



# CITY OF TEXARKANA

## CITY COUNCIL

MINUTES • AUGUST 20, 2018

Council Chambers

Special Meeting

5:30 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 |         |
| Betty Williams  | Ward 3 | Present |         |
| Christie Alcorn | Ward 4 | Present |         |
| Bill Harp       | Ward 5 | Present |         |
| Josh Davis      | Ward 6 | Absent  |         |

City Staff: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, Karey Parker, and David Orr.

Legal Counsel: Jeff Lewis.

### II. MAYOR'S OPENING REMARKS

Mayor Bruggeman welcomed all in attendance. The Mayor reminded everyone that at the council meeting held on August 13, 2018, council decided to postpone and pull Ordinance No. 2018-100 which details proposed Annexation Study Area 6 for further discussion.

If there are changes to this item, those changes will be noted and the ordinance will be updated for the August 27, 2018 agenda. If there are no recommended changes by the council, then Ordinance No. 2018-100 will be placed on the August 27, 2018 agenda for council vote.

### III. ITEM FOR DISCUSSION

1. Possible adjustments of proposed annexation territory in Study Area 6: the territory located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property (Exhibit "A" to proposed Ordinance No. 2018-100 postponed at the Regular Council Meeting held on August 13, 2018).

|                |                     |
|----------------|---------------------|
| <b>RESULT:</b> | <b>CLOSE ACTION</b> |
|----------------|---------------------|

***Special Note: The Council will not be taking action on proposed Ordinance No. 2018-100 at this special meeting. Council action, if any, may include directing staff on preparing changes to the boundaries of Study Area 6 for Council consideration at the regular Council meeting to be held on August 27, 2018.***

David Orr provided council with a more detailed map, that outlined parcels by property owner, of the proposed annexation study area. The Mayor encouraged input from council members as to proposed revisions or changes to this particular study area. Council Member Hart asked for clarification on a few parcels shown on the map. Council Member Matlock also made a few comments.

After a brief discussion, council consensus recommended no changes to the proposed Annexation Study Area 6. Ordinance No. 2018-100 will be placed on the August 27, 2018 council meeting agenda for council vote.

#### **IV. CLOSED SESSION**

The City Council convened in closed session pursuant to section 551.071 of the Texas Government Code for a private consultation with the City Attorney.

#### **V. RECONVENED INTO OPEN SESSION**

#### **VI. ADJOURNMENT**

A motion was made to adjourn the meeting.  
6:18 PM

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Jean H. Matlock, Ward 1               |
| <b>SECONDER:</b> | Bill Harp, Ward 5                     |
| <b>AYES:</b>     | Matlock, Hart, Williams, Alcorn, Harp |
| <b>ABSENT:</b>   | Davis                                 |
| <b>EXCUSED:</b>  | Bruggeman                             |



Jennifer Evans  
City Secretary



Bob Bruggeman  
Mayor

## City of Texarkana, Texas

## Briefing Sheet

Version:  
Update Date: 8/17/2018 12:30 PM

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**Lead Department:** City Manager      **Action Officer:** Jennifer Evans, City Secretary  
Possible adjustments of proposed annexation territory in Study Area 6: the territory located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property (Exhibit "A" to proposed Ordinance No. 2018-100 postponed at the Regular Council Meeting held on August 13, 2018).

**Subject:**

**Attachments**

- a. 2018-100 EXH 'A' Area 6 - 23.553 Acres (DOCX)
- b. 2018-100 ATTH 01 AreaStudy6 - Map (JPG)

**2018-100 EXH 'A'**

Political Subdivision for Annexation  
 23.553 Acres  
 Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Joel Hodges Headright Survey, Abstract 702, the M.F. Jones Headright Survey, Abstract 945, and the F.V. Evans Headright Survey, Abstract 742 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, lying in the current City Limit Line of Texarkana, Bowie County, Texas (the "City Limit Line"), the Northwest corner of that certain tract of land being described as 6.888 acres in deed from Lonnie Hawkins, et ux, to Lonnie J. Hawkins, dated February 16, 2017, recorded in Document No. 2017-1980 of the Real Property Records of Bowie County, Texas, the Southwest corner of Block 2 and the East line of Block 3 of the Stonevale Addition according to the plat recorded in Volume 5577, Page 99 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 33 minutes 48 seconds East, a distance of 624.63 feet along the City Limit Line, the North line of the said 6.888 acre tract and the South line of Block 2 of the said Stonevale Addition, to a 1/2 inch steel rod found for a corner the Northeast corner of the said 6.888 acre tract, the most Southerly Southeast corner of Block 2 of the said Stonevale Addition, the Southwest corner of that certain tract of land described as 0.083 (Tract 3) in deed from Lonnie Hawkins, et ux, to Juli Cean Akin, dated February 16, 2017, recorded in Document No. 2017-1979 of the Real Property Records of Bowie County, Texas;

