transparency, and promoted active participation.

Online Survey

During an approximately 6-week period during the fall of 2024, an online survey was available for Texarkana community members to complete. This survey was active to gather public input between the first and second formal meeting. During this window over 100 respondents were able to give their valuable input towards existing conditions, future desires and potential improvements to the Parks & Recreation Department.

The survey consisted of a total of 50 questions and was available to all public users through the Microsoft Forms program.

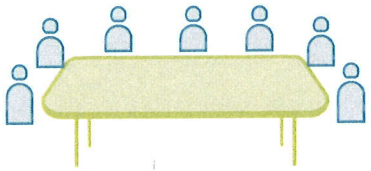
The survey was broken down into separate large categories. It utilized topics gathered during earlier phases, such as existing inventory and needs assessment, to help populate the questions. The question types varied throughout, ranging from multiple-choice to rating scales and demographic questions.

Though not a comprehensive data set, analyzing the trends in responses helped to identify patterns and trends for molding goals specific to this report. The survey was a pivotal tool in ensuring Texarkana residents were heard and considered in the decision-making process that were not able to attend in person events. By capturing a wide range of perspectives, the survey contributed to creating a more inclusive and responsive Parks & Recreation system. The survey's findings provided valuable insights into the community's preferences, needs, and expectations.

4.4 Advisory Committee

For this report and throughout the lifespan of the project, an Advisory Committee was created. The group included seven individuals of varying backgrounds to provide diverse perspectives and regular input. This structure also helped foster a sense of ownership within the community and supported ongoing engagement and project awareness.

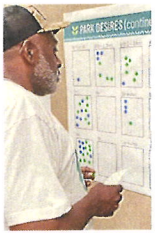
Over the course of the process, the committee met to discuss project goals, objectives, and overall input. They also participated in surveys, public engagement and intermediate checkpoints. Additionally, the members also visited each site to compile their own observations, needs, and goals for the future of the Texarkana parks system. Throughout the effort, they provided meaningful feedback and served as liaisons between the project team and the broader community. Their involvement strengthened transparency, reinforced community trust, and helped ensure the recommendations were grounded in local priorities.



4.4 Public Engagement

Meeting I

The first public meeting was conducted on September 4th, 2024. The meeting was held at Texarkana Convention Center located at the Hilton Garden Inn; this will be the reoccurring location for the future public meeting for the project. A series of presentation slides covering project introduction, the team, trends and existing conditions was covered during the evening session. At the conclusion of the slide presentation, dot boards and character imagery boards were hung on the wall. Facilitators were available to answer questions and provide additional information, fostering a collaborative and inclusive atmosphere. These boards were an important part in collecting feedback directly from community members during the event. The dot boards covered a range of topics and questions regarding park desires, trail desires, and events & recreation within the system. This helps to identify community preferences for park features, such as playgrounds, picnic areas, sports facilities, and green spaces.



Meeting II

The second public meeting was conducted on December 5th, 2024. This meeting drew several dozen attendees. The focus of this meeting was to outline potential goals and recommendations for the future of parks and trails. A slide presentation was created and presented on several categories, including parks, trails, events, TXK Farmers Market, Perot Theater and economic funding. Each category had several basic principles outlining future improvements. A physical survey was provided in addition to slides that followed along with the content to collect users' feedback on the importance of these goals. Healthy discussion amongst city staff, the committee and public helped visioning and clarity to recommendations within this report following the formal presentation. Real time feedback during this meeting was critical in moving this report forward.

4.5 Summary

All these engagement procedures in conjunction allowed the team to establish general trends on what was needed for Texarkana Parks system in the eyes of the community. Giving a voice allows the community to provide feedback, give pushbacks, insert items that may be overseen by the planning team. The engagement process is not the sole factor in decision making but plays a key role in defining action items and goals of this report. Ultimately, through the collaboration and insights gathered from the community, the Texarkana Parks system can be designed to better serve and reflect the needs and desires of its residents, fostering a stronger, more vibrant community.

ADVANCE TXK PARKS

05 Recommendations + Areas of Focus

5.1 Community Summary

5.2 High Priority

5.3 Moderate Priority

5.4 Low Priority

5.1 Community On-line Survey

The consultant team completed a comprehensive study for the City of Texarkana as part of the Parks and Trails Master Plan. An important aspect of the master plan was to conduct a demand and needs assessment involving broad-based citizen input. The purpose of the needs assessment study was to provide a foundation for the master plan that will provide guidance based upon citizen needs and priorities.

A web-based survey, administered through Survey Monkey, was conducted with Texarkana residents from August through to October 2024. The survey received answers from 117 Texarkana park users with approximately 5,795 detailed responses. The general margin of error of this sample size is at a 90% confidence level and is plus or minus 7.5%. This indicates that the results are 90% accurate and could vary by 7.5% one way or the other. This survey and its results are not based on scientific methods or a part of a scientific survey, basically due to the sample size.

The citizen survey and detailed survey tables from October are presented in the Appendix. This study is to be used as a guide to direct the park, trail, and recreation master planning efforts for the city.

Input Highlights

- Parks in general are heavily used with almost half of all respondents reporting they have visited a park or trail in Texarkana at nearly monthly.
- Most citizens who have participated in a recreation program rated them as excellent or good, indicating the Department is doing an effective job with regard to recreation programs.
- Trail usage numbers will go up significantly with the construction of trails linking neighborhoods to current parks of all sizes.
- Many of the Texarkana citizens that responded said the current quality of sports programs is excellent too good.
- This data will assist in providing priorities for facilities in the master plan. The following are highlights from the public meetings and citizen survey.

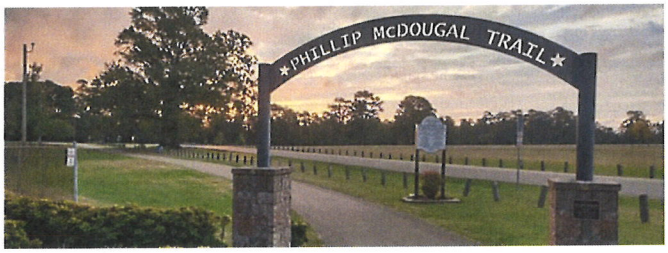
5.2 High Priority

The results of the action plan priority ranking were tabulated into three (3) categories: High, Medium, and Low Priority. The tables in the following Chapter 06 Implementation provide a detailed summary of the priorities and actions for the City of Texarkana Parks & Recreation Department. The following pages detail the summary of priorities. The time frame for high priority is generally current (zero) to 5 years.

Priority Relationships:
Look for opportunities to combine pedestrian trail and drainage projects together for maximum benefits that helps create Texarkana's city trail and drainage system. Also, look for the ability to solve a city issue and/or challenge that can provide new park and trail assets.

High Priority Selected Highlights

1. Plan and construct more pedestrian trails which can connect assets together.
2. Determine a permanent location for a multi-use Farmer's Market. (Maybe in Spring Lake Park).
3. At Bringle Lake West Park plant native trees in groupings to create shade.
4. Add the pedestrian trail segments in Spring Lake Park to create loops.
5. Create a specific Spring Lake Park Master Plan.

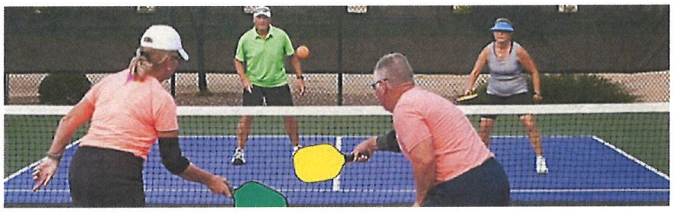


5.3 Medium Priority

The time frame for high priority is generally 5 to 10 years. Medium priority is desired by the citizens but not the most urgent. This mid-level action set is of a category that the community and city can plan for in the future.

Medium Priority Selected Highlights

1. Increase indoor and outdoor pickleball courts for the community.
2. Increase the amount of wilderness trails near Bringle Lake.
3. Remove the existing concrete creek channel and naturalize the creek in Ferguson Park.
4. Increase the number of pedestrian benches near playground equipment at several parks.
5. Replace Kidtopia Park with a new park to support the downtown community. (Design and rename this park Downtown Inclusive Park or a donor's name).



5.4 Low Priority

The time frame for high priority is generally 10 to 20 years. Low priority is least desired by the citizens but still a needed action to elevate the parks and trail network. This low-level action set is of a category that the community and city can easily plan for in the future.

Low Priority Selected Highlights

1. Add additional parking spaces near the basketball courts at Bell Park.
2. Increase internet access to all community center facilities.
3. Create a paved pedestrian walking trail around the soccer and softball fields at Grady T. Wallace Park.
4. Increase the pedestrian benches near the playground at Finley Park.
5. Increase the parking lot lighting in Grady T. Wallace Park.

06 Implementation

6.1 Introduction

6.2 Action Plan Matrix

6.3 Potential Funding Sources

6.4 Non-Profit Funding Potential Partnerships

6.5 City Generated Funding Opportunities

6.6 Other Conservations Opportunities

6.1 INTRODUCTION

The Texarkana Parks and Trails Master Plan has developed a broad vision of the future of parks, trails, and recreation in a growing city. The prioritization of needs found in the previous chapter sets forth a list of key action items designed to move this vision forward. This chapter translates those items into action plans while including some cost estimates, suggested funding sources, and specific recommendations for advancing the master plan.

