CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA ● JANUARY 6, 2025

Council Chambers	Regular Meeting	6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairperson	Commissioner	Commissioner
Gene Joyce III	Wanda Northam	Lee Kernek
Vice Chairperson	**Commissioner**	**Alternate Commissioner**
Dianna Patterson Kinsey	Casey Boyette	Ross Sarine
Commissioner	**Commissioner**	**Alternate Commissioner**
James Larkins	Brad Bailey	Kory Crews

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider re-approval of final and preliminary plat for the Silver Oaks 4th Addition, located at or near the intersection of Sterling Drive and Ann Circle. Salt Jr Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

2. Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, of the Revised Silver Oaks Addition and Lot 1, Block 3, Silver Oaks Third Addition, located near Sterling Drive and Brandon Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

3. Consider approval of the replat of Lots 13 to 15, Block 3, Wrightridge Addition, located at the intersection of Lionel Avenue and University Avenue. 2B Builders, owner, and Jeffrey Wood, agent.

4. Consider approval of the Shilling Hills Subdivision, located on Shilling Road. 5 Talent Properties, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

5. S-801: Specific Use Permit to allow the one additional use of tattooing on Lots18, 19, W1/2 of 20, Block 4, T. B. Moores Addition, located at 911 New Boston Road. Hunter McCarver, owner.

6. S-802: Specific Use Permit to allow one additional use of tattooing on Lots 34-326, Block 22, R.S. Bearden Boulevard Addition, located at 2415 Texas Boulevard. Curt Green, owner, and Kiana Stevens, agent.

7. Z-25-01: rezoning Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street from Single Family-2 to Single Family-3. Kimberly Burns, owner.

8. S-803: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street. Kimberly Burns, owner.

9. S-804: Specific Use Permit to allow the location of a single wide HUD code Manufactured home on an approximate 0.87-acre tract of land being (Tract 35), MEP&P RWY CO HRS, A434, located at 1002 Hatton Street. Georgia Trotter, owner, and Carl Preston, agent.

10. Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Single Family-1/Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the December 2, 2024 Planning and Zoning Commission meeting minutes.

V. ADJOURNMENT

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 Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:06 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Consider re-approval of final and preliminary plat for the Silver Oaks 4th Addition, located at or near the intersection of Sterling Drive and Ann Circle. Salt Jr Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 1/6/2025

Attachments

a. PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
	12/30/2024 10:43 AM		
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
	12/30/2024 10:43 AM		
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
01/06/2025 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the final and preliminary plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

City of Texarkana, Texas

January 6, 2025

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: December 16, 2024

Subject: **Consider re-approval of final and preliminary plat for the Silver Oaks 4th Addition**

This is a reapproval of a final and preliminary plat for Silver Oaks 4th Addition (this was originally approved at the December 2023 P&Z meeting). This is a request by SALT JR Irrevocable Trush, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the final of preliminary plat for the Silver Oaks 4th Addition. The purpose of this plat is create a 30 lot subdivision located off west end of Sterling Drive.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight/Cableone – No response
4. Windstream - No issues
5. Electric Companies
    a. AEP - No issues
    b. Bowie Cass – No response
    c. REA – No response
6. TWU - See memo
7. PW/Planning Departments
    a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
    b. Electronic copy via email submitted to Public Works office after recording
    c. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for the subdivision.
    d. Final approval is contingent upon previous subdivisions being vacated.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

e. Will drainage in this subdivision private or public? If it is public, all drainage must be designed and constructed to meet Stormwater Design Manual.
f. There is no drainage easement downstream of pond outflow. Maintenance beyond outflow is responsibility of property owner.

8. Fire Department – No issues

Staff recommends approval of the final and preliminary plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

_X_ *Preliminary* _X_ *Final* ___ *Replat* ___ *Minor* ___ *Amended* ___ *Vacation*

Purpose of Plat: Reapproval request for Silver Oaks 4th Subdivision consisting of 27 lots

Plat Title: Silver Oaks 4th

Current Legal Description: 16.073 acres in the J. W. Fort Headright Survey, Abstract 218

Total Acreage: 16.073 ac ***Number of Lots:*** 27 ***Zoning:*** SF-1

Owner/Developer Information:

Name: John D. Raffaelli & SALTJR Irrevocable Grantor Trust

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: 903 838-8533 Fax: ( ) _____ Work E-mail: jwood @ mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: 903 838-8533 Fax: ( ) _____ Work E-mail: jwood @ mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood	Jeffrey Wood	12/5/2024
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PRELIMINARY PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city of extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF
TEXARKANA
TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☐
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood _____ 12/5/24

Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF TEXARKANA TEXAS
P.O. Box 1967
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FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a corner of an original headright survey	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood _____ 12/5/24

Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Property Description
16.073 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Josiah W. Fort Headright Survey, Abstract 218, Bowie County, Texas, being all of Lots No. 1 and 2, Block No. 3, Lot No. 1, Block No. 4, and Lot No. 1, Block No. 6 of the Revised Silver Oaks Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas, being a part of Lot No. 1, Block No. 3 of Silver Oaks Third according to the plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas, and being a part of that certain tract of land described as Tract One with 15.5 acres in the deed from John D. Raffaelli to the SALTJR Irrevocable Grantor Trust, dated March 29, 2023, recorded in Document No. 2023-00003682 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition, and lying in the North line of Lot No. 1B, Block No. 2 of the Replat of Lot No. 1, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Document No 2023-00008652 of the Real Property Records of Bowie County, Texas;

THENCE South 77 degrees 33 minutes 34 seconds West passing at a distance 344.72 feet a 1/2 inch steel rod, found for the Northwest corner of Lot No. 3, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Volume 587, Page 161 of the Plat Records of Bowie County, Texas, and the Northeast corner of Lot No. 4, Block No. 2 of the said Summer Lane Estates (Revised), continuing a distance of 263.34 feet passing a 1/2 inch flat bar, found for the Northwest corner of Lot No. 5, Block No. 2 of the said Summer Lane Eastes (Revised), and the Northeast corner of Lot No. 6, Block No. 2 of the said Summer Lane Estates (Revised), and continuing a distance of 288.30 feet for a total distance of 896.36 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northwest corner of Lot No. 7, Block No. 2 of the said Summer Lane Estates (Revised), and lying in the East line of Lont No. 9, Block 5 of Oak Forest Subdivision No. 2 according to the plat recorded in Volume 532, Page 339 of the Plat Records of Bowie County, Texas;

THENCE North 02 degrees 28 minutes 12 seconds West (basis of bearings) passing at a distance of 38.69 feet a 1/2 inch steel pipe (control monument), found for the Northeast corner of the said Lot No. 9, Block No. 5, and the Southeast corner of Lot No. 8, Block No. 5 of the said Oak Forest Subdivision No. 2, and continuing a distance of 677.73 for a total distance of 716.42 feet to a 1 inch steel pipe (control monument), found for a corner, same being an inside ell corner of that certain tract of land as described in the deed from Delton B. Gwinn, et ux to Allen V. Landreth, et ux, dated December 4, 1992, recorded in Volume 1871, Page 78 of the Real Property Records of Bowie County, Texas;

THENCE North 87 degrees 31 minutes 48 seconds East a distance of 9.05 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner of the said Landreth tract;

THENCE North 03 degrees 20 minutes 30 seconds West a distance of 142.37 feet along the East line of the said Landreth Tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northeast corner of the said Landreth Tract, and the Southeast corner of that certain tract of land described as Lot No. 1, Block No. 5 of the Silver Oaks Subdivision No. 2 according to the plat recorded in Volume 2987, Page 194 of the Real Property Records of Bowie County, Texas, and lying in the West line of the said 15.5 acre tract;

THENCE North 55 degrees 31 minutes 06 seconds East a distance of 398.94 feet across the said 15.5 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 72 degrees 39 minutes 21 seconds East a distance of 56.98 feet across the said 15.5 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 86 degrees 42 minutes 18 seconds East a distance of 275.93 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner lying in the East line of the said 15.5 acre tract, same being the Southwest corner of that certain tract of land described as 1.5194 acres in the deed from the Swegle & Schmidt Family Trust to Douglas A Trippe, et ux, dated August 27, 2004, records in Volume 4401, Page 336 of the Real Property Record of Bowie County, Texas, and the Northwest corner of that certain tract of land described as 1.799 acres in the deed from the William Dean Barry and Lacrecia Ann Barry Revocable Trust to Melvin Court, et ux, dated December 30, 2011, recorded in Volume 6162, Page 308 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 25 minutes 43 seconds East a distance of 258.34 feet along the West line of the said 1.799 acre tract to a pine knot, found for the Southwest corner of the said 1.799 acre tract and an angle break in the North line of the said Lot No. 1, Block No. 3;

THENCE North 76 degrees 54 minutes 20 seconds East a distance of 104.29 feet along the South line of the said 1.799 acre tract and the North line of the said Lot No. 1, Block No. 3 to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 02 degrees 25 minutes 48 seconds East a distance of 358.88 feet across and through the said Lot No. 1, Block No. 1 to a 1/2 inch steel rod, capped MTG ENG, set for a corner in the South line of the said Lot No. 1, Block No. 3 and in the North line of Lot No. 3, Block No. 3 of the Revised Silver Oaks Addition according to the plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas, the said corner bears North 77 degrees 27 minutes 25 seconds East a distance of 65.35 feet to a 5/8 inch steel rod, found for a corner, same being the Northeast corner of the said Lot No. 3, Block No. 3 and the Northwest corner of Lot No. 1, Block No. 2 of the said Silver Oaks Third Addition;