THENCE North 02 degrees 49 minutes 17 seconds West, a distance of 9.82 feet along the City Limit Line, the South line of said Block 2 of the Stonevale Addition, the West line of the said 0.083 acre tract, to a 1/2 inch steel rod found for corner, the inside ell corner in the South line of said Block 2 of the Stonevale Addition, the Northwest corner of the said 0.083 acre tract;

THENCE North 88 degrees 33 minutes 48 seconds East, a distance of 406.06 feet along the City Limit Line, the South line of said Block two of the Stonevale Addition, the North line of the 0.083 acre tract, and crossing the West right-of-way line of Richmond Road (F.M. 559), to a point for corner, lying in the centerline of said Richmond Road, at the beginning of a circular curve to the right;

THENCE Northwesterly along the City Limit Line, the arc of the said circular curve, a distance of 202.32 feet, with a delta angle of 8 degrees 35 minutes 54 seconds, a radius of 1348.14 feet, a chord bearing of North 03 degrees 58 minutes 22 seconds West, and a chord distance of 202.13 feet, to a point for corner, at the end of the said circular curve;

THENCE North 00 degrees 19 minutes 35 seconds East a distance of 152.68 feet along the City Limit Line, the centerline of the said Richmond Road, to a point for corner, lying in the centerline of the said Richmond Road;

THENCE North 88 degrees 16 minutes 35 seconds East, a distance of 628.42 feet along the City Limit Line, across the East right-of-way line of the said Richmond Road, the North line of that certain tract of land described as 10 acres in deed from Lenora D. Boyer, to Herbert Ray Boyer, dated February 4, 1999, recorded in Volume 3003, Page 344 of the Real Property Records of Bowie County, Texas, the South line of that certain tract of land being described

**2018-100 EXH 'A'**

as 4.356 acres in deed from F. Pierce Noble, et ux, to Lyman Sisson, et ux, dated June 15, 1994, recorded in Volume 2174, Page 9 of the Real Property Records of Bowie County, Texas, the North line of that certain tract of land being described as 4.849 acres in deed from Marilyn Shipp Posey, et al, to Shannon Nicholas Hibbs, dated June 15, 2018, recorded in Document No. 2018-6329 of the Real Property Records of Bowie County, Texas, the South line of that certain tract of land being described as 28.256 acres in deed from F. Pierce Noble, et ux, to Janet Chynoweth Sisson, Trustee of the Janet Chynoweth Sission Inter Vivos Trust, dated January 8, 2004, recorded in Volume 4202, Page 159 of the Real Property Records of Bowie County, Texas, to a point for corner, the North line of the said 4.846 acre tract, the South line of the said 28.256 acre tract;

THENCE South 00 degrees 00 minutes 00 seconds West a distance of 171.93 feet along the City Limit Line, across the 4.846 acre tract to a point for corner;

THENCE North 81 degrees 52 minutes 11 seconds West a distance of 89.58 feet along the City Limit Line, across the said 4.846 acre tract to a point for corner, lying in the West line of the said 4.846 acre tract and the East line of the said 10 acre tract;

THENCE South 01 degrees 40 minutes 57 seconds East a distance of 641.38 feet along the City Limit Line, the West line of the said 4.846 acre tract, the East line of the said 10 acre tract, and the West line of that certain tract of land being described as 4.472 acres in deed from Marilyn K. Posey, et al, to Shannon Hibbs, dated March 1, 2018, recorded in Document No. 2018-2021 of the Real Property Records of Bowie County, Texas, to a point for corner, the West line of the said 4.472 acre tract, the Southeast corner of the said 10 acre tract, the Northeast corner of that certain tract of land being described as 1.57 acres in deed from Bobby J. Smith, et ux, to Jeffery D. Stone, et ux, dated October 22, 2001, recorded in Volume 3566, Page 125 of the Real Property Records of Bowie County, Texas;

THENCE South 88 degrees 09 minutes 17 seconds West a distance of 434.35 feet along the City Limit Line, the South line of the said 10 acre tract, the North line of the said 1.57 acre tract, crossing the East right-of-way line of the said Richmond Road to a point for corner, lying in the West right-of-way line of the said Richmond Road and the East line of that certain tract of land being described as 0.4516 acres in deed from Elizabeth Maud Turner, Individually and as Independent Executrix of the Estate of Shelby W. Turner, to John G. Bailey, dated November 17, 1998, recorded in Volume 2961, Page 292 of the Real Property Records of Bowie County, Texas, and a a circular curve to the right;