6.2 ACTION PLAN MATRIX

PARK SPECIFIC RECOMMENDATIONS

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
		PARKS - GENERAL			
1	Site	Add additional pedestrian benches to many of the existing Parks, especially for caregivers near playgrounds.	$	Medium	
2	Site	Define a level of lighting for parking lots in the park system and work to implement.	$	High	
3	Site	Increase turf athletic fields at Parks facilities	$$$	Medium	
4	Infrastructure	Sign and create additional ADA parking as park demand requires.	$	High	n/a
5	Signage & Wayfinding	Create a cohesive and unified signage family that celebrates the beauty of the parks and serves both entry and informational purposes.	$$	High	TXK Business Community
6	Infrastructure	Improve lighting (inside and exterior) and airflow at all restroom facilities.	$	High	
7	Landscape	Get baseline tree canopy data, and try to diversify tree species and increase tree canopy	$	Medium	
8	Organizational	Establish a comprehensive Parks & Recreation Department policy manual aligned with CAPRA Standards	$	High	
9	Organizational	Adopt a formal vision statement and revise mission statement reviewed every 5 years.	$	High	Human Resources
10	Organizational	Strengthen the Friends of the Texarkana, Texas Parks organization	$	High	
11	Organizational	Develop a Department wide Strategic Plan that will be updated every 5 years.	$	High	
12	Organizational	Establish Level of Service (LOS) standards for parks, facilities and programs.	$	High	KSU TAB, Brownfields, TPWD

$ = Low $$ = Modest $$$ = High $$$$ = Greatest

PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
		PARKS - GENERAL CONTINUED			
13	Planning	Integrate parks planning with city wide comprehensive, ADA and transportation plans	$	High	ADA, TxDOT, Human Resources, Planning
14	Community Engagement	Establish a Parks and Recreation community partnership/sponsorship program	$	High	Community businesses
15	Organizational	Expand cost recovery and fee review policies for programs and facilities.	$	High	
16	Organizational	Create a written maintenance standards for parks, facilities, and trails.	$	High	
17	Organizational	Implement a preventative maintenance program including life cycle information supported by MyGov assets tracking.	$	High	Playground Equipment Vendors
18	Organizational	Develop park safety and risk management protocols.	$	High	Emergency Management
19	Organizational	Establish written program outcome goals tied to community health and wellness.	$	High	Health Department, Athletic Training Programs
20	Community Engagement	Conduct a community-wide program needs assessment every 5 years that meets the needs of the citizens of Texarkana, Texas.	$	High	
21	Accessibility	Expand inclusive and adaptive recreation programming	$$$	High	Opportunities Inc., Temple Memorial
22	Professional Development	Support professional certification and continuing education for staff	$$	High	Human Resources
23	Community Engagement	Formalize partnership agreements with schools, nonprofits, and sports organizations.	$	High	
24	Organizational	Adopt environmental sustainability practices, for park operations, and incorporate green infrastructure and nature based solutions into park planning.	$	High	KTB, TPWD
25	Organizational	Conduct annual internal CAPRA readiness assessments aligned with CAPRA Performance Standards	$	High	NRPA
26	Organizational	Establish a centralized document management system for accreditation materials.	$	High	

$ = Low $$ = Modest $$$ = High $$$$ = Greatest

PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
BELL PARK					
1	Lighting and Safety	Enhance the basketball court by adding area lights.	$$	Medium	
BEVERLY PARK					
1	Infrastructure	Park needs of a couple additional parking spots for visitors.	$$$	Medium	
2	Signage & Safety	Add a hazard sign about playing in the drainage channel.	$	High	
3	Site	Increase trash receptacles.	$	Low	
BRINGLE LAKE WILDERNESS PARK					
1	Walking Trails	Increase the amount of trails for recreation and connectivity.	$$	High	Texas A&M Texarkana
2	Site	Create wilderness rest areas along the trails	$$	Medium	Texas A&M Texarkana
3	Infrastructure	Increase parking at this park.	$$	Medium	
BRINGLE LAKE EAST PARK					
1	Infrastructure	Increase parking at this park.	$$$	High	
BRINGLE LAKE WEST PARK					
1	Site	Add smaller covered shelters with several picnic tables in each.	$$$	Low	
2	Ecological	Plant native trees in small groupings to create shade.	$$	High	
3	Site	Improve Bringle Lake Dam Art Walk area with pedestrian benches, lighting and signage.	$$$	High	Local Artists
FERGUSON PARK					
1	Picnic Shelters	Add a pedestrian bridge crossing the creek.	$$$$	Low	
2	Infrastructure	Create a paved walking trail around the park.	$$$	Medium	
3	Walking Trails	Remove the existing concrete creek channel and naturalize the creek in the park.	$$$$	Low	
4	Site	Fix the gazebo off Main Street.	$$$	Low	
FINDLEY PARK					
1	Outdoor Sporting Facility	Soccer designation for the large green space	$$	Medium	
GRADY T. WALLACE PARK					
1	Picnic Shelters	Add medium-sized covered shelters near the softball fields.	$$	Low	
2	Site	Existing shelters need picnic tables	$	Low	

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PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
GRADY T WALLACE CONTINUED					
3	Landscape	Plant native trees in small groupings to create shades.	$$	High	
4	Walking Trails	Create pedestrian walking trail around the soccer and softball fields.	$$$	Low	
5	Signage and Wayfinding	Improve entry and wayfinding signage at the park.	$$	Low	
6	Playground Improvement	Create a children's playground near softball fields	$$$$	Medium	
7	Outdoor Sporting Facility	Improve the basketball courts.	$$	High	
8	Site	This sports parks needs a flagpole for the US flag located near the soccer clubhouse.	$	Low	
9	Site	Increase the number of spectator seating stands near turf fields	$$$	In Progress	
10	Infrastructure	Increase the total number of paved parking spots.	$$$	High	
11	Aquatic	Increase fishing dock locations	$$$	Low	
KARRH PARK					
1	Signage and Wayfinding	Add a sign regarding ability to fish in the lake and hazard to swim in lake.	$$	High	
2	Infrastructure	Add a park sign and fencing/ gate off Liberty Lane access.	$$	High	
3	Infrastructure	Add paved parking for cars near the ball field near Liberty Lane	$$$	Low	
4	Walkway connections	Add additional pedestrian ADA compliant walkways between ball fields for users	$$$	Medium	
KIDTOPIA					
1	Park Improvements	Replace the current park with a new park to support the downtown community.	$$$	In Progress	
2	Park Improvements	Integrate more inclusive components	$$$	In Progress	
SKATEOPIA					
1	Site	Add a few picnic tables for user groups.	$$	Low	
2	Site	Add pedestrian walkways from street parking to skate park.	$$	Medium	
SCOTT JOPLIN PARK					
1	Signage and Wayfinding	Nice park for some environmental signage with the nice existing tree canopy. (partner with local school districts on nature walk opportunity)	$$	Low	

$ = Low $$ = Modest $$$ = High $$$$ = Greatest

PARK SPECIFIC RECOMMENDATIONS CONTINUED

#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
		SHEPPARD PARK			
1	Signage and Wayfinding	Placement of historical markers	$$	Medium	
2	Infrastructure	Upgrade electricity capabilities	$$$	Low	
		SPRING LAKE PARK			
1	Site	Add additional covered shelters (3-4) for family gatherings.	$$$	Low	
2	Signage and Wayfinding	Improve signage at the beginning of frisbee golf courses that includes maps of the course	$	Low	
3	Signage and Wayfinding	Improve wayfinding in the park with directional signs	$$$	High	
4	Walking Trails	Increase pedestrian trails around and across the park.	$$	Low	
5	Planning	Create Arboretum with education partners for educational programming.	$	Medium	
6	Planning	Bathrooms near the Splash Pad	$$	High	

TRAIL SPECIFIC RECOMMENDATIONS

#	Area of Focus	POTENTIAL IMPROVEMENTS	COST	PRIORITY	PARTNERSHIP
		TRAILS			
1	Trail Loop	Connect linear parks using existing trails in Spring Lake Park, trails at St. Michael's Hospital, and on the south side of I-30 for active transportation and recreational use.	$$$	High	KSU TAB, Brownfields, TPWD, Partnership for the Pathway
2	Existing Trail Additions	Increase wilderness trails as a part of the city's network.	$$$$	Low	KSU TAB, Brownfields, TPWD, Partnership for the Pathway
3	Existing Trail Additions	Plan and create a network of trails for transportation alternatives linking residential neighborhoods with local school districts	$$$$	Low	KSU TAB, Brownfields, TPWD, Partnership for the Pathway
4	Trail Creation	Create a pedestrian trail in several smaller parks to promote healthy living and exercise.	$$$	Medium	KSU TAB, Brownfields, TPWD, Partnership for the Pathway

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COMMUNITY AND FACILITY RECOMMENDATIONS

#	Area of Focus	POTENTIAL IMPROVEMENTS	COST	PRIORITY	PARTNERSHIP
		GENERAL COMMUNITY CENTER & PROGRAMMING			
1	Programing	Increase Recreation Center programs that promote healthier life style.	$	High	
2	Technology	Increase internet access to all facilities.	$$	Low	
3	Marketing	Promote these facilities for rental usage across the community for events.	$	High	
4	Facilities Improvements	Conduct a feasibility study to determine the level of demand, determine a potential location in Spring Lake Park, and define the attributes for a TXK Amphitheatre.	$$	High	
5	Sports Organizations	Grow youth sports programs and fields to promote sports tournaments in TXK. This increases active youth sports while growing economic development.	$$	Medium	
#	Area of Focus	POTENTIAL IMPROVEMENT	COST	PRIORITY	PARTNERSHIP
		SOUTHWEST CENTER			
1	Site	Consider additional amenities such as a family shelter, picnic tables, playgrounds facilities, pedestrian benches and walking trails.	$$$	High	
2	Programming	Include experiential learning opportunities such as a botanical gardening program.	$$	Low	
3	Outdoor Sporting Facility	Create new pickleball Courts (3) for the park with lighting	$$$	Low	
4	Lighting and Safety	Increase additional parking with lighting	$$$	High	
5	Signage and Wayfinding	Update the Southwest Center Park Signage	$$	Medium	
6	Trail Loop	Wilderness trails for pedestrian use into the Waggoner Creek floodplain.	$$	Low	
#	Area of Focus	PEROT THEATRE	COST	PRIORITY	PARTNERSHIP
1	Programming	Increase comedy shows at the Perot Theatre	$	Medium	
2	Programming	Promote a diverse range of entertainment that serves a broad range of age groups.	$$$	Medium	TXK Local Business
3	Partnership	Promote downtown linkages with shows including dinner specials, cocktail/ mixology fun, and Trolly rides.	$$	High	TXK Local Business
4	Infrastructure	Building Improvements including grid, rigging, sound, and lighting.	$$$$	High	Schuler Shook, Komatsu
5	Community Input	Community feed back survey each year to lead focus of shows.	$	High	

$ = Low $$ = Modest $$$ = High $$$$ = Greatest

#	Area of Focus	FARMER'S MARKET	COST	PRIORITY	PARTNERSHIP
		TXK FARMER'S MARKET			
1	Facilities	Determine a location for a multi-use facility that could house the Farmer's Market in the future. Maybe within Spring Lake Park.	$$$$	High	
2	Accessibility	Host more pop up markets to spread accessibility to different areas of Texarkana	$	High	Neighborhood Associations, Education Partners
3	Partnership	Maximize funding partners for a new Farmer's Market which includes: 3P's, grants, State of Texas, etc	$	High	

FUNDING RECOMMENDATIONS

#	Area of Focus	PLAN IMPLEMENTATION	COST	PRIORITY	PARTNERSHIP
1	Financial	Maximize grant opportunities.	$	High	TPWD
2	Partnership	Maximize partnership opportunities.	$	High	TPWD
3	Partnership	Specifically partner with TISD, Texas A&M University, and CHRISTUS Health.	$	High	TISD/ Texas A&M University/ CHRISTUS Health
4	Partnership	Texas Parks and Wildlife Department (TPWD) is an excellent source of grant funding in relationship to this master plan.	$	High	TPWD
5	Partnership	Pursue funding opportunities related to floodplain improvement that benefit overall community.	$	High	State of Texas/ MPO
6	Partnership	New funding options are being created from relationships with private companies such Walmart, Amazon, etc.	$	High	Walmart / Amazon / Texas A&M University TXK
7	Partnership	Several Texas city's are requiring useable pedestrian open space as a part of their development process. This could be an attractive process to gain quality space provided by others.	$	Medium	Texas APA

$ = Low $$ = Modest $$$ = High $$$$ = Greatest

6.3 POTENTIAL FUNDING SOURCES

The following defines many good State and Federal Funding and assistance opportunities.

Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants Program

BUILD grants replace the pre-existing Transportation Investment Generating Economic Recovery Discretionary Grant Program (TIGER). BUILD grants are for investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant local or regional impact. BUILD funding can support roads, bridges, transit, rail, ports or intermodal transportation. To reflect the Administration's Infrastructure Initiative, DOT intends to award a greater share of BUILD Transportation grant funding to projects located in rural areas within Texas that align well with the selection criteria than to such projects in urban areas.

Land and Water Conservation Fund (NPS)

The State Side of the LWCF, which is administered by the State and Local Assistance Programs Division, provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities. Over its first 49 years (1965 - 2014), LWCF has provided more than $16.7 billion to acquire new Federal recreation lands as grants to State and local governments. The fund has provided +40,000 grants to state and local governments for acquisition, development and planning of outdoor recreation opportunities in the United States. Seventy-five percent of the total funds obligated have gone to locally sponsored projects to provide close-to-home recreation opportunities that are readily accessible to America's youth, adults, senior citizens and the physically or mentally challenged.

Rivers, Trails, and Conservation Assistance Program, administered by the National Park Service

This federal program supports community-led natural resource conservation and outdoor recreation. Local communities can tap into a national network of conservation and recreation planning professionals which partners with community groups, nonprofits, tribes, and state and local governments to design trails and parks, conserve and improve access to rivers, protect special places, and create recreation opportunities.

HUD Community Development Block Grant

Under the CDBG Program, grantees may use funds to undertake a variety of public facilities and public improvement projects. The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements are eligible activities under CDBG. Eligible types of facilities and improvements include Neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, and playgrounds. Eligible costs associated with eligible activities may include: Energy efficiency improvements; handicapped accessibility improvements (including improvements to buildings used for general conduct of government); and architectural design features and other treatments aimed at improving aesthetic quality (e.g., sculptures, fountains).

USDA Rural Development

Community Facilities Direct Loans competitive funding program provides affordable funding through low-interest fixed-rate loans to develop essential community facilities in rural areas. Funds can be used to purchase, construct, and/or improve essential community facilities, purchase equipment and pay related project expenses. Examples of qualifying facilities include public facilities such as street improvements, community support services such as community centers, local food systems such as community gardens, and educational services. Priority goes to small communities.

Rural Business Development Grants is a competitive grant designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than $1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities. There is no maximum grant amount for enterprise or opportunity type grants; however, smaller requests are given higher priority. Generally, grants range from $10,000 up to $500,000. There is no cost sharing requirement. Total opportunity type grant funding is limited statutorily to up to 10% of the total RBDG annual funding.

USDA Natural Resources Conservation Service (NRCS)

- Conservation Reserve Program is a land conservation program administered by the Farm Service Agency (FSA); in exchange for a yearly rental payment, enrolled farmers agree to remove environmentally sensitive land from agricultural production in order to plant species that will improve environmental health and quality during 10-15 year contracts.
- Grazing Lands Conservation Initiative (GLCI) is a nationwide collaborative process of individuals and organizations working together to maintain and improve the management, productivity, and health of the Nation's privately-owned grazing land. GLCI was developed to provide for a coordinated effort to identify priority issues, find solutions, and effect change on private grazing land.
- Environmental Quality Incentives Program (EQIP) is a guided conservation best practice program for farmers that helps cover the cost of implementation.
- Agricultural Conservation Easement Program (ACEP) (formerly the Farm and Ranch Lands Protection Program, Wetlands Reserve Program, Grassland Reserve Program) provides technical and financial assistance for Agricultural Land and Wetland Reserve Easements.
- Conservation Stewardship Program (CSP) is for working farm/rangelands to optimize operations.
- Emergency Watershed Protection Program (EWP) is the recommended option to landowners and others where acquiring an easement is the best approach (more economical and prudent) to reduce threat to life and/or property; alternatively, Recovery Assistance is also offered.
- Resource Conservation and Development Program (RC&D): Provides technical assistance to local communities through designated USDA areas led by RC&D Councils; activities address land conservation, water management, community development, and land management issues, including improving opportunities for recreation and tourism.

National Endowment for the Arts Our Town Grants Program

Our Town is the National Endowment for the Arts' creative placemaking grants program. These grants support projects that integrate arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes. Successful Our Town projects ultimately lay the groundwork for systemic changes that sustain the integration of arts, culture, and design into strategies for strengthening communities. Through arts engagement, cultural planning, design, and/or artist/creative industry support, the Place-based Projects contribute to improved quality of life in local communities.

ART WORKS.

National Endowment for the Arts
arts.gov

These projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. Matching grants range from $25,000 to $200,000, with a minimum cost share/match equal to the grant amount. NEA funding is currently threatened, so the future of this program is uncertain.

Transportation Alternatives (TA) Set-Aside Program

Authorized by the Moving Ahead for Progress in the 21st Century Act (MAP- 21), Transportation Alternatives Program (TAP) has been administered by TXDOT, and distributed through the Central Texas Council of Governments (CGTCOG), and replaced the funding for the Transportation Enhancement Program, Recreational Trails Program, and Safe Routes to School Program (SRTS). While MAP-21 did not provide for specific funding for SRTS, SRTS projects were eligible for TAP funds. The Fixing America's Surface Transportation (FAST) Act replaced the former Transportation Alternatives Program (TAP) with a set-aside of funds under the Surface Transportation Block Grant Program (STBG). For administrative purposes, the Federal Highway Administration (FHWA)refers to these funds as the TA Set-Aside.

The TA Set-Aside authorizes funding for programs and projects defined as *transportation alternatives*, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity; recreational trail projects; Safe Routes to School (SRTS) projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former divided highways.

The Moving Ahead for Progress in the 21st Century Act (MAP-21) Section 1524 requires the U.S. Department of Transportation to encourage States and regional transportation planning agencies to use qualified youth service and conservation corps to perform appropriate transportation-related projects.

Recreational Trails Program (RTP)

Administered by TPWD under approval of the Federal Highway Administration (FHWA). Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors. The reimbursable grants can be up to 80% of project cost with a maximum of $200,000 for non-motorized trail grants and a maximum award of $400,000 for motorized (off-highway vehicle) trail grants.

Local Park Grant Program

Administered by TPWD, the Local Park Grant Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas: City of Texarkana may qualify for three of these programs; Small Community, Outdoor Recreation, and Indoor Recreation. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. Grant assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public.

Development projects may consist of basic outdoor recreation facilities and related support facilities to serve the general public; provided that the funding of the project is in the best public interest in accordance with local plans. Facilities may be developed, renovated, or redeveloped on land or waters owned or adequately controlled by the project applicant. Plans for recreational development should be based on public needs, expected use, and the type and character of the project areas.

Facilities should be attractive to the public and consistent with the natural setting and topographic limitations of the site. Recreational improvements should be designed to be harmonious with the natural environment. Emphasis should be given to public health, safety, the natural environment, barrier-free access, and the protection of recreational and community values of the area. These considerations should be part of the planning, design, and maintenance criteria for all grant-assisted areas.

Development projects may consist of the complete or partial development of a public recreation area. All projects must be logical units of work to be accomplished within three years.

All grant applications must receive at least one public hearing prior to submission in compliance with the Texas Open Meetings Act. The hearing may be a separate public meeting, or it may occur at the time the governing body regularly meets. At this public hearing, the governing body must pass the resolution authorizing application submission. The public hearing must be properly posted and advertised in compliance with the Texas Open Meetings Act, and there must be an opportunity for public comment.

Development projects may be individual or multi-site projects and may include new construction, renovation and/or redevelopment. General repair and maintenance projects are not eligible.

6.4 NON-PROFIT FUNDING POTENTIAL PARTNERSHIPS

Meet Me at the Park Play Space Grant program
For approximately five years, NRPA has collaborated with Walt Disney Co. during Earth Month in April to promote the awarding of $30,000 grants to 25 communities nationwide to support the most innovative, scalable, and impactful parks projects that increase inclusive access to play spaces in local parks.

NRPA 2018 Great Urban Parks Campaign Grant – Green Stormwater Infrastructure Projects in Parks
The goal of the grant opportunity is to create replicable model projects that provide strategies and lessons learned that advance the implementation of green stormwater infrastructure projects in parks as a resiliency strategy for communities across the country. Funding targets are for 10-12 communities each between $150,000 and $300,000 to implement green stormwater projects in parks over a 2-year period. Matching funds are not required.

Trust For Public Land's Parks for People Initiative
Our Parks for People initiative infuses local planning, arts, and culture into the parks we create. Creative Placemaking is a cooperative, community- based process that leads to new and rejuvenated parks and open spaces reflecting local identity through arts and culture. It currently has five (5) components:

1. Equity
2. Arts and culture
3. Community engagement
4. Partnerships
5. Stewardship

The Trust for Public Land also helps state and local governments design, pass, and implement legislation and ballot measures that create new public funds for parks and land conservation. TPL has helped pass more than 527 ballot measures—an 81 percent success—creating $68 billion in voter approved funding for parks, land conservation, and restoration.

Robert Woods Johnson Foundation's Culture of Health Prize
Each August RWJF wants to hear from communities that have placed a priority on health and are creating powerful partnerships and deep commitments to provide everyone, especially those facing the greatest challenges, with the opportunity to live the healthiest life possible. Through the RWJF Culture of Health Prize application process, a community comes together to tell their inspiring stories of collaboration, action, and results. Communities should understand they are applying for a prize and not a grant. The $25,000 Prize recognizes work that has already been accomplished so there is no required workplan or budget. To be competitive, it is imperative that prize applicants keep a community-wide focus in mind through all phases of the competition.