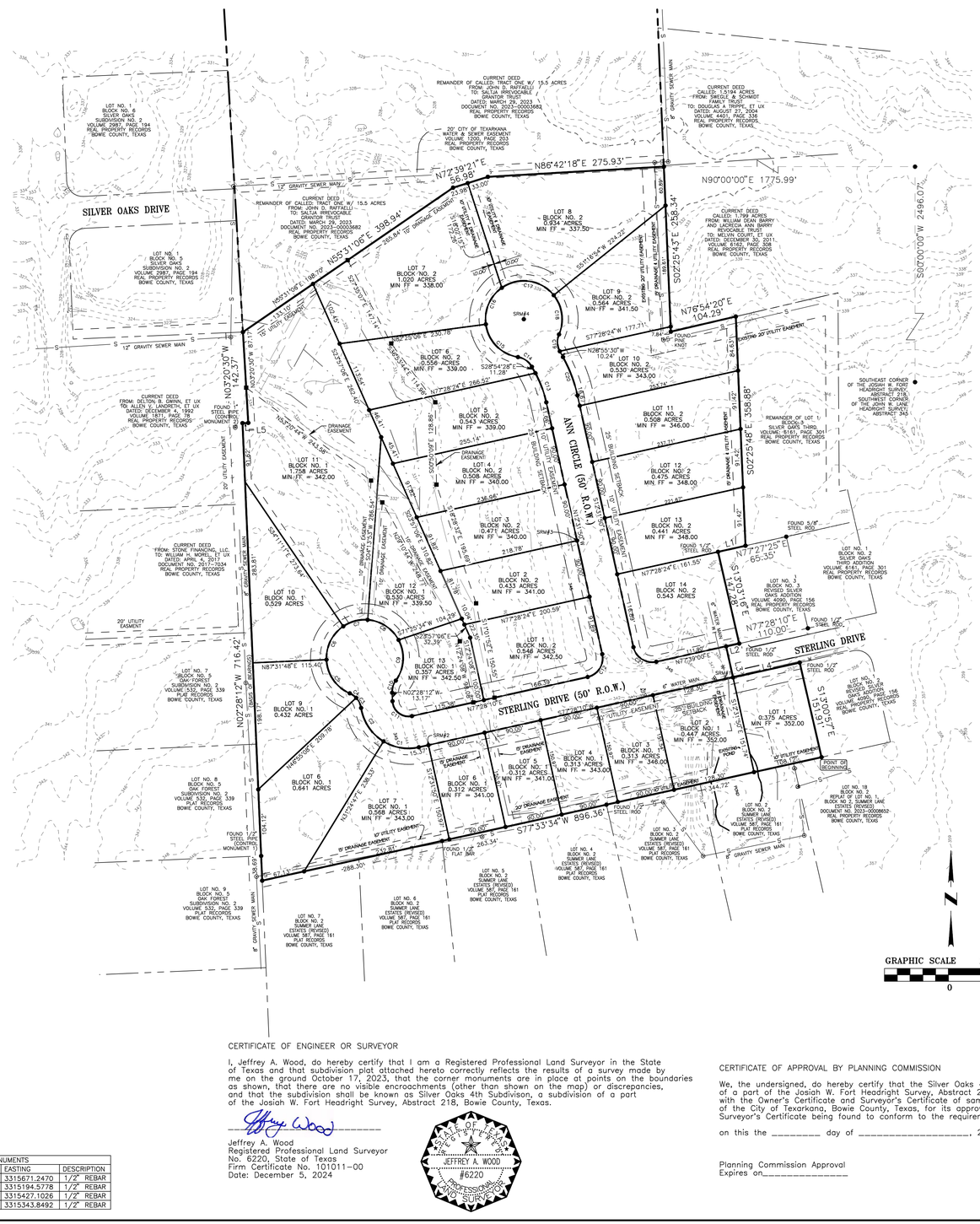
THENCE South 13 degrees 03 minutes 16 seconds East a distance of 147.28 feet to a 1/2 inch steel rod, found for a corner, same being the Southwest corner of the said Lot No. 3, Block No. 3, and lying in the North right-of-way of a 50-foot concrete street dedicated as Sterling Drive, the said corner bears North 77 degrees 28 minutes 10 seconds East a distance of 110.00 feet to a 1/2 inch steel rod, found for the Southeast corner of the said Lot No. 3, Block No. 3, and the Southwest corner of the said Lot No. 1, Block No. 2;

THENCE South 77 degrees 34 minutes 59 seconds West a distance of 21.00 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 12 degrees 31 minutes 50 seconds East a distance of 49.65 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner lying in the South right-of-way of the said Sterling Drive;

THENCE North 77 degrees 28 minutes 10 seconds East a distance of 106.84 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, found for a corner, same being the Northwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition;

THENCE South 13 degrees 00 minutes 57 seconds East a distance of 151.92 feet along the West line of the said Lot No. 1, Block No. 2 the point of beginning and containing 16.073 acres of land, at the time of this survey.


SILVER OAKS DRIVE
STERLING DRIVE
STERLING DRIVE (50' R.O.W.)
ANN CIRCLE (50' R.O.W.)
LOT NO. 1 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 2987, PAGE 194 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 7 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 532, PAGE 339 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 8 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 532, PAGE 339 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 9 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 532, PAGE 339 PLAT RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED REMAINDER OF CALLED: TRACT ONE W/ 15.5 ACRES FROM: JOHN D. RAFFAELLI TO: SALTJR IRREVOCABLE GRANTOR TRUST DATED: MARCH 29, 2023 DOCUMENT NO. 2023-00003682 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED CALLED: 1.799 ACRES FROM: WILLIAM DEAN BARRY AND LACRECIA ANN BARRY REVOCABLE TRUST TO: MELVIN COURT, ET UX DATED: DECEMBER 30, 2011 VOLUME 6162, PAGE 308 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED CALLED: 1.5194 ACRES FROM: SWEGLE & SCHMIDT FAMILY TRUST TO: DOUGLAS A TRIPPE, ET UX DATED: AUGUST 27, 2004 VOLUME 4401, PAGE 336 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED FROM: DELTON B. GWINN, ET UX TO: ALLEN V. LANDRETH, ET UX DATED: DECEMBER 4, 1992 VOLUME 1871, PAGE 78 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED FROM: STONE FINANCING, LLC TO: WILLIAM H. MORELL, ET UX DATED: APRIL 4, 2017 DOCUMENT NO. 2017-7034 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
20' CITY OF TEXARKANA WATER & SEWER EASEMENT VOL. 1871, PG. 78 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT 1 BLOCK NO. 1 1.020 ACRES MIN FF = 338.00
LOT 2 BLOCK NO. 1 0.432 ACRES
LOT 3 BLOCK NO. 1 0.357 ACRES MIN FF = 342.50
LOT 4 BLOCK NO. 1 0.313 ACRES MIN FF = 341.00
LOT 5 BLOCK NO. 1 0.313 ACRES MIN FF = 341.00
LOT 6 BLOCK NO. 1 0.312 ACRES MIN FF = 341.00
LOT 7 BLOCK NO. 1 0.668 ACRES MIN FF = 343.00
LOT 8 BLOCK NO. 2 0.934 ACRES MIN FF = 337.50
LOT 9 BLOCK NO. 2 0.564 ACRES MIN FF = 341.50
LOT 10 BLOCK NO. 2 0.530 ACRES MIN FF = 343.00
LOT 11 BLOCK NO. 2 0.508 ACRES MIN FF = 346.00
LOT 12 BLOCK NO. 2 0.475 ACRES MIN FF = 348.00
LOT 13 BLOCK NO. 2 0.441 ACRES MIN FF = 348.00
LOT 14 BLOCK NO. 2 0.543 ACRES
LOT 1 BLOCK NO. 2 0.548 ACRES MIN FF = 342.50
LOT 2 BLOCK NO. 2 0.433 ACRES MIN FF = 341.00
LOT 3 BLOCK NO. 2 0.471 ACRES MIN FF = 340.00
LOT 4 BLOCK NO. 2 0.508 ACRES MIN FF = 340.00
LOT 5 BLOCK NO. 2 0.543 ACRES MIN FF = 339.00
LOT 6 BLOCK NO. 2 0.556 ACRES MIN FF = 339.00
LOT 1 BLOCK NO. 1 1.758 ACRES MIN FF = 342.00
LOT 10 BLOCK NO. 1 0.529 ACRES
LOT 1 BLOCK NO. 1 0.447 ACRES MIN FF = 352.00
LOT 2 BLOCK NO. 1 0.379 ACRES MIN FF = 352.00
LOT 3 BLOCK NO. 1 0.313 ACRES MIN FF = 346.00
LOT 4 BLOCK NO. 1 0.313 ACRES MIN FF = 343.00
LOT 5 BLOCK NO. 1 0.313 ACRES MIN FF = 341.00
LOT 6 BLOCK NO. 1 0.641 ACRES
LOT 7 BLOCK NO. 1 0.668 ACRES MIN FF = 343.00
LOT 1 BLOCK NO. 2 SILVER OAKS THIRD ADDITION VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 3 BLOCK NO. 3 REVISED SILVER OAKS ADDITION VOLUME 4090, PAGE 156 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 2 SILVER OAKS THIRD ADDITION VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 2 BLOCK NO. 3 REVISED SILVER OAKS ADDITION VOLUME 4090, PAGE 156 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 18 BLOCK NO. 3 REPLAT OF LOT NO. 1 BLOCK NO. 3, SUMMER LANE ESTATES (REVISED) DOCUMENT NO. 2023-00008652 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 2 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 3 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 4 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 5 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 6 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 7 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
REMAINDER OF LOT 1 SILVER OAKS THIRD ADDITION VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
SOUTHEAST CORNER OF THE JOSIAH W. FORT HEADRIGHT SURVEY, ABSTRACT 218, SOUTHWEST CORNER OF THE JOSIAH W. FORT HEADRIGHT SURVEY, ABSTRACT 343
POINT OF BEGINNING
SRM#1
SRM#2
SRM#3
SRM#4
FOUND 1" STEEL PIPE CONTROL MONUMENT
FOUND 1/2" STEEL ROD
FOUND 1/2" FLAT BAR
FOUND 5/8" STEEL ROD
FOUND "X" CUT IN CONCRETE
FOUND KNOT
DRAINAGE EASEMENT
20' UTILITY EASEMENT
15' DRAINAGE EASEMENT
30' BUILDING SETBACK
6" GRAVITY SEWER MAIN
6" WATER MAIN
N72°39'21"E 56.98'
N86°42'18"E 275.93'
N90°00'00"E 1775.99'
S02°25'43"E 258.34'
S00°00'00"W 2496.07'
N76°54'20"E 104.29'
S02°25'48"E 358.88'
S77°33'34"W 896.36'
N02°28'12"W 716.42'
N55°31'06"E 398.94'
N03°20'30"W 142.37'
S87°31'48"W 9.05'
S77°34'59"W 21.00'
S12°31'41"E 49.65'
N77°28'10"E 106.84'
S13°00'57"E 151.92'
N87°31'48"E 115.40'
S41°05'18"E 574.84'
N77°27'25"E 65.35'
S77°28'24"W 177.71'
N28°55'30"W 10.24'
S28°54'28"E 11.28'
N27°28'24"E 285.52'
S22°54'28"E 263.34'
N22°28'12"W 13.17'
S77°28'10"W 110.00'
N77°28'24"E 200.59'
S41°25'34"W 104.29'
S22°57'06"E 32.39'
N72°39'05"E 129.39'
S77°28'10"W 130.00'
N77°28'10"E 130.00'
S77°28'24"W 224.22'
S55°16'58"W 224.22'
N68°50'08"E 309.18'
N10°54'47"E 208.50'
S27°20'47"E 147.74'
N52°25'08"E 230.78'
S52°25'08"W 240.40'
N37°34'52"W 114.98'
S37°34'52"E 114.98'
N52°25'08"E 129.84'
S52°25'08"W 129.84'
N37°34'52"W 94.33'
S37°34'52"E 94.33'
N52°25'08"E 240.40'
S52°25'08"W 230.78'
N27°28'24"E 11.28'
S28°54'28"E 285.52'
N22°28'12"W 677.73'
S87°31'48"W 9.05'
S03°20'30"E 142.37'
S77°33'34"W 344.72'
S77°33'34"W 263.34'
S77°33'34"W 288.30'
S77°33'34"W 249.81'
S77°33'34"W 288.30'
S77°33'34"W 67.13'
N77°28'10"E 106.84'
S12°31'50"E 42.43'
S77°28'10"W 106.84'
N12°31'50"W 42.43