THENCE Northwesterly direction along the City Limit Line, the arc of the said circular curve a distance of 188.56 feet, with a delta angle of 7 degrees 50 minutes 26 seconds, a radius of 1377.97, a chord bearing of North 23 degrees 29 minutes 45 seconds West, and a chord distance 188.42 feet to a point for corner, lying on the West right-of-way line of the said Richmond Road, the most Northerly corner of the said 0.4516 acre tract, the East right-of-way line of Jones Lane;

THENCE North 21 degrees 25 minutes 57 seconds West a distance of 162.01 feet along the City Limit Line, across said Jones lane to a point for corner, lying in the West right-of-way line of said Jones Lane, the Northeast corner of that certain tract of land being described as 0.963 acres (Tract 2) in deed from Lonnie Hawkins, et ux, to Juli cean Akin, dated February 16, 2017,

**2018-100 EXH 'A'**

recorded in Document No. 2017-1979 of the Real Property Records of Bowie County, Texas, the said line of that certain tract of land being described a 1.0 acre (Tract 1) in deed from Lonnie Hawkins, et ux, to Juli cean Akin, dated February 16, 2017, recorded in Document No. 2017-1979 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 15 minutes 26 seconds East a distance of 396.17 feet along the City Limit Line, the East line of the said 0.963 acre tract, the East line of the said 6.888 acre tract, the West right-of-way line of the said Jones Lane, crossing Block 6 of the said Stonevale Addition, to a point for corner, lying in the South line of Block 6 of the said Stonevale Addition and the North line of that certain tract of land being described as 1.988 acres (Tract 2) in the deed from Gerald W. Falls, et ux, to PJF Enterprises, LLC, dated May 29, 2014, recorded in Volume 6639, Page 116 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 32 minutes 25 seconds East, a distance of 9.13 feet along the City Limit Line, the North line of the said 1.988 acre tract to a point for corner, the Northeast corner of the said 1.988 acre tract;

THENCE South 02 degrees 52 minutes 10 seconds East, a distance of 400.03 feet along the City Limit Line, the East line of the said 1.988 acre tract to a point for corner, the Southeast corner of the said 1.988 acre tract, the most Easterly Northeast corner of that certain tract of land being described as 20 acres in deed from James L. Jones, et ux, to Bowie Baptist Church, dated March 4, 1975, recorded in Volume 583, Page 101 of Deed Records of Bowie County, Texas;

THENCE South 88 degrees 32 minutes 25 seconds West, a distance of 217.79 feet along the City Limit Line, the South line of the said 1.988 acre tract, the North line of the said 20 acre tract to a point for corner, the Southwest corner of the said 1.988 acre tract, the inside ell corner of the north line of the said 20 acre tract;

THENCE North 02 degrees 29 minutes 11 seconds West, a distance of 400.00 feet along the City Limit Line, the West line of the said 1.988 acre tract, the North line of the said 20 acre tract to a point for corner, the Northwest corner of the said 1.988 acre tract, the Northeast corner of the said 20 acre tract, the South line of said Block 6 of the Stonevale Addition;

THENCE South 88 degrees 32 minutes 25 seconds West, a distance of 736.40 feet along the City Limit Line, the North line of the said 20 acre tract, the South line of the said Block 6 of the Stonevale Addition, to a 1 1/2 inch pipe found for a corner,, the Northwest corner of the said 20 acre tract, the Southwest corner of the said Block 6 of the Stonevale Addition, the East line of Block 3 of the Stonevale Addition;

THENCE North 01 degrees 55 minutes 27 seconds West, a distance of 79.89 feet along the City Limit Line, the West line of the said Block 6 of the Stonevale Addition, the East line of the said Block 3 of the Stonevale Addition to a point for corner, the Northwest corner of the said Block 6 of the Stonevale Addition, an outside ell corner of the said Block 3 of the Stonevale Addition, lying in the South line of the said 6.888 acre tract;

THENCE South 88 degrees 33 minutes 12 seconds West, a distance of 66.18 feet along the City Limit Line, the South line of the said 6.888 acre tract, the East line of the said Block 3 of the Stonvale Addition to a 1/2 inch steel

**2018-100 EXH 'A'**

rod found for a corner, the Southwest corner of the said 6.888 acre tract, the inside ell corner in the East line of the said Block 3 of the Stonevale Addition;

THENCE North 01 degrees 31 minutes 26 seconds West, a distance of 423.71 feet along the City Limit Line, the West line of the said 6.888 acre tract, the East line of said Block 3 of the Stonevale Addition to the point of beginning and containing 23.553 acres of land, more or less.

Attachment: 2018-100 EXH 'A' Area 6 - 23.553 Acres (1925 : 2018-100 EXH 'A' Annexation Area 6)