Kodak American Greenways Grant
The Kodak American Greenways Awards Program is a partnership project of the Eastman Kodak Company, National Geographic and the Conservation Fund that gives a series of small grants ($500 to $2500) for the planning, design and implementation of greenways. Public agencies may apply, but nonprofits are given preference.

PeopleForBikes Community Grants
PFB Community Grants provide funding for important and influential projects that leverage federal funding to build up bicycling in communities across the U.S.: These projects include bike paths and rail trails, as well as mountain bike trails, bike parks, BMX facilities, and large-scale bicycle advocacy initiatives.

America Walks Community Change Grant Program
This program will award grantees $1,500.00 in community stipends for projects related to creating healthy, active, and engaged places to live, work, and play (LW&P). Funded projects will increase walking and benefits of walkability in communities, work to grow the walking movement by engaging people and organizations new to the efforts and take steps towards creating a culture of inclusive health. Projects should be able to demonstrate how they will create healthy, active, and engaged communities that support walking as transportation, health, and recreation. Applications were typically due November 2nd. Awardees will be notified in December. Funds must be used in the following calendar year.

American Hiking Society's National Trails Fund
The AHS National Trails Fund is reserved for organizations in the Hiking Alliance that are also 501(c)(3) certified nonprofits. Members that lack that accreditation do have the opportunity to use a fiscal agent. Through this fund, the American Hiking Society has given over $560,000 to 182 trail projects. It is the only privately funded national grants program that is given solely to the building and protection of hiking trails.

Conservation Alliance Grants
From 1989 to 2013, the Conservation Alliance has given over $12 million in grants to protect and preserve wild areas across North America, both for their habitat and for recreational purposes. These grants are for registered 501(c)(3) organizations that meet their criteria. While these funds are often for protecting land, they have been utilized for providing pedestrian access to wild lands, which includes trail development.

National Fish & Wildlife Fund.
NFWF uses grant funding, volunteer manpower, and corporate sponsorship to take community action to revitalize parks and natural spaces to benefit people and wildlife. These are defined as Community Stewardship Projects.

Keep Texas Beautiful
KTB can provide resources and programs to a local community affiliate to address beautification, litter prevention, waste reduction, and recycling

National Association of Realtors Placemaking Microgrants
NAR's Placemaking Initiative encourages REALTOR® associations and their members, to engage in Placemaking in their communities. The Placemaking Micro-Grant is available exclusively to REALTOR® associations to help them plan, organize, implement and maintain Lighter, Quicker, Cheaper Placemaking activities in their communities. REALTORS® are uniquely positioned to help communities build better public spaces, with their vested interest in making sure people can purchase homes in areas with a strong sense of place.

The Placemaking Grant is available for up to $3,000, depending on the engagement of REALTOR® Association, and its members, impact on community and meeting of all project criteria. An association, and its members, need to be involved in the planning, designing, funding and/or building of the project. Maximum grant amount is awarded to reflect projects that are association-led or projects where the REALTOR® Association is a main partner. Types of projects funded are parks, pocket parks, plazas, parklets, alley activations, trails, pedestrian paths, alley activations, dog parks, playgrounds, fitness areas, and community gardens.

PetSafe® Bark For Your Park Dog Park Grants
Each spring, PetSafe® invites communities across the country to apply for grants totaling $225,000 to build or enhance off-leash dog parks. Awards are given to 13 communities: eight $25,000 grants to help build new dog parks and five $5,000 awards to enhance existing dog parks.

6.5 CITY GENERATED FUNDING OPPORTUNITIES

General Fund Expenditures
Primarily used for improvements or repairs to existing parks and facilities. Typical expenditures are for smaller repair and replacement efforts.

Municipal Bonds
Debt financing through the issuance of municipal bonds is the most common way to finance new parks and open space projects and facilities. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to fi nance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades. General obligation bonds are the most common form of municipal bond and the primary bond type for park and open space projects: they are backed by the creditworthiness of the issuer with taxing power, and voter approval is a prerequisite for issuance.

Certificates of Obligation
Certificates of Obligation (CO's) are an instrument of public debt made available to the governing bodies of cities, counties, and certain special districts. COs can be issued without voter approval (unless a referendum is petitioned) and are backed by tax revenue, fee revenues or a combination of the two. Current Texas State law (LGC §271.045) specifies that CO's must be issued for: 1) the construction of any public work; 2) the purchase of materials, supplies, equipment, machinery, buildings, land, and rights-of-way for authorized needs and purposes; and 3) the payment of contractual obligations for professional services, including those provided by tax appraisers, engineers, architects, planners, attorneys, map makers, auditors, financial advisors, and fiscal agents.

While CO's were originally created to give local governments a tool for emergency spending, there's a growing body of evidence suggesting that nonvoter approved debt is being issued for capital improvement projects that are either controversial or discretionary, such as public art projects, swimming pools, and parks.

Land Developer Requirements
Park Improvement Fee Funds are dollars collected as assessments from new developments. This method is currently written into the city ordinance. *Cash in Lieu of Conveyance Land* must also be written into city ordinance. Under specific conditions, a cash amount may be accepted in lieu of the conveyance of land. The object of this ordinance is to give the city the option to purchase land elsewhere in the city.

Purchase And Transfer of Development Rights
PDR conservation programs involve municipal payment to landowners relative to the development potential of their land in agreement that the land will not be developed. TDR programs are an effective, incentive-based means to protect farmland and natural resources while guiding new urban development. To implement this program, rural preservation zones and urban growth zones must be designated while demand exists for development rights, and then procedures and a transfer ratio must be established. Rural landowners voluntarily sell their development rights and are compensated for them while a conservation easement is placed on their land. Developers get density bonuses for purchasing development rights, so costs are not handed down to homebuyers.

Rotary International
Continued partnership with Rotary International is highly encouraged for Texarkana. The humanitarian group lends aid at a global, national and local scale. An established collaboration already exists within the community, as Rotary contributed to the splash pad which was a significant addition to Spring Lake Park. Rotary is also supporting the new pickleball courts envisioned for the Southwest Center, as well as actively participating in other community projects.

Private Donations of Land, Money and Time
It is recommended that the City of Texarkana, Texas develop a policy to educate the public regarding the benefits of private donation of land to be used for public parks, greenbelts, and natural areas. Not only can donations take the form of property, but contributions of money, time, and labor are always welcomed. These various forms of giving can be recognized through incentives such as naming rights for pavilions, amenities, engravings on benches, just to name a few. Community involvement in this way helps create a sense of shared ownership and pride in our public spaces. Private donations leave lasting impacts that inspire others.

Tax Increment Financing/Public Improvement Districts
These related tools allow a development district to divert a portion of its property taxes to fund infrastructure improvements within its area. This can include plazas, mini-parks, linear parks, and other types of facilities.

Tree Mitigation/Restoration Funds
Cities can levy fines against developers for removing quality trees to generate revenue used to plant new trees and irrigate city properties. Many cities and towns across Texas utilize this ordinance ability.

Electric Utility Partnerships
This partnership typically does not involve monetary contributions. However, it does include use agreements for easements held by utility companies. These are ideal for establishing utility easement trails.

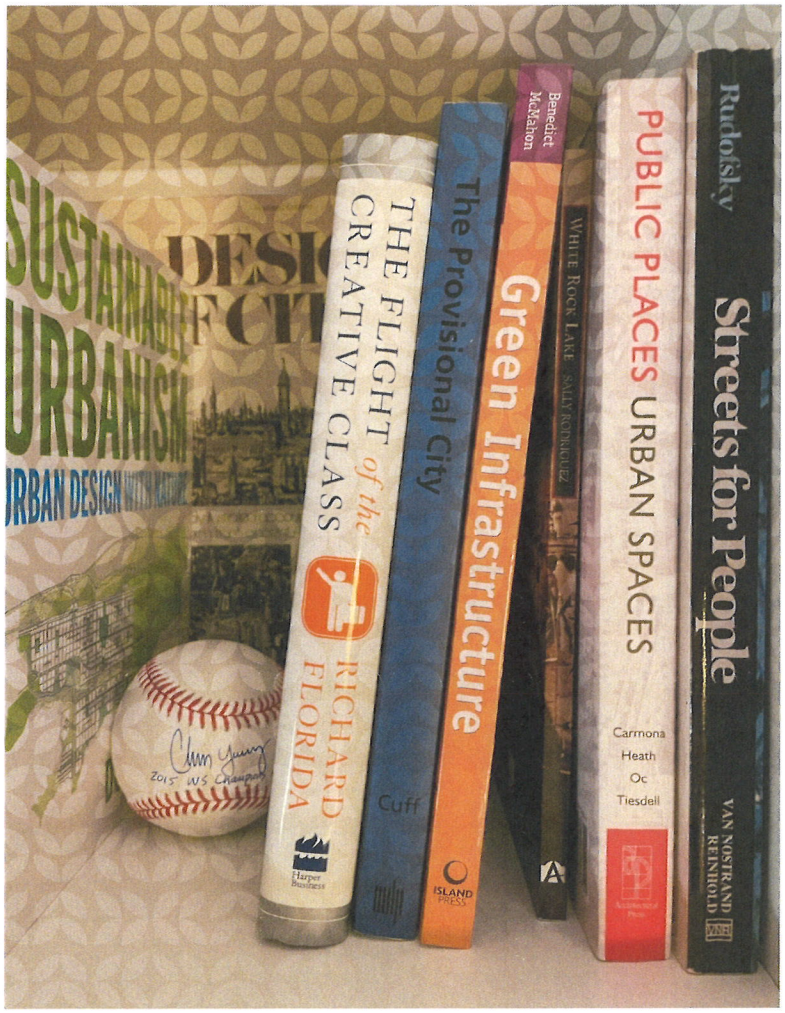
6.6 OTHER CONSERVATION OPPORTUNITIES

Texas Land Trust Council
Typically land trusts not only assist in funding land acquisition for natural areas, open space, and other land for public use, but also help manage the transaction and financing. Usually, specific types of land are targeted by land trusts for specific land uses.

Texas Land Conservancy
A Conservation Easement is a legal agreement between a landowner and a qualified conservation organization or a public agency, where the landowner agrees to restrict the type and amount of development that may take place on their property, in exchange for an annual charitable tax deduction.