Property Description
16.073 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Josiah W. Fort Headright Survey, Abstract 218, Bowie County, Texas, being all of Lots No. 1 and 2, Block No. 3, Lot No. 1, Block No. 4, and Lot No. 1, Block No. 6 of the Revised Silver Oaks Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas, being a part of Lot No. 1, Block No. 3 of Silver Oaks Third according to the plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas, and being a part of that certain tract of land described as Tract One with 15.5 acres in the deed from John D. Raffaelli to the SALTJR Irrevocable Grantor Trust, dated March 29, 2023, recorded in Document No. 2023-00003682 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition, and lying in the North line of Lot No. 1B, Block No. 2 of the Replat of Lot No. 1, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Document No 2023-00008652 of the Real Property Records of Bowie County, Texas;

THENCE South 77 degrees 33 minutes 34 seconds West passing at a distance 344.72 feet a 1/2 inch steel rod, found for the Northwest corner of Lot No. 3, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Volume 587, Page 161 of the Plat Records of Bowie County, Texas, and the Northeast corner of Lot No. 4, Block No. 2 of the said Summer Lane Estates (Revised), continuing a distance of 263.34 feet passing a 1/2 inch flat bar, found for the Northwest corner of Lot No. 5, Block No. 2 of the said Summer Lane Eastes (Revised), and the Northeast corner of Lot No. 6, Block No. 2 of the said Summer Lane Estates (Revised), and continuing a distance of 288.30 feet for a total distance of 896.36 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northwest corner of Lot No. 7, Block No. 2 of the said Summer Lane Estates (Revised), and lying in the East line of Lont No. 9, Block 5 of Oak Forest Subdivision No. 2 according to the plat recorded in Volume 532, Page 339 of the Plat Records of Bowie County, Texas;

THENCE North 02 degrees 28 minutes 12 seconds West (basis of bearings) passing at a distance of 38.69 feet a 1/2 inch steel pipe (control monument), found for the Northeast corner of the said Lot No. 9, Block No. 5, and the Southeast corner of Lot No. 8, Block No. 5 of the said Oak Forest Subdivision No. 2, and continuing a distance of 677.73 for a total distance of 716.42 feet to a 1 inch steel pipe (control monument), found for a corner, same being an inside ell corner of that certain tract of land as described in the deed from Delton B. Gwinn, et ux to Allen V. Landreth, et ux, dated December 4, 1992, recorded in Volume 1871, Page 78 of the Real Property Records of Bowie County, Texas;

THENCE North 87 degrees 31 minutes 48 seconds East a distance of 9.05 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner of the said Landreth tract;

THENCE North 03 degrees 20 minutes 30 seconds West a distance of 142.37 feet along the East line of the said Landreth Tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northeast corner of the said Landreth Tract, and the Southeast corner of that certain tract of land described as Lot No. 1, Block No. 5 of the Silver Oaks Subdivision No. 2 according to the plat recorded in Volume 2987, Page 194 of the Real Property Records of Bowie County, Texas, and lying in the West line of the said 15.5 acre tract;

THENCE North 55 degrees 31 minutes 06 seconds East a distance of 398.94 feet across the said 15.5 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 72 degrees 39 minutes 21 seconds East a distance of 56.98 feet across the said 15.5 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 86 degrees 42 minutes 18 seconds East a distance of 275.93 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner lying in the East line of the said 15.5 acre tract, same being the Southwest corner of that certain tract of land described as 1.5194 acres in the deed from the Swegle & Schmidt Family Trust to Douglas A Trippe, et ux, dated August 27, 2004, recorded in Volume 4401, Page 336 of the Real Property Record of Bowie County, Texas, and the Northwest corner of that certain tract of land described as 1.799 acres in the deed from the William Dean Barry and Lacrecia Ann Barry Revocable Trust to Melvin Court, et ux, dated December 30, 2011, recorded in Volume 6162, Page 308 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 25 minutes 43 seconds East a distance of 258.34 feet along the West line of the said 1.799 acre tract to a pine knot, found for the Southwest corner of the said 1.799 acre tract and an angle break in the North line of the said Lot No. 1, Block No. 3;

THENCE North 76 degrees 54 minutes 20 seconds East a distance of 104.29 feet along the South line of the said 1.799 acre tract and the North line of the said Lot No. 1, Block No. 3 to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 02 degrees 25 minutes 48 seconds East a distance of 358.88 feet across and through the said Lot No. 1, Block No. 1 to a 1/2 inch steel rod, capped MTG ENG, set for a corner in the South line of the said Lot No. 1, Block No. 3 and in the North line of Lot No. 3, Block No. 3 of the Revised Silver Oaks Addition according to the plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas, the said corner bears North 77 degrees 27 minutes 25 seconds East a distance of 65.35 feet to a 5/8 inch steel rod, found for a corner, same being the Northeast corner of the said Lot No. 3, Block No. 3 and the Northwest corner of Lot No. 1, Block No. 2 of the said Silver Oaks Third Addition;

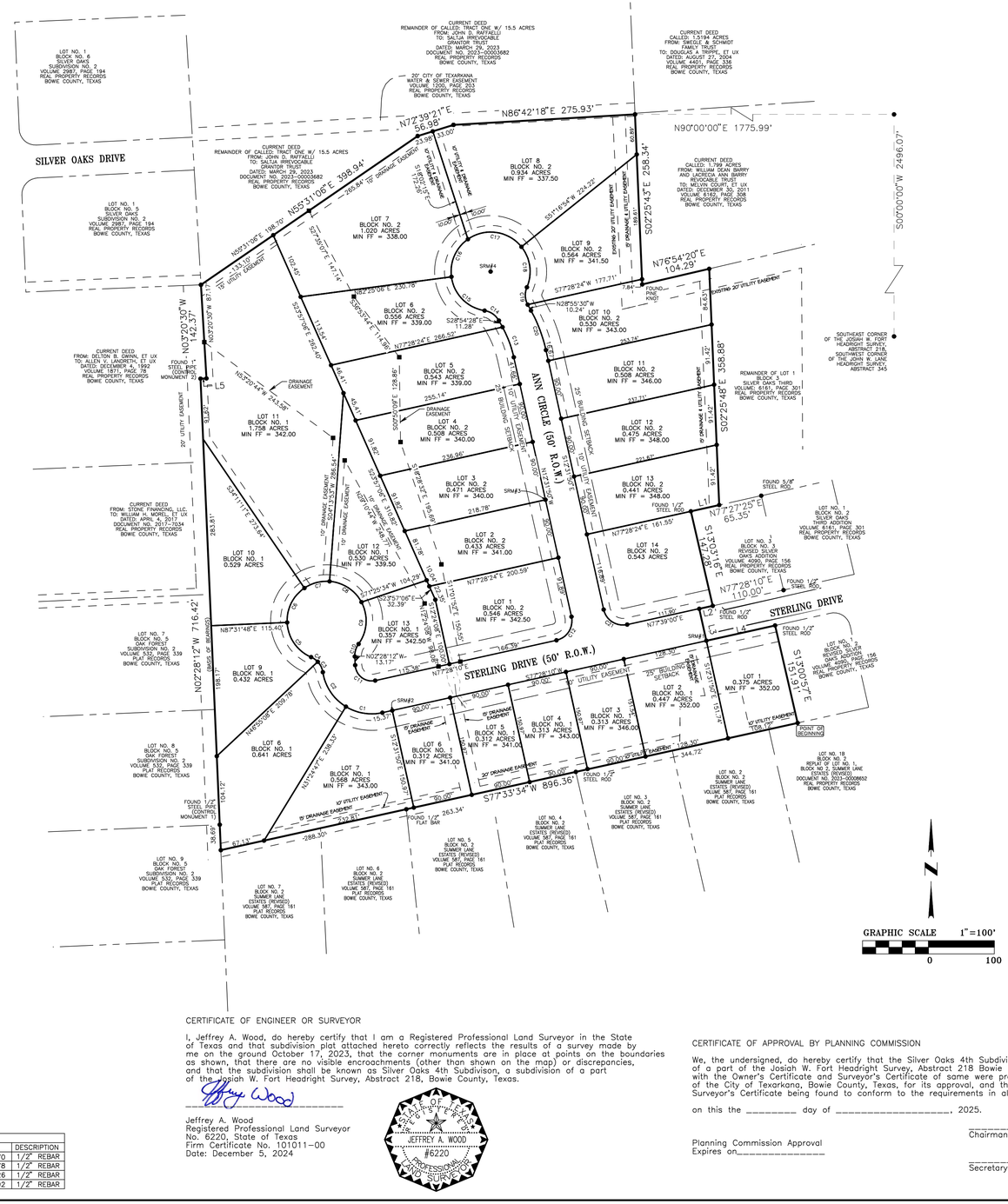
THENCE South 13 degrees 03 minutes 16 seconds East a distance of 147.28 feet to a 1/2 inch steel rod, found for a corner, same being the Southwest corner of the said Lot No. 3, Block No. 3, and lying in the North right-of-way of a 50-foot concrete street dedicated as Sterling Drive, the said corner bears North 77 degrees 28 minutes 10 seconds East a distance of 110.00 feet to a 1/2 inch steel rod, found for the Southeast corner of the said Lot No. 3, Block No. 3, and the Southwest corner of the said Lot No. 1, Block No. 2;

THENCE South 77 degrees 34 minutes 59 seconds West a distance of 21.00 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 12 degrees 31 minutes 50 seconds East a distance of 49.65 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner lying in the South right-of-way of the said Sterling Drive;

THENCE North 77 degrees 28 minutes 10 seconds East a distance of 106.84 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, found for a corner, same being the Northwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition;

THENCE South 13 degrees 00 minutes 57 seconds East a distance of 151.92 feet along the West line of the said Lot No. 1, Block No. 2 the point of beginning and containing 16.073 acres of land, at the time of this survey.


SILVER OAKS DRIVE
ANN CIRCLE (50' R.O.W.)
STERLING DRIVE (50' R.O.W.)
LOT NO. 1 BLOCK NO. 5 SILVER OAKS SUBDIVISION NO. 2 VOLUME 2987, PAGE 194 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED REMAINDER OF CALLED: TRACT ONE W/ 15.5 ACRES FROM: JOHN D. RAFFAELLI TO: SALTJR IRREVOCABLE GRANTOR TRUST DATED: MARCH 29, 2023 DOCUMENT NO. 2023-00003682 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED CALLED: 1.799 ACRES FROM: SWEGLE & SCHMIDT FAMILY TRUST TO: DOUGLAS A TRIPPE, ET UX DATED: AUGUST 27, 2004 VOLUME: 4401, PAGE 336 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED CALLED: 1.799 ACRES FROM: WILLIAM DEAN BARRY AND LACRECIA ANN BARRY REVOCABLE TRUST TO: MELVIN COURT, ET UX DATED: DECEMBER 30, 2011 VOLUME: 6162, PAGE 308 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED FROM: DELTON B. GWINN, ET UX TO: ALLEN V. LANDRETH, ET UX DATED: DECEMBER 4, 1992 VOLUME: 1871, PAGE 78 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
CURRENT DEED FROM: STONE FINANCING, LLC TO: WILLIAM H. MORELL, ET UX DATED: APRIL 4, 2017 DOCUMENT NO. 2017-7034 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
SOUTHEAST CORNER OF THE JOSIAH W. FORT HEADRIGHT SURVEY, ABSTRACT 218, SOUTHWEST CORNER OF THE JOSIAH W. FORT HEADRIGHT SURVEY, ABSTRACT 345
FOUND 1" STEEL PIPE (CONTROL MONUMENT)
FOUND 1/2" STEEL ROD
FOUND 5/8" STEEL ROD
FOUND 1/2" FLAT BAR
POINT OF BEGINNING
LOT 1 0.379 ACRES MIN FF = 352.00
LOT 2 BLOCK NO. 1 0.447 ACRES MIN FF = 352.00
LOT 3 BLOCK NO. 1 0.313 ACRES MIN FF = 346.00
LOT 4 BLOCK NO. 1 0.313 ACRES MIN FF = 341.00
LOT 5 BLOCK NO. 1 0.312 ACRES MIN FF = 341.00
LOT 6 BLOCK NO. 1 0.312 ACRES MIN FF = 341.00
LOT 7 BLOCK NO. 1 0.668 ACRES MIN FF = 343.00
LOT 8 BLOCK NO. 2 0.934 ACRES MIN FF = 337.50
LOT 9 BLOCK NO. 2 0.564 ACRES MIN FF = 341.50
LOT 10 BLOCK NO. 2 0.530 ACRES MIN FF = 343.00
LOT 11 BLOCK NO. 2 0.508 ACRES MIN FF = 348.00
LOT 12 BLOCK NO. 2 0.475 ACRES MIN FF = 348.00
LOT 13 BLOCK NO. 2 0.441 ACRES MIN FF = 348.00
LOT 14 BLOCK NO. 2 0.543 ACRES
LOT 1 BLOCK NO. 2 0.546 ACRES MIN FF = 342.50
LOT 2 BLOCK NO. 2 0.433 ACRES MIN FF = 341.00
LOT 3 BLOCK NO. 2 0.471 ACRES MIN FF = 340.00
LOT 4 BLOCK NO. 2 0.543 ACRES MIN FF = 339.00
LOT 5 BLOCK NO. 2 0.543 ACRES MIN FF = 339.00
LOT 6 BLOCK NO. 2 0.556 ACRES MIN FF = 339.00
LOT 7 1.020 ACRES MIN FF = 338.00
LOT 10 BLOCK NO. 1 0.529 ACRES
LOT 11 BLOCK NO. 1 1.758 ACRES MIN FF = 342.00
LOT 12 BLOCK NO. 1 0.530 ACRES MIN FF = 339.50
LOT 13 BLOCK NO. 1 0.357 ACRES MIN FF = 342.50
LOT 9 BLOCK NO. 1 0.432 ACRES
LOT 6 BLOCK NO. 1 0.641 ACRES
LOT NO. 8 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 532, PAGE 339 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 9 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 532, PAGE 339 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 2 SILVER OAKS THIRD ADDITION VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 3 BLOCK NO. 3 REVISED SILVER OAKS ADDITION VOLUME 4090, PAGE 156 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 2 SILVER OAKS THIRD ADDITION VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 2 SILVER OAKS THIRD ADDITION VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 18 BLOCK NO. 3 REPLAT OF LOT NO. 1 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) DOCUMENT NO. 2023-00008652 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 2 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 3 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 4 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 5 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 6 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 7 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
REMAINDER OF LOT 1 BLOCK NO. 3 REVISED SILVER OAKS ADDITION VOLUME 4090, PAGE 156 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
N86°42'18"E 275.93'
N72°39'21"E 56.98'
N55°31'06"E 398.94'
N90°00'00"E 1775.99'
S02°25'43"E 258.34'
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S41°05'18"E 574.84'
S77°33'34"W 896.36'
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S77°28'24"W 177.71'
N28°55'30"W 10.24'
S28°54'28"E 11.28'
N77°28'24"E 266.52'
S25°29'08"E 230.78'
S25°29'08"E 260.40'
N25°29'08"W 230.78'
N25°29'08"W 260.40'
S25°29'08"E 128.86'
N25°29'08"W 128.86'
S25°29'08"E 310.85'
N25°29'08"W 310.85'
S25°29'08"E 310.85'
N25°29'08"W 310.85'
S25°29'08"E 310.85'
N25°29'08"W 310.85

From: Zac Pianalto
To: TEX-Henslee, Dustin; Dusty Wiley
Subject: RE: Plat Review: Reapproval of Final and Preliminary Plat for Silver Oaks 4th Addition
Date: Thursday, December 5, 2024 11:17:07 AM
Attachments: image001.png

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty,

No objections. This addition is served by Southwest REA.

ZAC PIANALTO | **ENGINEER**
ZSPIANALTO@AEP.COM | C:903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, December 5, 2024 10:05 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review: Reapproval of Final and Preliminary Plat for Silver Oaks 4th Addition

All,

We have received a request for the reapproval of the final and preliminary plat for the Silver Oaks 4th Addition. This was originally sent out in November 2023 and as never finalized so they are asking for reapproval.

Attached is the application, checklist, and plats. This will be on the **January 6, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM,**

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

December 18, 2024. If you have any questions, please let me know.

Thanks

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

From: TEX-Henslee, Dustin
Sent: Tuesday, November 21, 2023 8:35 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; Chris Jackson <chris.jackson@windstream.com>; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@sparklight.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023.** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Texarkana Water Utilities
801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CPM, Assistant City Manager/Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director, TWU

Date: December 5, 2024

Re: **Silver Oaks 4th Subdivision**

The Utility staff has reviewed the above referenced final plat and has the following comments:

1. There is an existing six-inch (6") water main on the south side of Sterling Drive that terminates at approximately 400' west of Larkwood Lane.

2. There is an existing eight-inch (8") sanitary sewer main adjacent to the west side of the proposed subdivision and an existing twelve-inch (12") sanitary sewer main to the north of the proposed subdivision running parallel and adjacent to the north boundary line of Lot 8, Block No. 2. There is also an existing eight-inch (8") sanitary sewer main adjacent to a portion of the south side of the proposed subdivision and an existing eight-inch (8") sanitary sewer main running parallel and adjacent to the east boundary line of Lots 8 & 9, Block No.2. There is also an existing eight-inch (8") sanitary sewer main along a portion of the north boundary line of Lot 10, Block No. 2.