The following tables set forth a framework for the possible development of Texarkana Parks, Trails, and Recreation facilities, policies, and strategies over the next decade, organized according to priorities. Cost estimates are provided wherever possible as well as suggested funding sources.

ADVANCE TXK PARKS



07 Appendix

7.1 Source of Data

7.2 News Articles

7.3 Public Survey Input

7.4 Public Meeting Metrics

7.1 Source of Data

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7.2 News Articles

Residents asked to help shape the future of Texarkana Parks
Date Published - March 26th, 2025
Source - KTAL News

TEXARKANA, Texas (KTAL/KMSS) - People in Texarkana are getting the chance to help shape the future of the city's parks. For the last few months, the Texarkana, Texas Parks and Recreation Department has been fielding input from citizens through public meetings and online surveys. They are hoping to receive guidance on goals, big and small, to include in their master plan.
"Looking at, you know, some big time dreams for the future, and you know we're also looking at trends of things that are going on now, pickleball for instance is something that has been mentioned a lot," says Keith Beason, the Parks and Rec Projects Manager.
Other suggestions continuing to be discussed include more public gathering spaces and connecting and expanding the trail network.
"A lot of feedback has been given on that we have a lot of nice trails here in Texarkana, Texas, but it would be nice to have those as transportation alternatives as well as exercise-focused," says Beason.
Tuesday's meeting was the third one held. While new ideas, including a dog park in downtown Texarkana, were discussed, the meeting was mainly focused on prioritizing projects.
"It'll be kind of on the department to prioritize what we can do based on our budget, but it'll also help us decide, you know, what kind of funding we'll be going for as far as grants and things of that nature," says Beason.
The meeting was supposed to be the last one, but together with the planning firm Norris Design, which is consulting on the plan, the department decided that at least one more meeting would be needed. They say that they must get it right since this plan will cover the next 15 to 20 years.
There is no date set for the next meeting yet, but they encourage anyone who wants to make their voice heard to contact Keith Beason at keith.beason@texarkanatexas.org.

Texarkana, Texas Parks and Recreation Begins Master Plan Process
Date Published - September 4th, 2024
Source - TXK Today

The Texarkana, Texas Parks and Recreation Department is launching Advance TXK Parks, a master planning initiative that is focused on future development of Texarkana, Texas parks, trails, and facilities. Advance TXK Parks will include three public meetings which will be held on the following dates:
Wednesday September 4, 2024 at 6:30 PM
Thursday December 5, 2024 at 6:30 PM
Tuesday February 11, 2025 at 6:30 PM

Each meeting will be held at the Texarkana, Texas Convention Center located at 2910 S. Cowhorn Creek Loop, Texarkana, Texas.
City of Texarkana, Texas Parks & Recreation Project Manager Keith Beason welcomes residents to join in the discussion.
"The Master Plan will serve as a blueprint for our Parks and Recreation department over the next 15 to 20 years," said Beason. "We encourage everyone to participate in this process, so together, we can elevate our parks and facilities to better meet the needs of the community."

The Parks and Recreation Department is collaborating with Norris Design, an planning and design firm that contributed to the development of the Texarkana, Texas Comprehensive Plan established in 2016. Norris Design is a multidisciplinary engineering and consulting firm specializing in planning, landscape architecture, civil engineering, and urban design. They provide services for a variety of projects, including residential, commercial, mixed-use, recreational, and public sector developments. Norris Design focuses on creating sustainable and innovative solutions that integrate functionality with aesthetic appeal, aiming to enhance communities and environments through thoughtful design and engineering practices.
Project Lead of Norris Design Rick Leisner shared his excitement on the future of Texarkana, Texas parks.
"We are looking forward to working with the citizens of Texarkana, Texas to develop a Parks and Recreation Plan that will best serve the community," said Leisner.

In addition to the public meetings there will be an online citizen survey that can be completed by the public. This survey will launch prior to the second meeting held on February 11, 2024, on the project website https://www.txkparks.com/.
For more information, contact Keith Beason at keith.beason@texarkanatexas.gov or (903) 798-1715.

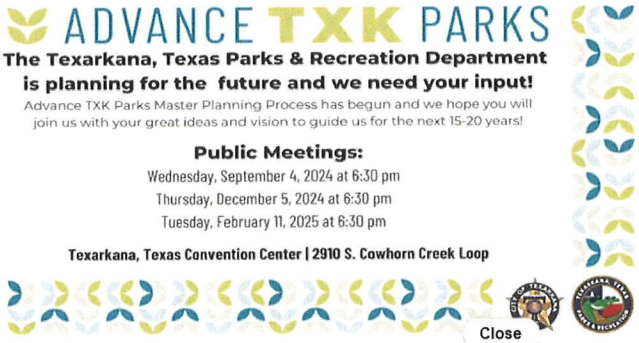
TXK TODAY

NEWS CRIME BUSINESS TEXARKANA WEATHER SPORTS OBITUARIES

City of Texarkana, Texas | News

Texarkana, Texas Parks and Recreation Begins Master Plan Process

By TXK TODAY STAFF · September 4, 2024



Texarkana, Texas begins master plan process for city parks
Date Published - September 10th, 2024
Source - KTBS

TEXARKANA, Texas - The City of Texarkana is asking for public input on the future development of the city's parks and trails system. The master plan will serve as a blueprint for the parks and recreation department for the next 15 to 20 years. The city has launched an initiative called, Advance TXK Parks. Over the next few months, the parks and recreation department will host a series of public meetings to discuss the future of the city's parks, trails and facilities.

An engineering firm called Norris Design has been hired to assist in the master plan. It also includes the ideas for the Farmer's Market, Perot Theatre, two recreation centers and 440 acres of park land. City leaders say information from the public meetings and online surveys will help to develop new plans for area parks, and apply for grants to help fund the projects. There are 13 parks and nine walking trails with the city limits. "There's a lot to work with and a lot of opportunities to enhance what we currently have and then increase opportunities for recreation for the citizens. People may not think of parks as a big economic driver, but it is," explained Keith Beason, community engagement and parks project manager. City officials say they were able accomplished all of the projects from there previous master plan which was drafted in 2009.

An online parks survey will be available by the end of the month. For more information about dates and times of future public meetings to discuss the master plan, txkparks.com.

Texarkana, Texas begins master plan process for city parks | Texarkana | ktbs.com

Texarkana, Texas begins master plan process for city parks

Julie Parr
Sep 10, 2024

'A plan that will carry us' : Texarkana, Texas, brings public into creating blueprint for city parks
Date Published - September 5th, 2024
Source - Texarkana Gazette

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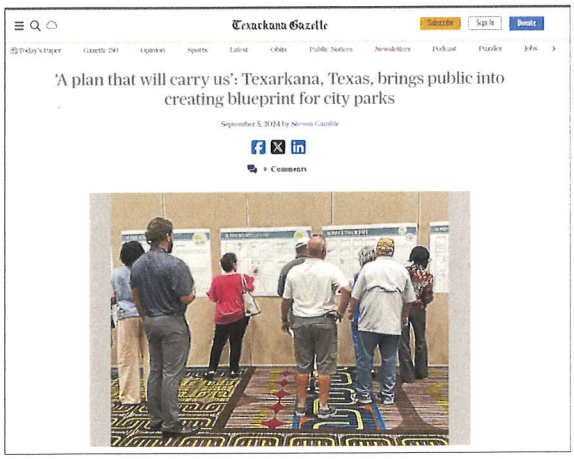
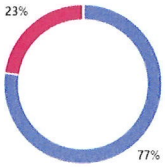


7.3 Public Survey Input

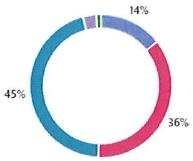
1. **1.** Is your primary residence in Texarkana, TX?

Yes	75
No	22



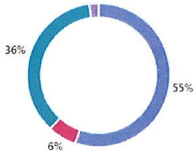
10. **10a.** Overall, how would you rate the quality of the current parks and trails system (outdoor facilities) provided by the city?

Excellent	14
Good	35
Needs some improvement	44
Needs much improvement	3
Do not know	1



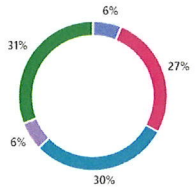
11. **10b.** Since you noted above in the prior question that improvement is needed, are you in favor of some type of increased cost be levied to add funds to the City for design and construction of improved facilities? Select one response.

Yes	26
No	3
Maybe	17
Not sure	1



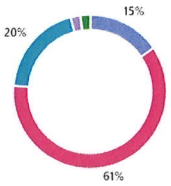
12. **11.** Overall, how would you rate the quality of the programs and recreation centers (indoor facilities) provided by the city?

Excellent	6
Good	26
Needs some improvement	29
Needs much improvement	6
Do not know	30



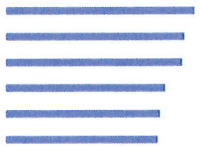
13. **12.** Overall, how would you rate the maintenance of the parks, trails, and facilities provided by the city?

Excellent	15
Good	59
Needs some improvement	19
Needs much improvement	2
Do not know	2



14. **13a.** Regarding more active sports play, rank the following as to their importance and use by you and/or your family?

1	Baseball/softball
2	Soccer
3	Pickleball
4	Tennis
5	Volleyball
6	Other



15. **13b.** If you selected "Other" as your top answer for 13a, please write in your response

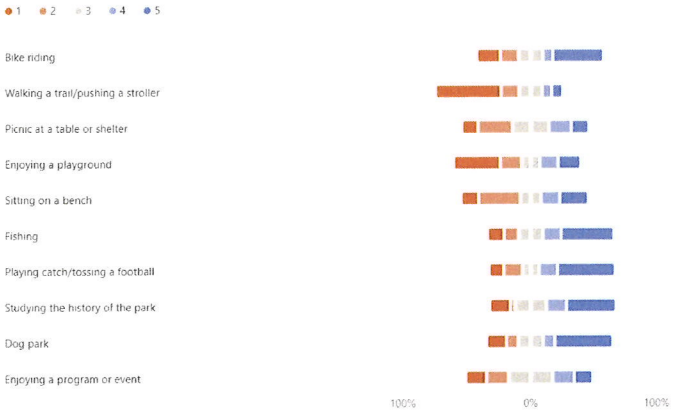
More details

32
Responses

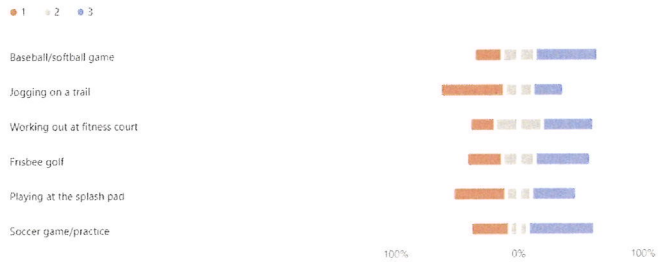
Latest Responses

6 respondents (19%) answered trails for this question.