3. Water and sewer extensions will be required to serve the proposed subdivision.

4. The Utility reserves the right to request additional utility easements upon review of the plans.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

5. 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

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Director, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: November 29, 2023

Subject: **Consider approval of final and preliminary plat for the Silver Oaks 4th Addition**

This is a request by SALT JR Irrevocable Trush, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the final of preliminary plat for the Silver Oaks 4th Addition. The purpose of this plat is create a 30 lot subdivision located off west end of Sterling Drive.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight/Cableone – See email with comments
4. Windstream - No issues
5. Electric Companies
    a. AEP - No issues
    b. Bowie Cass – No issues
    c. REA – No response
6. TWU - See memo
7. PW/Planning Departments
    a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
    b. Electronic copy via email submitted to Public Works office after recording
    c. Site design will have to meet Stormwater Design Manual and new requirements set fort in Chapter 130 Street and Sidewalks (please refer to municode on City website).
    d. Final approval is contingent upon previous subdivisions being vacated
    e. Need street name for N/S street.
    f. Will street drain to existing pond on Lot 2, Blk 1 or does outfall of pond drain north to new street? Will determine whether or not easement is public for private. There are also a lot of drainage easements called out. Will need to see

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

construction plans for subdivision prior to final approval of plat to determine whether these are public of private.

8. Fire Department – No issues

Staff recommends approval of the final and preliminary plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

X *Preliminary* X *Final* ___*Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: To create a 30 Lot Subdivision

Plat Title: Silver Oaks 4th Subdivision

Current Legal Description: L1&2 B3, L1 B4, L1 B6 Revised Silver Oaks, L1 B6 Silver Oaks 3rd, & pt 15 ac

Total Acreage: 16.073 ***Number of Lots:*** 30 ***Zoning:*** SF-1

Owner/Developer Information:

Name: SALTJR Irrevocable Trust

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood — Applicant's Printed Name

Jeffrey Wood — Applicant's Signature

11/15/23 — Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a corner of an original headright survey	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood _____ 11/15/23 _____

Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PRELIMINARY PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city of extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

CITY OF
TEXARKANA
TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☐
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood _____ 11/15/23 _____

Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Property Description
16.073 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Josiah W. Fort Headright Survey, Abstract 218, Bowie County, Texas, being all of Lots No. 1 and 2, Block No. 3, Lot No. 1, Block No. 4, and Lot No. 1, Block No. 6 of the Revised Silver Oaks Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas, being a part of Lot No. 1, Block No. 3 of Silver Oaks Third according to the plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas, and being a part of that certain tract of land described as Tract One with 15.5 acres in the deed from John D. Raffaelli to the SALTJR Irrevocable Grantor Trust, dated March 29, 2023, recorded in Document No. 2023-00003682 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition, and lying in the North line of Lot No. 19, Block No. 2 of the Replat of Lot No. 1, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Document No 2023-00008652 of the Real Property Records of Bowie County, Texas;

THENCE South 77 degrees 33 minutes 34 seconds West passing at a distance 344.72 feet a 1/2 inch steel rod, found for the Northwest corner of Lot No. 3, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Volume 587, Page 161 of the Plat Records of Bowie County, Texas, and the Northeast corner of Lot No. 4, Block No. 2 of the said Summer Lane Estates (Revised), continuing a distance of 263.34 feet passing a 1/2 inch flat bar, found for the Northwest corner of Lot No. 5, Block No. 2 of the said Summer Lane Estates (Revised), and the Northeast corner of Lot No. 6, Block No. 2 of the said Summer Lane Estates (Revised), and continuing a distance of 288.30 feet for a total distance of 896.36 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northwest corner of Lot No. 7, Block No. 2 of the said Summer Lane Estates (Revised), and lying in the East line of Lont No. 9, Block 5 of Oak Forest Subdivision No. 2 according to the plat recorded in Volume 532, Page 339 of the Plat Records of Bowie County, Texas;

THENCE North 02 degrees 28 minutes 12 seconds West (basis of bearings) passing at a distance of 38.69 feet a 1/2 inch steel pipe (control monument), found for the Northeast corner of the said Lot No. 9, Block No. 5, and the Southeast corner of Lot No. 8, Block No. 5 of the said Oak Forest Subdivision No. 2, and continuing a distance of 677.73 for a total distance of 716.42 feet to a 1 inch steel pipe (control monument), found for a corner, same being an inside ell corner of that certain tract of land as described in the deed from Delton B. Gwinn, et ux to Allen V. Landreth, et ux, dated December 4, 1992, recorded in Volume 1871, Page 78 of the Real Property Records of Bowie County, Texas;

THENCE North 87 degrees 31 minutes 48 seconds East a distance of 9.05 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner of the said Landreth tract;

THENCE North 03 degrees 20 minutes 30 seconds West a distance of 142.37 feet along the West line of the said Landreth Tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northeast corner of the said Landreth Tract, and the Southeast corner of that certain tract of land described as Lot No. 1, Block No. 5 of the Silver Oaks Subdivision No. 2 according to the plat recorded in Volume 2987, Page 194 of the Real Property Records of Bowie County, Texas, and lying in the West line of the said 15.5 acre tract;

THENCE North 55 degrees 31 minutes 06 seconds East a distance of 497.77 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 85 degrees 04 minutes 15 seconds East a distance of 249.25 feet to a 1/ inch steel rod, capped MTG ENG, set for a corner lying in the East line of the said 15.5 acre tract, same being the Southwest corner of that certain tract of land described as 1.5194 acres in the deed from the Swegle & Schmidt Family Trust to Douglas A Trippe, et ux, dated August 27, 2004, records in Volume 4401, Page 336 of the Real Property Record of Bowie County, Texas, and the Northwest corner of that certain tract of land described as 1.799 acres in the deed from the William Dean Barry and Lacrecia Ann Barry Revocable Trust to Melvin Court, et ux, dated December 30, 2011, recorded in Volume 6162, Page 308 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 25 minutes 39 seconds East passing at a distance of 260.03 feet a pine knot, found for the Southwest corner of the said 1.799 acre tract, and continuing a distance of 357.84 feet for a total distance of 617.87 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 77 degrees 27 minutes 39 seconds East a distance of 60.03 feet to a 1/2 inch steel rod found for a corner, same being the Northwest corner of Lot No. 3, Block No. 3 of the said Revised Silver Oaks Addition, the said corner bears North 77 degrees 27 minutes 25 seconds East a distance of 109.44 feet to a 5/8 inch steel rod, found for the Northeast corner of the said Lot No. 3, Block No. 3, and the Northwest corner of Lot No. 1, Block No. 2 of the said Silver Oaks Third Subdivision;

THENCE South 13 degrees 03 minutes 16 seconds East a distance of 147.28 feet to a 1/2 inch steel rod, found for a corner, same being the Southwest corner of the said Lot No. 3, Block No. 3, and lying in the North right-of-way of a 50-foot concrete street dedicated as Sterling Drive, the said corner bears North 77 degrees 28 minutes 10 seconds East a distance of 110.00 feet to a 1/2 inch steel rod, found for the Southeast corner of the said Lot No. 3, Block No. 3, and the Southwest corner of the said Lot No. 1, Block No. 2;

THENCE South 77 degrees 34 minutes 59 seconds West a distance of 21.00 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 12 degrees 31 minutes 50 seconds East a distance of 49.65 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner lying in the South right-of-way of the said Sterling Drive;

THENCE North 77 degrees 28 minutes 10 seconds East a distance of 106.84 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, found for a corner, same being the Northwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition;

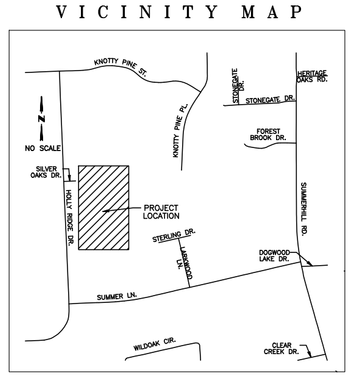
THENCE South 13 degrees 00 minutes 57 seconds East a distance of 151.92 feet along the West line of the said Lot No. 1, Block No. 2 the point of beginning and containing 16.073 acres of land, at the time of this survey.

LEGEND
- FIRE HYDRANT
- MANHOLE
- WATER VALVE

LINE	BEARING	DISTANCE
L1	N77°27'39"E	60.03'
L2	S77°34'59"W	21.00'
L3	S12°31'50"E	49.65'
L4	N77°28'10"E	106.84'
L5	N87°31'48"E	9.05'
L6	S02°28'12"E	13.17'
L7	N03°14'50"E	6.03'
L8	N28°55'32"W	36.41'
L9	S28°55'32"E	36.41'

CURVE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	57.52'	43°56'36"	75.00'	N80°33'31"W	56.12'
C2	64.93'	49°36'13"	75.00'	N33°47'07"W	62.92'
C3	17.85'	34°05'52"	30.00'	N26°01'56"W	17.59'
C4	12.44'	23°45'57"	30.00'	N54°57'51"W	12.35'
C5	58.04'	55°25'11"	60.00'	N39°08'14"W	55.80'
C6	11.97'	11°25'38"	60.00'	N05°42'49"W	11.95'
C7	51.56'	49°14'20"	60.00'	N24°37'10"E	49.99'
C8	42.69'	40°45'40"	60.00'	N69°37'10"E	41.79'
C9	11.32'	10°48'23"	60.00'	S84°35'49"E	11.30'
C10	74.41'	71°03'33"	60.00'	S43°39'51"E	69.73'
C11	8.52'	8°08'04"	60.00'	S04°04'02"E	8.51'
C12	37.77'	36°03'49"	60.00'	S18°01'54"W	37.15'
C13	20.18'	38°32'01"	30.00'	S16°47'48"W	19.80'
C14	43.66'	100°03'37"	25.00'	S52°30'01"E	38.32'
C15	47.06'	89°52'19"	30.00'	N32°32'01"E	42.38'
C16	4.86'	0°55'41"	300.00'	N11°56'18"W	4.86'
C17	77.08'	14°43'17"	300.00'	N04°06'49"W	76.87'
C18	46.11'	13°12'36"	200.00'	N03°21'29"W	46.01'
C19	66.19'	18°57'45"	200.00'	N19°26'39"W	65.89'
C20	27.40'	52°19'48"	30.00'	N55°05'26"W	26.46'
C21	91.93'	87°47'09"	60.00'	N37°21'46"W	83.20'
C22	63.53'	60°39'58"	60.00'	N36°51'48"E	60.60'
C23	63.53'	60°40'05"	60.00'	S82°28'11"E	60.60'
C24	79.11'	75°32'25"	60.00'	S14°21'56"E	73.50'
C25	27.40'	52°19'48"	30.00'	S02°45'38"E	26.46'
C26	29.50'	6°45'39"	250.00'	S25°32'42"E	29.48'
C27	85.83'	19°40'15"	250.00'	S12°19'45"E	85.41'
C28	25.05'	5°44'27"	250.00'	S00°22'36"W	25.04'
C29	21.13'	4°50'33"	250.00'	S00°49'33"W	21.12'
C30	47.15'	10°48'25"	250.00'	S06°59'56"E	47.08'
C31	47.55'	90°48'24"	30.00'	S57°07'57"E	42.72'

VICINITY MAP



The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of North 02 degrees 28 minutes 12 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7251997.7880
E=5314932.7710

CONTROL MONUMENT #2
N=7252974.8860
E=5314903.5640

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 considered. No statement is made concerning the existence of underground facilities or improvements that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

SURVEY REFERNCE MONUMENTS			
#	NORTHING	EASTING	DESCRIPTION
SRM#1	7252277.0647	3315671.2470	1/2" REBAR
SRM#2	7252171.1241	3315194.5778	1/2" REBAR
SRM#3	7252513.0127	3315410.5219	1/2" REBAR
SRM#4	7252841.1809	3315370.3775	1/2" REBAR

CURRENT DEED
REMAINDER OF CALLED: TRACT ONE W/ 15.5 ACRES
FROM: JOHN D. RAFFAELLI
TO: SALTJR IRREVOCABLE GRANTOR TRUST
DATED: MARCH 29, 2023
DOCUMENT NO. 2023-00003682
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
CURRENT DEED
CALLED: 1.5194 ACRES
FROM: SWEGLE & SCHMIDT FAMILY TRUST
TO: DOUGLAS A TRIPPE, ET UX
DATED: AUGUST 27, 2004
VOLUME 4401, PAGE 336
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
CURRENT DEED
CALLED: 1.799 ACRES
FROM: WILLIAM DEAN BARRY AND LACRECIA ANN BARRY REVOCABLE TRUST
TO: MELVIN COURT, ET UX
DATED: DECEMBER 30, 2011
VOLUME 6162, PAGE 308
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
CURRENT DEED
CALLED: 1.799 ACRES
FROM: WILLIAM DEAN BARRY AND LACRECIA ANN BARRY REVOCABLE TRUST
TO: MELVIN COURT, ET UX
DATED: DECEMBER 30, 2011
VOLUME 6162, PAGE 308
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
CURRENT DEED
REMAINDER OF CALLED: TRACT ONE W/ 15.5 ACRES
FROM: JOHN D. RAFFAELLI
TO: SALTJR IRREVOCABLE GRANTOR TRUST
DATED: MARCH 29, 2023
DOCUMENT NO. 2023-00003682
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
SILVER OAKS DRIVE
STERLING DRIVE (50' R.O.W.)
PROPOSED STREET (50' R.O.W.)
BLOCK NO. 1
BLOCK NO. 2
S85°04'15"E 249.25'
N90°00'00"E 176.06'
S00°00'00"W 2497.76'
N55°31'06"E 497.77'
N87°31'48"E 9.05'
N03°14'50"E 142.37'
N77°27'39"E 60.03'
S02°25'39"E 617.87'
N77°27'25"E 109.44'
S13°03'16"E 147.28'
S77°34'59"W 21.00'
S12°31'50"E 49.65'
N77°28'10"E 106.84'
S13°00'57"E 151.92'
S77°33'34"W 896.36'
N02°28'12"W 716.42'
S02°28'12"E 13.17'
N02°28'12"W 153.27'
LOT 1 BLOCK NO. 3 REVISED SILVER OAKS ADDITION VOLUME 4090, PAGE 156 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 3 SILVER OAKS THIRD VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 2 SILVER OAKS THIRD SUBDIVISION VOLUME 6161, PAGE 301 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 2 BLOCK NO. 3 REVISED SILVER OAKS ADDITION VOLUME 4090, PAGE 156 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 1 BLOCK NO. 2 REVISED SILVER OAKS ADDITION VOLUME 4090, PAGE 156 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 18 REPLAT OF LOT NO. 1 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) DOCUMENT NO. 2023-00008652 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS
LOT NO. 2 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 3 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 4 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 5 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 6 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 7 BLOCK NO. 2 SUMMER LANE ESTATES (REVISED) VOLUME 587, PAGE 161 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 8 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 532, PAGE 339 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT NO. 9 BLOCK NO. 5 OAK FOREST SUBDIVISION NO. 2 VOLUME 532, PAGE 339 PLAT RECORDS BOWIE COUNTY, TEXAS
LOT 1 20844.03 SQ FT 0.48 ACRES MIN FF= 335.00
LOT 2 18644.65 SQ FT 0.43 ACRES MIN FF= 336.00
LOT 3 18072.36 SQ FT. 0.41 ACRES MIN FF= 336.00
LOT 4 19822.53 SQ FT 0.46 ACRES MIN FF= 336.00
LOT 5 23904.96 SQ FT 0.55 ACRES MIN FF= 336.00
LOT 6 13594.00 SQ FT 0.312 ACRES MIN FF= 340.00
LOT 7 28144.25 SQ FT 0.65 ACRES MIN FF= 336.00
LOT 8 17914.10 SQ FT 0.41 ACRES
LOT 9 16660.57 SQ FT 0.382 ACRES
LOT 10 20001.97 SQ FT 0.459 ACRES
LOT 11 87287.66 SQ FT 2.00 ACRES MIN FF= 340.00
LOT 12 20407.24 SQ FT 0.78 ACRES MIN FF= 340.00
LOT 13 42746.03 SQ FT 0.293 ACRES MIN FF= 336.00
LOT 1 12807.89 SQ FT 0.294 ACRES MIN FF= 336.00
LOT 2 12350.13 SQ FT 0.284 ACRES MIN FF= 336.00
LOT 3 13632.02 SQ FT 0.313 ACRES
LOT 4 13619.44 SQ FT 0.313 ACRES
LOT 5 13606.72 SQ FT 0.312 ACRES MIN FF= 340.00
LOT 6 24727.81 SQ FT 0.568 ACRES
LOT 7 27902.73 SQ FT 0.641 ACRES
LOT 8 17711.77 SQ FT 0.73 ACRES MIN FF= 335.00
LOT 9 14688.28 SQ FT 0.337 ACRES
LOT 10 15764.11 SQ FT 0.36 ACRES
LOT 11 15727.33 SQ FT 0.361 ACRES
LOT 12 15057.71 SQ FT 0.35 ACRES
LOT 13 14935.66 SQ FT 0.34 ACRES
LOT 14 17735.29 SQ FT 0.41 ACRES
LOT 15 18318.32 SQ FT 0.379 ACRES MIN FF= 352.00
LOT 16 18673.99 SQ FT 0.429 ACRES
LOT 17 19455.54 SQ FT 0.447 ACRES
LOT 18 14688.28 SQ FT 0.337 ACRES
LOT 19 18318.32 SQ FT 0.379 ACRES
LOT 20 18673.99 SQ FT 0.429 ACRES
LOT 21 19455.54 SQ FT 0.447 ACRES
LOT 22 14688.28 SQ FT 0.337 ACRES
LOT 23 15764.11 SQ FT 0.36 ACRES
LOT 24 15727.33 SQ FT 0.361 ACRES
LOT 25 15057.71 SQ FT 0.35 ACRES
LOT 26 14935.66 SQ FT 0.34 ACRES
LOT 27 17735.29 SQ FT 0.41 ACRES
LOT 28 18318.32 SQ FT 0.379 ACRES MIN FF= 352.00
LOT 29 18673.99 SQ FT 0.429 ACRES
LOT 30 19455.54 SQ FT 0.447 ACRES
LOT 31 14688.28 SQ FT 0.337 ACRES
LOT 32 15764.11 SQ FT 0.36 ACRES
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Property Description
16.073 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Josiah W. Fort Headright Survey, Abstract 218, Bowie County, Texas, being all of Lots No. 1 and 2, Block No. 3, Lot No. 1, Block No. 4, and Lot No. 1, Block No. 6 of the Revised Silver Oaks Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas, being a part of Lot No. 1, Block No. 3 of Silver Oaks Third according to the plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas, and being a part of that certain tract of land described as Tract One with 15.5 acres in the deed from John D. Raffaelli to the SALTJR Irrevocable Grantor Trust, dated March 29, 2023, recorded in Document No. 2023-00003682 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition, and lying in the North line of Lot No. 1B, Block No. 2 of the Replat of Lot No. 1, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Document No 2023-00008652 of the Real Property Records of Bowie County, Texas;

THENCE South 77 degrees 33 minutes 34 seconds West passing at a distance 344.72 feet a 1/2 inch steel rod, found for the Northwest corner of Lot No. 3, Block No. 2 of Summer Lane Estates (Revised) according to the plat recorded in Volume 587, Page 161 of the Plat Records of Bowie County, Texas, and the Northeast corner of Lot No. 4, Block No. 2 of said Summer Lane Estates (Revised), continuing a distance of 263.34 feet passing a 1/2 inch flat bar, found for the Northwest corner of Lot No. 5, Block No. 2 of the said Summer Lane Estates (Revised), and the Northeast corner of Lot No. 6, Block No. 2 of the said Summer Lane Estates (Revised), and continuing a distance of 288.30 feet for a total distance of 896.36 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northwest corner of Lot No. 7, Block No. 2 of the said Summer Lane Estates (Revised), and lying in the East line of Lont No. 9, Block 5 of Oak Forest Subdivision No. 2 according to the plat recorded in Volume 532, Page 339 of the Plat Records of Bowie County, Texas;

THENCE North 02 degrees 28 minutes 12 seconds West (basis of bearings) passing at a distance of 38.69 feet a 1/2 inch steel pipe (control monument), found for the Northeast corner of the said Lot No. 9, Block No. 5, and the Southeast corner of Lot No. 8, Block No. 5 of the said Oak Forest Subdivision No. 2, and continuing a distance of 677.73 for a total distance of 716.42 feet to a 1 inch steel pipe (control monument), found for a corner, same being an inside ell corner of that certain tract of land as described in the deed from Delton B. Gwinn, et ux to Allen V. Landreth, et ux, dated December 4, 1992, recorded in Volume 1871, Page 78 of the Real Property Records of Bowie County, Texas;