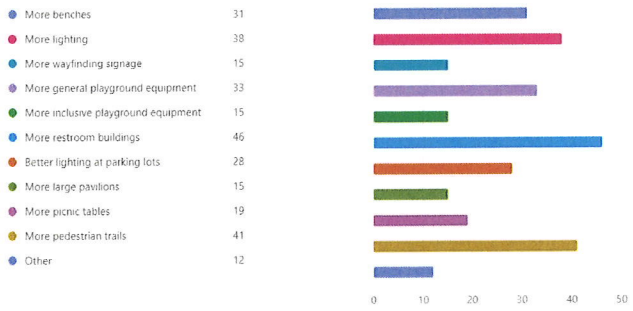
16. **14.** Spring Lake Park is full of many passive and active recreational opportunities for enjoyment. When you go to the park for passive enjoyment rank the elements that you utilize and/or remember the most?



17. **15.** When you go to Spring Lake Park for active enjoyment rank the elements that you utilize and/or remember the most?

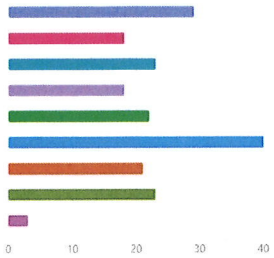


18. **16.** From your perspective, in Spring Lake Park what passive park features need to be improved/increased for better enjoyment?



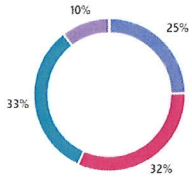
19. **17.** From your perspective, in Spring Lake Park what <u>active park features</u> need to be improved/increased for better en joyment?

Jogging trail signage	29
Fitness court facility and benches	18
Spring Lake water s edge	23
Splash pad pedestrian benches	18
Splash pad shelters	22
Splash pad restroom building	40
Soccer game/practice field benches	21
Soccer game/practice field lighting	23
Other	3



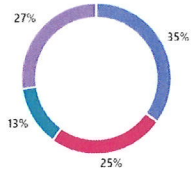
20. **18.** Do you feel there is a safety concern in Spring Lake Park?

Yes	24
No	31
Maybe	32
Not sure	10



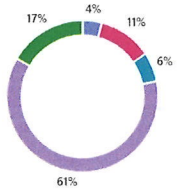
21. **19.** If there is a safety concern in Spring Lake Park, is it primarily an issue at night?

Yes	32
No	23
Maybe	12
Not sure	25



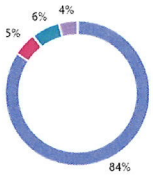
2. **2.** How long have you been a resident of Texarkana, TX?

Less than 2 years	4
2 to 5 years	11
6 to 10 years	6
Over 11 years	59
Not a resident	16



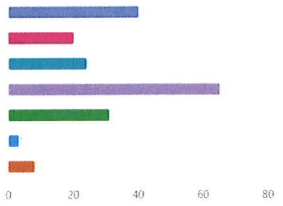
22. **20.** With the new improvements to the baseball/softball complex at Spring Lake Park there will be more opportunitie s for tournaments which will bring players and families to town, which can increase tourism and economic developm ent. Are you in favor of economic growth in Texarkana due to sports tournaments?

Yes	81
No	5
Maybe	6
Not sure	4



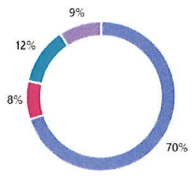
23. **21.** From your perspective, in Grady T. Wallace Park what athletic field/park features need to be improved/increased f or better enjoyment? Select three (3) responses.

Pedestrian walking trail	40
Picnic shelters	20
Picnic tables	24
Trees for shade	65
Playground equipment	31
Signage	3
Other	8



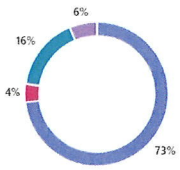
24. **22.** Regarding the Farmer's Market, would you like to see a permanent facility built for this community function?

Yes	68
No	8
Maybe	12
Not sure	9



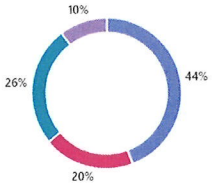
25. **23.** Do you think a permanent Farmer's Market facility should be planned/built as a multi-functional facility? Examples of this could be as follows: 1) Farmer's Market in conjunction with a large special use pavilion, 2) Farmer's Market in conjunction with a stage for outdoor entertainment, or 3) Farmer's Market in conjunction with multi-use athletic sport courts.

Yes	71
No	4
Maybe	16
Not sure	6



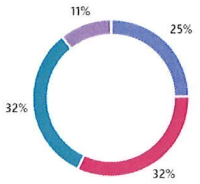
26. **24.** Should the Farmer's Market be permanently designed and located near and/or in downtown?

Yes	43
No	19
Maybe	25
Not sure	10



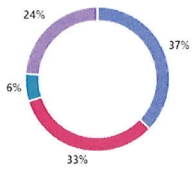
27. **25.** Should the Farmer's Market be permanently designed and located in Spring Lake Park?

Yes	23
No	30
Maybe	30
Not sure	10



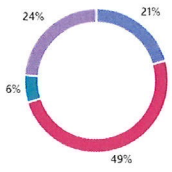
28. **26.** Regarding equity of parks and facilities, do you feel there is equal distribution of parks and recreation facilities between the north side and south side of Texarkana?

Yes	36
No	32
Maybe	6
Not sure	23



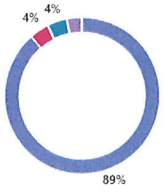
29. **27.** Regarding equity of parks and facilities, do you feel there is similar quality of parks and recreation facilities between the north side and south side of Texarkana?

Yes	20
No	48
Maybe	6
Not sure	23



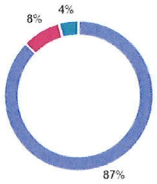
30. **28.** Would you like to see more pedestrian trails in the Texarkana parks / trails system?

Yes	86
No	4
Maybe	4
Not sure	3



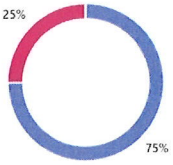
31. **29.** Regarding pedestrian trails do you use and/or want trails for what primary purpose?

Exercise	83
Healthy Transportation	8
Commuting (cross town)	4



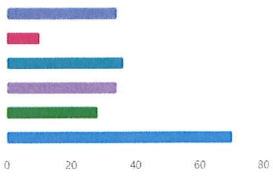
3. **3.** Is your location of employment in Texarkana, TX?

Yes	72
No	24



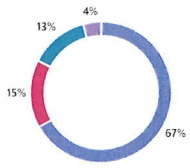
32. **30.** Regarding the need for additional pedestrian trails in the community, what general location and/or connections would you like to see provided?

Connecting to downtown	34
Running along State Line Avenue	10
Connecting to local schools	36
Connecting to recreation centers	34
Connecting to local colleges	28
Connecting to large city parks	70



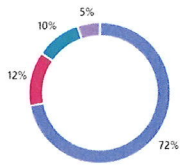
33. **31.** Would you like to see some bicycle lanes provided to appropriate streets to provide safer bicycle transportation i n Texarkana?

Yes	65
No	15
Maybe	13
Not sure	4



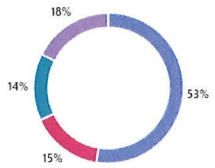
34. **32.** Would you be in favor of having some traffic lanes on slower appropriate streets marked with sharrows which ma rk a traffic lane as being shared with bicycle transportation?

Yes	70
No	12
Maybe	10
Not sure	5



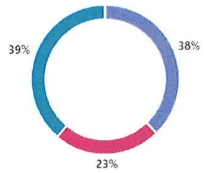
35. **33.** Regarding pickleball, would you like to see additional courts provided in Texarkana?

Yes	51
No	15
Maybe	14
Not sure	17



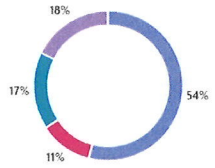
36. **34.** Would you like to have additional pickleball courts provided indoor or outdoor?

Indoor pickleball courts	36
Outdoor pickleball courts	22
Not sure	37



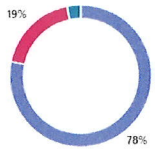
37. **35.** Would you like the city to offer a pickleball league for competitive and fun play?

Yes	52
No	11
Maybe	16
Not Sure	17



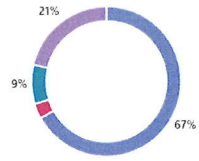
38. **36.** Do you currently attend some of the Summer Camp and/or Special Events (Example: Run the Line Marathon, Arb or Day, Spring Movies in the Park, Fall Festival, or Christmas on Main) offered by the city?

Yes	76
No	18
Maybe	3
Not sure	0



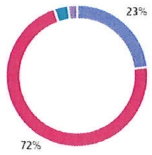
39. **37.** Do you feel the Summer Camp and/or Special Events need to be expanded and/or new events offered?

Yes	63
No	3
Maybe	8
Not sure	20



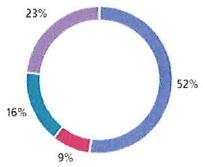
40. **38.** Do you currently use some of the programs and/or classes offered at the Texarkana recreation and community centers?

Yes	22
No	68
Maybe	3
Not sure	2



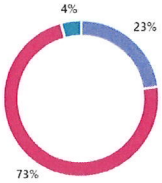
41. **39.** Regarding the programs and/or classes do you feel there is a need for significant expansion of the programs and classes currently?

Yes	49
No	8
Maybe	15
Not sure	22



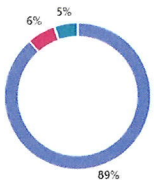
4. **4.** How do you identify yourself?

Male (he/him)	22
Female (she/her)	71
Prefer not to disclose	4



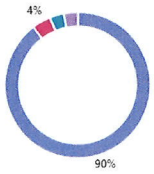
42. **40.** Currently many people travel out of town for outdoor live music and entertainment events. Would you be interested in a multi-use outdoor amphitheater/festival space in Texarkana?

Yes	85
No	6
Maybe	5
Not sure	0



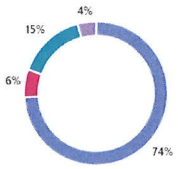
43. **41.** An important result of such an outdoor amphitheater/festival space would be growing city-wide economic development. Is the economic development result a factor that you support?