THENCE North 87 degrees 31 minutes 48 seconds East a distance of 9.05 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner of the said Landreth tract;

THENCE North 03 degrees 20 minutes 30 seconds West a distance of 142.37 feet along the East line of the said Landreth Tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northeast corner of the said Landreth Tract, and the Southeast corner of that certain tract of land described as Lot No. 1, Block No. 5 of the Silver Oaks Subdivision No. 2 according to the plat recorded in Volume 2987, Page 194 of the Real Property Records of Bowie County, Texas, and lying in the West line of the said 15.5 acre tract;

THENCE North 55 degrees 31 minutes 06 seconds East a distance of 497.77 feet across the said 15.5 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 85 degrees 04 minutes 15 seconds East a distance of 249.25 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner lying in the East line of the said 15.5 acre tract, same being the Southwest corner of that certain tract of land described as 1.5194 acres in the deed from the Swegle & Schmidt Family Trust to Douglas A Trippe, et ux, dated August 27, 2004, records in Volume 4401, Page 336 of the Real Property Records of Bowie County, Texas, and the Northwest corner of that certain tract of land described as 1.799 acres in the deed from the William Dean Barry and Lacrecia Ann Barry Revocable Trust to Melvin Court, et ux, dated December 30, 2011, recorded in Volume 6162, Page 308 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 25 minutes 39 seconds East passing at a distance of 260.03 feet a pine knot, found for the Southwest corner of the said 1.799 acre tract, and continuing a distance of 357.84 feet for a total distance of 617.87 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 77 degrees 27 minutes 39 seconds East a distance of 60.03 feet to a 1/2 inch steel rod found for a corner, same being the Northwest corner of Lot No. 3, Block No. 3 of the said Revised Silver Oaks Addition, the said corner bears North 77 degrees 27 minutes 25 seconds East a distance of 109.44 feet to a 5/8 inch steel rod, found for the Northeast corner of the said Lot No. 3, Block No. 3, and the Northwest corner of Lot No. 1, Block No. 2 of the said Silver Oaks Third Subdivision;

THENCE South 13 degrees 03 minutes 16 seconds East a distance of 147.28 feet to a 1/2 inch steel rod, found for a corner, same being the Southwest corner of the said Lot No. 3, Block No. 3, and lying in the North right-of-way of a 50-foot concrete street dedicated as Sterling Drive, the said corner bears North 77 degrees 28 minutes 10 seconds East a distance of 110.00 feet to a 1/2 inch steel rod, found for the Southeast corner of the said Lot No. 3, Block No. 3, and the Southwest corner of the said Lot No. 1, Block No. 2;

THENCE South 77 degrees 34 minutes 59 seconds West a distance of 21.00 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE South 12 degrees 31 minutes 50 seconds East a distance of 49.65 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner lying in the South right-of-way of the said Sterling Drive;

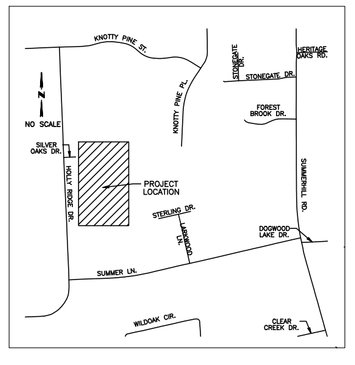
THENCE North 77 degrees 28 minutes 10 seconds East a distance of 106.84 feet along the North right-of-way of the said Sterling Drive to a 1/2 inch steel rod, found for a corner, same being the Northwest corner of Lot No.1, Block No. 2 of the said Revised Silver Oaks Addition;

THENCE South 13 degrees 00 minutes 57 seconds East a distance of 151.92 feet along the West line of the said Lot No. 1, Block No. 2 the point of beginning and containing 16.073 acres of land, at the time of this survey.

LINE	BEARING	DISTANCE
L1	N77°27'39"E	60.03'
L2	S77°34'59"W	21.00'
L3	S12°31'50"E	49.65'
L4	N77°28'10"E	106.84'
L5	N87°31'48"E	9.05'
L6	S02°28'12"E	13.17'
L7	N03°14'50"E	6.03'
L8	N28°55'32"W	36.41'
L9	S28°55'32"E	36.41'

CURVE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	57.52'	43°56'36"	75.00'	N80°33'31"W	56.12'
C2	64.93'	49°36'13"	75.00'	N33°47'07"W	62.92'
C3	17.85'	34°05'52"	30.00'	N26°01'56"W	17.59'
C4	12.44'	23°45'57"	30.00'	N54°57'51"W	12.35'
C5	58.04'	55°25'11"	60.00'	N39°08'14"W	55.80'
C6	11.97'	11°25'38"	60.00'	N05°42'49"W	11.95'
C7	51.56'	49°14'20"	60.00'	N24°37'10"E	49.99'
C8	42.69'	40°45'40"	60.00'	N69°37'10"E	41.79'
C9	11.32'	10°48'23"	60.00'	S84°35'49"E	11.30'
C10	74.41'	71°03'33"	60.00'	S43°39'51"E	69.73'
C11	8.52'	8°08'04"	60.00'	S04°04'02"E	8.51'
C12	37.77'	36°03'49"	60.00'	S18°01'54"W	37.15'
C13	20.18'	38°32'01"	30.00'	S16°47'48"W	19.80'
C14	43.66'	100°03'37"	25.00'	S52°30'01"E	38.32'
C15	47.06'	89°52'19"	30.00'	N32°32'01"E	42.38'
C16	4.86'	0°55'41"	300.00'	N11°56'18"W	4.86'
C17	77.08'	14°43'17"	300.00'	N04°06'49"W	76.87'
C18	46.11'	13°12'36"	200.00'	N03°21'29"W	46.01'
C19	66.19'	18°57'45"	200.00'	N19°26'39"W	65.89'
C20	27.40'	52°19'48"	30.00'	N55°05'26"W	26.46'
C21	91.93'	87°47'09"	60.00'	N37°21'46"W	83.20'
C22	63.53'	60°39'58"	60.00'	N36°51'48"E	60.60'
C23	63.53'	60°40'05"	60.00'	S82°28'11"E	60.60'
C24	79.11'	75°32'25"	60.00'	S14°21'56"E	73.50'
C25	27.40'	52°19'48"	30.00'	S02°45'38"E	26.46'
C26	29.50'	6°45'39"	250.00'	S25°32'42"E	29.48'
C27	85.83'	19°40'15"	250.00'	S12°19'45"E	85.41'
C28	25.05'	5°44'27"	250.00'	S00°22'36"W	25.04'
C29	21.13'	4°50'33"	250.00'	S04°49'33"W	21.12'
C30	47.15'	10°48'25"	250.00'	S06°59'56"E	47.08'
C31	47.55'	90°48'24"	30.00'	S57°07'57"E	42.72'

VICINITY MAP



The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of North 02 degrees 28 minutes 12 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7251997.7880
E=3314932.7710

CONTROL MONUMENT #2
N=7252874.8980
E=3314903.5640

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. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

SURVEY REFERNCE MONUMENTS			
#	NORTHING	EASTING	DESCRIPTION
SRM#1	7252277.0647	3315671.2470	1/2" REBAR
SRM#2	7252171.1241	3315194.5778	1/2" REBAR
SRM#3	7252513.0127	3315410.5219	1/2" REBAR
SRM#4	7252841.1809	3315370.3775	1/2" REBAR

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground October 17, 2023, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Silver Oaks 4th Subdivison, a subdivision of a part of the Josiah W. Fort Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 14, 2023

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Silver Oaks 4th Subdivison, a subdivision of a part of the Josiah W. Fort Headright Survey, Abstract 218 Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2023.

_____
Chairman

_____
Secretary

Planning Commission Approval
Expires on_____

CERTIFICATE OF DEDICATION BY OWNER

We, SALTJR Irrevocable Grantor Trust, Reba Ann Raddaelli Revocable Trust, John D. Raffaelli, and Stephen A. Raffaelli all being the Owners of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Silver Oaks 4th Subdivison, a subdivision of a part of the Josiah W. Fort Headright Survey, Abstract 218, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

_____
John D. Raffaelli, Trustee

_____
Stephen A. Raffaelli, Owner

_____
John D. Raffaelli, Owner

_____
Reba Ann Raffaelli, Trustee

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared John D. Raffaelli, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2023.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Stephen A. Raffaelli and John D. Raffaelli, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2023.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Reba Ann Raffaelli, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2023.

Notary Public _____ Commission Expires: _____
State of Texas

FLOOD STATEMENT:

By graphic plotting only, all of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood, in Community of the City of Texarkana, Number 480060, Panel 0355, Suffix E, Map Number 48037C0355E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

NOTES:
ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

GRAPHIC SCALE 1"=100'
0 100

SILVER OAKS 4TH FINAL PLAT

16.073 ACRES IN THE JOSIAH. W. FORT HEADRIGHT SURVEY, ABSTRACT 218
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	226083	11/13/2023		

MTG
ENGINEERS &SURVEYORS
5930 SUMMERHILL ROAD TEXARKANA, TX
P 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2023

X:\2022 Projects\226083 Silver Oaks\02 Surveying\Silver Oaks 4th Final Plat _KRW.pro
Wed Nov 15, 2023 2:13PM

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th Addition)

TEX-Henslee, Dustin

From: Zac Pianalto <zspianalto@aep.com>
Sent: Tuesday, November 21, 2023 9:10 AM
To: TEX-Henslee, Dustin; Dusty Wiley
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty Henslee,

SWEPCO has no objections to the subdivision plat. SWEPCO has facilities to the North East of lot 10, from behind 38 and 40 Knotty Pine Place. I believe the Silver Oaks Addition along Sterling Dr is served by the Southwest REA.