Yes	87
No	4
Maybe	3
Not sure	3



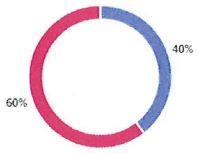
44. **42.** An opportunity for funding an outdoor amphitheater/festival space would be a public/private partnership (3P) along with grant support from several foundations. Of course without knowing any specifics, but does this funding concept sound appealing – versus the city funding the complete facility. Can you support this general funding concept for the city to study, if this was a facility the community desired?

Yes	72
No	6
Maybe	15
Not sure	4



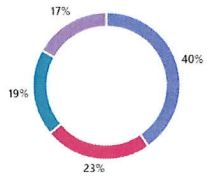
45. **43.** Regarding group pavilions in our city parks, have you ever reserved one for your family and/or other group events?

Yes	38
No	58



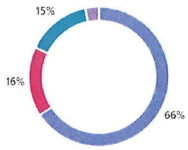
46. **44.** Do you feel the city needs additional pavilions to offer the community for group renters?

Yes	38
No	22
Maybe	18
Not sure	16



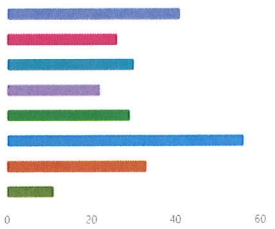
47. **45.** Downtown is growing and there will be new demand for parks in downtown to serve that urban neighborhood. D o you see a need for new and/or renovated parks near downtown?

Yes	62
No	15
Maybe	14
Not sure	3



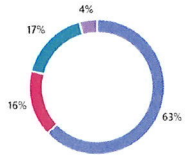
48. **46.** Regarding the Perot Theatre, what type of shows and/or entertainment would you and your family most enjoy att ending?

Music – Country	41
Music – Classical / Symphony	26
Music – Classic Rock	30
Dance Theater	22
Movie Theater	29
Comedy	56
Educational – Lecture / Documentary	33
Other	11



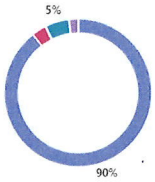
49. **47.** There was a recent study on State Line Avenue one of the recommendations looked at increasing the safe pedest rian walkability for the corridor. This could promote new economic development and growth, support new residentia l, and foster tourism that takes advantage of the cross-state characteristics. Would you support future new wide pede strian walkway along State Line Avenue?

Yes	60
No	15
Maybe	16
Not sure	4



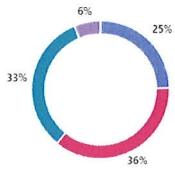
50. **48.** Would you like to see additional wilderness trails added to the city's park and trails system?

Yes	86
No	3
Maybe	5
Not sure	2



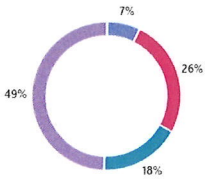
51. **49.** Would you be interested in serving on the Friends of the Texarkana, TX Parks a 501-c3 organization that assists wi th projects in the parks including volunteering at programs, helping organization, and assisting on grant application s?

Yes	24
No	35
Maybe	32
Not sure	6



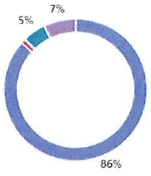
5. **5.** How many people, including yourself, reside within your household?

One	7
Two	25
Three	17
Four and above	48



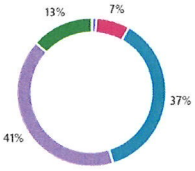
53. **50.** Was this survey a beneficial use of your time providing valuable input for the future of the Texarkana, TX Parks an d Recreation Department and facilities?

Yes	83
No	1
Maybe	5
Not sure	7



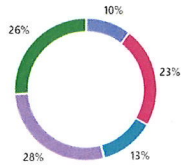
6. **6.** What range below fits your current age?

1-19 years old	1
19 - 30 years old	7
31 - 40 years old	36
41 - 60 years old	40
61 years old and above	13



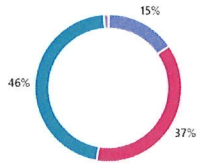
7. **7.** How many times have you visited a park, pedestrian trail, or other city recreational facility over the past 12 months?

1-3 times	10
3-10 times	22
11-20 times	12
20-40 times	27
Over 40 times	25



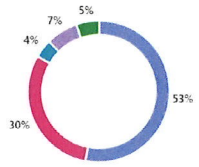
8. **8.** When you visit/use these park/trail/facilities are you alone or in a group?

Alone	15
With one other person	36
Small group	45
Large group/team	1



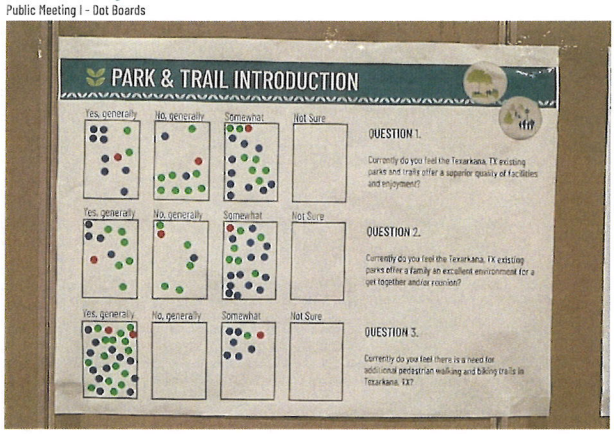
9. **9.** Of all the multiple assets that the Park and Recreation Department manages select the type of facility that you visit t he most?

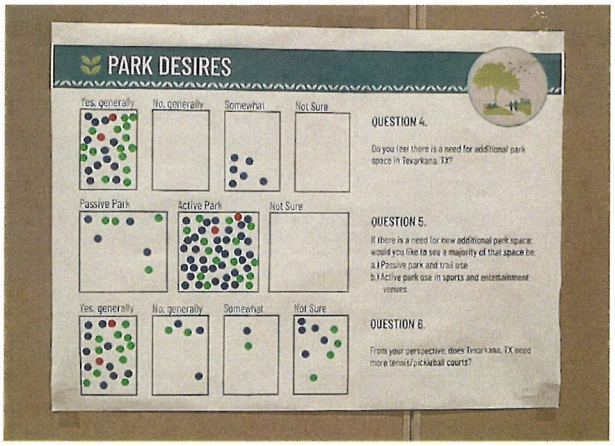
Park	51
Trail	29
Recreation Center	4
Farmer's Market	7
Perot Theater	5

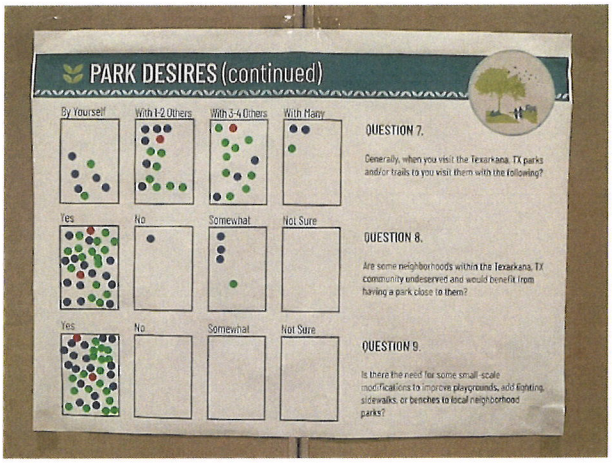


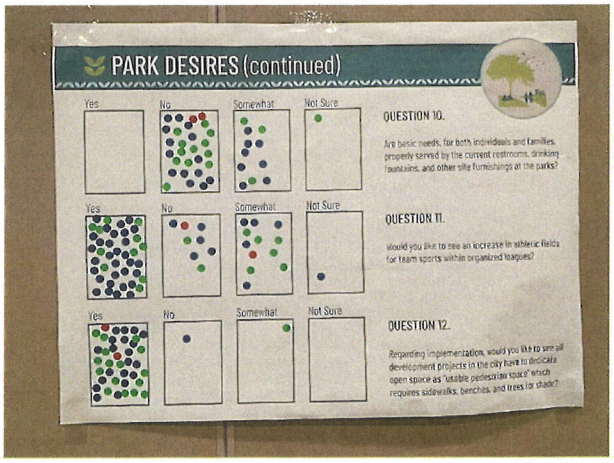
7.4 Public Meeting Metrics

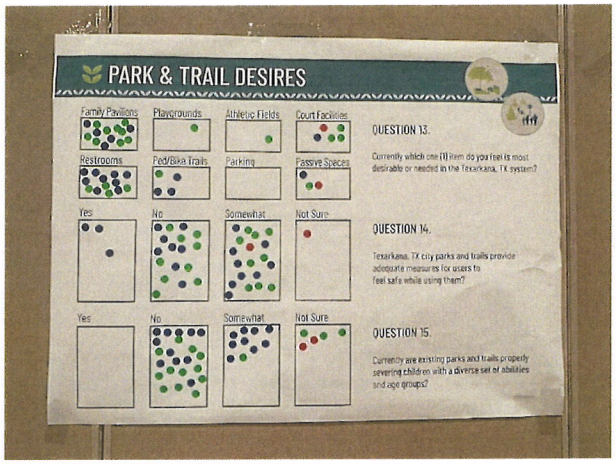
Public Meeting I - Dot Boards

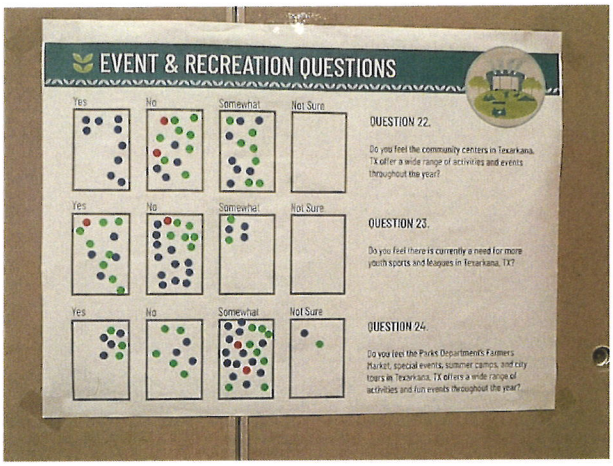


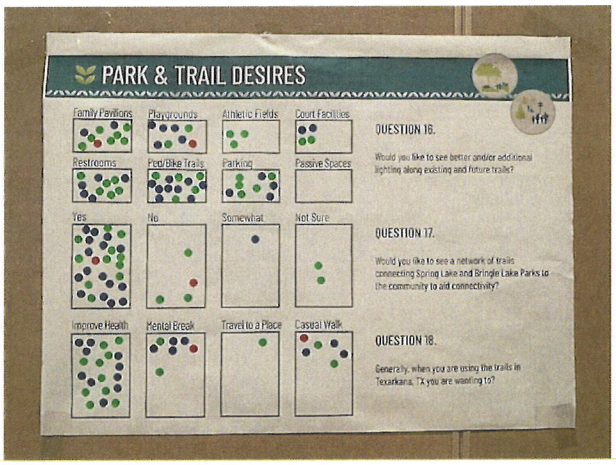


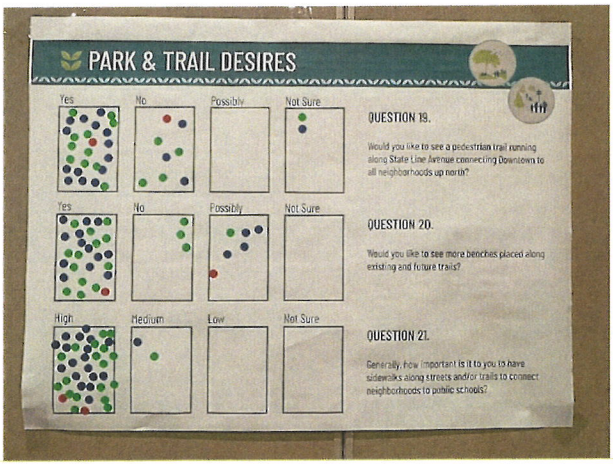





PARK & TRAIL DESIRES
Family Pavilions
Playgrounds
Athletic Fields
Court Facilities
Restrooms
Ped/Bike Trails
Parking
Passive Spaces
Yes
No
Somewhat
Not Sure
QUESTION 13.
Currently which one (1) item do you feel is most desirable or needed in the Texarkana, TX system?
QUESTION 14.
Texarkana, TX city parks and trails provide adequate measures for users to feel safe while using them?
QUESTION 15.
Currently are existing parks and trails properly severing child-ren with a diverse set of abilities and age groups?


EVENT & RECREATION QUESTIONS
Yes
No
Somewhat
Not Sure
QUESTION 22.
Do you feel the community centers in Texarkana, TX offer a wide range of activities and events throughout the year?
QUESTION 23.
Do you feel there is currently a need for more youth sports and leagues in Texarkana, TX?
QUESTION 24.
Do you feel the Parks Department's Farmers Market, special events, summer camps, and city tours in Texarkana, TX offers a wide range of activities and fun events throughout the year?


PARK & TRAIL DESIRES
Family Pavilions
Playgrounds
Athletic Fields
Court Facilities
Restrooms
Ped/Bike Trails
Parking
Passive Spaces
Yes
No
Somewhat
Not Sure
Improve Health
Mental Break
Travel to a Place
Casual Walk
QUESTION 16.
Would you like to see better and/or additional lighting along existing and future trails?
QUESTION 17.
Would you like to see a network of trails connecting Spring Lake and Bringle Lake Parks to the community to aid connectivity?
QUESTION 18.
Generally, when you are using the trails in Texarkana, TX you are wanting to?


PARK & TRAIL DESIRES
Yes
No
Possibly
Not Sure
QUESTION 19.
Would you like to see a pedestrian trail running along State Line Avenue connecting Downtown to all neighborhoods up north?
QUESTION 20.
Would you like to see more benches placed along existing and future trails?
High
Medium
Low
QUESTION 21.
Generally, how important is it to you to have sidewalks along streets and/or trails to connect neighborhoods to public schools?

Public Meeting II - Comment Response Sheets

PUBLIC MEETING II – COMMUNITY RESPONSES

Name _____

Address _____

TXK PARKS

1. Do you agree with Parks #1 recommendation?

Yes	
No	
Unsure	

2. Do you agree with Parks #2 recommendation?

Yes	
No	
Unsure	

3. Do you agree with Parks #3 recommendation?

Yes	
No	
Unsure	

4. Do you agree with Parks #4 recommendation?

Yes	
No	
Unsure	

5. Do you agree with Parks #5 recommendation?

Yes	
No	
Unsure	

5B. Do you have any comments (either additions and/or omissions) to the topics me recommendations above?

Response:

PUBLIC MEETING II – COMMUNITY RESPONSES

TXK PARKS

6. Do you agree with the Parks #6 recommendation for an expanded Southwest Center Park?

Yes	
No	
Unsure	

6A. Would you like to see an additional covered Family Shelter?

Yes	
No	
Unsure	

6B. Would this be a good location for wilderness trails that go into the woods around Wagner Creek?

Yes	
No	
Unsure	

6C. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:

PUBLIC MEETING II – COMMUNITY RESPONSES

TXK PARKS

7. Do you agree with Parks #7 recommendation?

Yes	
No	
Unsure	

8. Do you agree with Parks #8 recommendation?

Yes	
No	
Unsure	

9. Do you agree with Parks #9 recommendation?

Yes	
No	
Unsure	

10. Do you agree with Parks #10 recommendation?

Yes	
No	
Unsure	

10B. Do you have any comments (either additions and/or omissions) to the topics m recommendations above?

Response:

PUBLIC MEETING II – COMMUNITY RESPONSES

TXK PARKS

11. Do you agree with Parks #11 recommendation?

Yes	
No	
Unsure	

12. Do you agree with Parks #12 recommendation?

Yes	
No	
Unsure	

13. Do you agree with Parks #13 recommendation?

Yes	
No	
Unsure	

14. Do you agree with Parks #14 recommendation?

Yes	
No	
Unsure	

15. Do you agree with Parks #15 recommendation?

Yes	
No	
Unsure	

15B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:

PUBLIC MEETING II – COMMUNITY RESPONSES

TXK TRAILS

1/2/3A. Do you agree with this overall trail loop recommendation?

Yes	
No	
Unsure	

1/2/3B. Do you understand and agree that this is a long-term recommendation for the city and its trail partners?

Yes	
No	
Unsure	

1/2/3C. Of these 3 trail segments (A / B / C) in this concept which segment do you feel is most needed?

Segment A	
Segment B	
Segment C	
Unsure	

1/2/3D. Of these 3 trail segments (A / B / C) in this concept which segment do you feel is the most challenging?

Segment A	
Segment B	
Segment C	
Unsure	

1/2/3E. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:

PUBLIC MEETING II – COMMUNITY RESPONSES

TXK TRAILS

4/5/6A. Do you agree with this overall trail loop recommendation?

Yes	
No	
Unsure	

4/5/6B. Do you understand and agree that this is a long-term recommendation for the city and its trail partners?

Yes	
No	
Unsure	

4/5/6C. Of these 3 trail segments (D / E / F) in this concept which segment do you feel is most needed?

D - To Bringle Lake	
E - State Line Avenue	
F - West of Downtown	
Unsure	

4/5/6D. Of these 3 trail segments (A / B / C) in this concept which segment do you feel could be the most challenging?

To Bringle Lake	
State Line Avenue	
West of Downtown	
Unsure	

4/5/6E. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:

PUBLIC MEETING II – COMMUNITY RESPONSES

TXK TRAILS

7. Do you agree with Trails #7 recommendation?

Yes	
No	
Unsure	

8. Do you agree with Trails #8 recommendation?

Yes	
No	
Unsure	

9. Do you agree with Trails #9 recommendation?

Yes	
No	
Unsure	

10. Do you agree with Trails #10 recommendation?

Yes	
No	
Unsure	

10B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:

PUBLIC MEETING II – COMMUNITY RESPONSES

TXK COMMUNITY CENTERS

1. Do you agree with Community Centers #1 recommendation?

Yes	
No	
Unsure	

2. Do you agree with Community Centers #2 recommendation?

Yes	
No	
Unsure	

3. Do you agree with Community Centers #3 recommendation?

Yes	
No	
Unsure	

4. Do you agree with Community Centers #4 recommendation?

Yes	
No	
Unsure	

4B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:

PUBLIC MEETING II - COMMUNITY RESPONSES

TXK Programs

1. Do you agree with Programs #1 recommendation?

Yes	
No	
Unsure	

2. Do you agree with Programs #2 recommendation?

Yes	
No	
Unsure	

3. Do you agree with Programs #3 recommendation?

Yes	
No	
Unsure	

3B. Do you have any comments (either additions and/or omissions) to the topics me recommendations above?

Response:

PUBLIC MEETING II - COMMUNITY RESPONSES

TXK FARMER'S MARKET

1. Do you agree with Farmer's Market #1 recommendation?

Yes	
No	
Unsure	

2. Do you agree with Farmer's Market #2 recommendation?

Yes	
No	
Unsure	

3. Do you agree with Farmer's Market #3 recommendation?

Yes	
No	
Unsure	

4. Do you agree with Farmer's Market #4 recommendation?

Yes	
No	
Unsure	

5. Do you agree with Farmer's Market #5 recommendation?

Yes	
No	
Unsure	

5B. Do you have any comments (either additions and/or omissions) to the topics mentioned in the recommendations above?

Response:

PUBLIC MEETING II - COMMUNITY RESPONSES

TXK PEROT THEATRE

1. Do you agree with Perot Theatre #1 recommendation?

Yes	
No	
Unsure	

2. Do you agree with Perot Theatre #2 recommendation?

Yes	
No	
Unsure	

3. Do you agree with Perot Theatre #3 recommendation?

Yes	
No	
Unsure	

3B. Do you have any comments (either additions and/or omissions) to the topics me recommendations above?

Response:

PUBLIC MEETING II - COMMUNITY RESPONSES

TXK PLAN IMPLEMENTATION

1. Do you support the city maximizing funding opportunities with all State of Texas and private organizations to bring quality parks, trails, and facilities to TXK?

Yes	
No	
Unsure	

CLOSING

Do you have any comments (either additions and/or omissions) to ANY of the topics mentioned in this presentation or about the trails and parks system?

Response:

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☒	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	Provide Leadership through Regional Partnership Opportunities
	☒	Foster Proactive Communication to the Community
	☒	Provide Courteous & Professional Customer Service
	☒	Model a Positive City Image through Character
	☒	Deliver Efficient Services with Accountability
	☒	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☒	Promote Teamwork through Cross Department Collaboration
	☒	Enhance Professionalism & Positive Work Culture
Additional Comments:		

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☒	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☒	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☒	Website Notice (Through Marketing & Communications)
☒	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			