Thank you,

SOUTHWESTERN ELECTRIC POWER COMPANY
ZAC PIANALTO | ENGINEER
ZSPIANALTO@AEP.COM | C:903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 21, 2023 8:35 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023.** If you have any questions, please let me know.

Thanks,

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

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

TEX-Henslee, Dustin

From: Will Burris <willb@bcec.com>
Sent: Tuesday, November 21, 2023 9:01 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No conflict from BCEC.

William Burris
Engineer
Bowie-Cass Electric Cooperative
P.O. Box 47 / 117 N. Street
Douglassville, Texas 75560
Desk: 903-846-2311 ext. 320

From: TEX-Henslee, Dustin [mailto:dustin.henslee@texarkanatexas.gov]
Sent: Tuesday, November 21, 2023 8:35 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Tod Corbin <todc@bcec.com>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

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Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

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Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

TEX-Henslee, Dustin

From: Langley, Joe <Joe.Langley@cableone.biz>
Sent: Tuesday, November 28, 2023 3:03 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

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No Issue, but we will need easement access. We have service lines running through the rear power easement on the subdivisions that were built prior to this one.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 21, 2023 8:35 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

CAUTION: External source. THINK BEFORE YOU CLICK!

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023.** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

TEX-Henslee, Dustin

From: Adam Keahey <akeahey@conterra.com>
Sent: Tuesday, November 21, 2023 8:53 AM
To: TEX-Henslee, Dustin; dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary; TEX-Daniel, Mashell; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri; joe.langley@sparklight.biz; TTFD-James, Heather; mgross; Tommy Bruce; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn
Cc: TEX-Puckett, Laura
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No conflict from Conterra.

Adam Keahey
OSP Manager
South Central Region
318-349-6506
CONTERRA NETWORKS
Fiber Driven. People Powered.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 21, 2023 8:35 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

[EXTERNAL EMAIL]

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023.** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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This e-mail may contain information that is confidential or privileged. If you are not the intended recipient, do not read, copy or distribute the e-mail or any attachments. Instead, please notify the sender and delete the e-mail and any attachments. Thank you.

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

From: Gary L. Smith, P.E., Executive Director, TWU

Date: November 21, 2023

Re: **Silver Oaks 4th Subdivision**

The Utility staff has reviewed the above referenced final plat and has the following comments:

1. There is an existing six-inch (6") water main on the south side of Sterling Drive that terminates at approximately 400' west of Larkwood Lane.

2. There is an existing eight-inch (8") sanitary sewer main adjacent to the west side of the proposed subdivision and an existing twelve-inch (12") sanitary sewer main to the north of the proposed subdivision running thru part of proposed Lots 9 & 10 of Block No. 2. There is also an existing eight-inch (8") sanitary sewer main adjacent to a portion of the south side of the proposed subdivision.

3. Water and sewer extensions will be required to serve the proposed subdivision.

4. The Utility reserves the right to request additional utility easements upon review of the plans.

5. 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

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Executive Director, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, O & M Coordinator, TWU
Pam White, Administrative Coordinator, TWU

Attachment: PlatComments-ReapprovalFinalPrelimPlat-SilverOaks4th-12162024 (4394 : Consider reapproval of final plat Silver Oaks 4th

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:07 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, of the Revised Silver Oaks Addition and Lot 1, Block 3, Silver Oaks Third Addition, located near Sterling Drive and Brandon Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 1/6/2025

Attachments

a. PlatComments-Reapprovl-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
Planning & Zoning Commission	Laura Puckett	Meeting	Pending

01/06/2025 6:00 PM

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of vacating these plats pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2025

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: December 11, 2024

Subject: **Consider approval to Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Lot 1, Block 6 of the Revised Silver Oaks Addition and Lot 1, Block 3 Silver Oaks Third Addition**

This is a request by SALT JR Irrevocable Trush, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval to **Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Lot 1, Block 6 of the Revised Silver Oaks Addition and Lot 1, Block 3 Silver Oaks Third Addition**

This was originally approved in the December 2023 P&Z Meeting. Staff recommends approval of vacating these plats pending any staff and utility changes mentioned in the attached comments from the original plat review in Dec. 2023, and adjusting the dates to meet current dates in the Vacation document and Vacation minutes document. Once the vacation is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* ___*Replat* ___*Minor* ___*Amended* X *Vacation*

Purpose of Plat: Vacate 1 lot in Silver Oaks 3rd Addition

Plat Title: _____

Current Legal Description: Lot 1 Block 6 Silver Oaks 3rd

Total Acreage: _____ ***Number of Lots:*** 1 ***Zoning:*** SF-1

Owner/Developer Information:

Name: Steve & John Raffaelli

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood	Jeffrey Wood	12/11/24
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* ___*Replat* ___*Minor* ___*Amended* X *Vacation*

Purpose of Plat: To vacate 4 Lots in Revised Silver Oaks Addition

Plat Title: Revised Silver Oaks Addition

Current Legal Description: Lots 1&2 Block 3, Lot 1 Block 4, Lot 1 Block 6 Revised Silver Oaks Additior

Total Acreage: _____ ***Number of Lots:*** 4 ***Zoning:*** SF-1

Owner/Developer Information:

Name: SALTJR Irrevocable Trust

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

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I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood	Jeffrey Wood	12/11/24
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

STATE OF TEXAS	**§**	**VACATION OF SUBDIVISION LOTS**
	§	
COUNTY OF BOWIE	**§**	**SILVER OAKS ADDITION**

MINUTES OF THE PLANNING COMMISSION
OF THE CITY OF TEXARKANA, TEXAS

On this _____ day of December, 2024, the Planning Commission of the City of Texarkana, Texas (hereinafter referred to as the "Planning Commission"), met at a regularly scheduled meeting, and there was submitted a Petition for Vacation of Subdivision Lots (hereinafter referred to as the "Petition") by SALTJR Irrevocable Grantor Trust, Reba Ann Raffaelli Revocable Trust, John D. Raffaelli and Virginia Ann Prazak, all being the Owners of the following lots:

(1) Dedicated in the Revised Silver Oaks Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas:

Lots 1 & 2, Block 3;
Lot 1, Block 4; and
Lot 1, Block 6.

(2) Dedicated in the Silver Oaks Third Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas:

Lot 1, Block 3.

(all Lots being hereinafter collectively referred to part of the “Silver Oaks Addition"), requesting that the dedication and platting of the above-referenced lots be vacated and held to have no effect.

The Petition requests that the Planning Commission approve the vacation of the dedication and platting of the above-referenced lots and rights-of-way adjacent thereto, and further requests the Planning Commission to instruct the County Clerk of Bowie County, Texas, in whose office said plats of Revised Silver Oaks Addition and Silver Oaks 3rd Addition have been recorded, to write legibly on said vacated

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

lots, the word "VACATED" and to enter on said plats a reference to the volume and page at which the vacating instrument is recorded.

The following motion was made by _____ and was seconded by _____, to-wit:

> "It is moved that the dedication and platting of Lots 1 & 2, Block 3; Lot 1, Block 4 and Lot 1, Block 6 of the Revised Silver Oaks Addition, as well as Lot 1, Block 3 of Silver Oaks 3rd Addition, subdivisions of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plats recorded in Volume 4090, Page 156 and 163 of the Real Property Records of Bowie County, Texas, and in Volume 6161, Page ?????, of the Real Property Records of Bowie County, Texas, respectively, be, and the same are hereby vacated and held to have no effect.
>
> The County Clerk of Bowie County, Texas, is instructed to write legibly on said vacated lots the word 'VACATED' and to enter on said lots a reference to the volume and page at which the vacating instrument is recorded."

After discussion, the motion was voted upon and unanimously approved by the Planning Commission.

PLANNING COMMISSION OF
THE CITY OF TEXARKANA, TEXAS

By: _____

By: _____

Attachment: PlatComments-Reapprovl-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

STATE OF TEXAS	**§**	**VACATION OF SUBDIVISION LOTS**
	§	
COUNTY OF BOWIE	**§**	**SILVER OAKS ADDITION**

PETITION FOR VACATION OF SUBDIVISION LOTS

TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, TEXAS:

NOW COMES SALTJR Irrevocable Grantor Trust, Reba Ann Raffaelli Revocable Trust, John D. Raffaelli and Virginia Ann Prazak, all being the Owners of a tract of land as shown on the attached map or plat, (hereinafter referred to as the "Owners"), and states and represents to the Planning Commission of the City of Texarkana, Texas (hereinafter referred to as the "Planning Commission"), that the Owners are the sole owners of the following lots:

(1) Dedicated in the Revised Silver Oaks Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas:

Lots 1 & 2, Block 3;
Lot 1, Block 4; and
Lot 1, Block 6.

(2) Dedicated in the Silver Oaks Third Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas:

Lot 1, Block 3.

(all Lots being hereinafter collectively referred to as part of the "Silver Oaks Addition").

The Owners hereby declare that the dedication and platting of the above-referenced lots are hereby vacated and shall have no effect. The Owners hereby state and represent that none of the lots referenced above have been sold and that the Owners are the sole owner of all the said lots.

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

The Owners request that the Planning Commission approve the vacation of the dedication and platting of above-referenced lots, and rights-of-ways adjacent thereto that are collectively part of the Silver Oaks Addition and order that said dedication and platting shall have no effect. The Owners further request that the Planning Commission instruct the County Clerk of Bowie County, Texas, in whose office said plats of Revised Silver Oaks Addition and Silver Oaks 3rd Addition have been recorded, to write legibly on said vacated lots, the word "VACATED" and to enter on said plats a reference to the volume and page at which the vacating instrument is recorded.

EXECUTED this _____ day of December, 2024.

OWNERS: SALTJR IRREVOCABLE GRANTOR TRUST

By: _____

REBA ANN RAFFAELLI REVOCABLE TRUST

By: _____
Reba Ann Raffaelli

_____
John D. Raffaelli

_____
Virginia Ann Prazak

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, _____ of SALTJR Irrevocable Grantor Trust, and acknowledged to me that he/she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of December, 2024.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Reba Ann Raffaelli, _____ of Reba Ann Raffaelli Revocable Trust, and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of December, 2024.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John D. Raffaelli and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of December, 2024.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

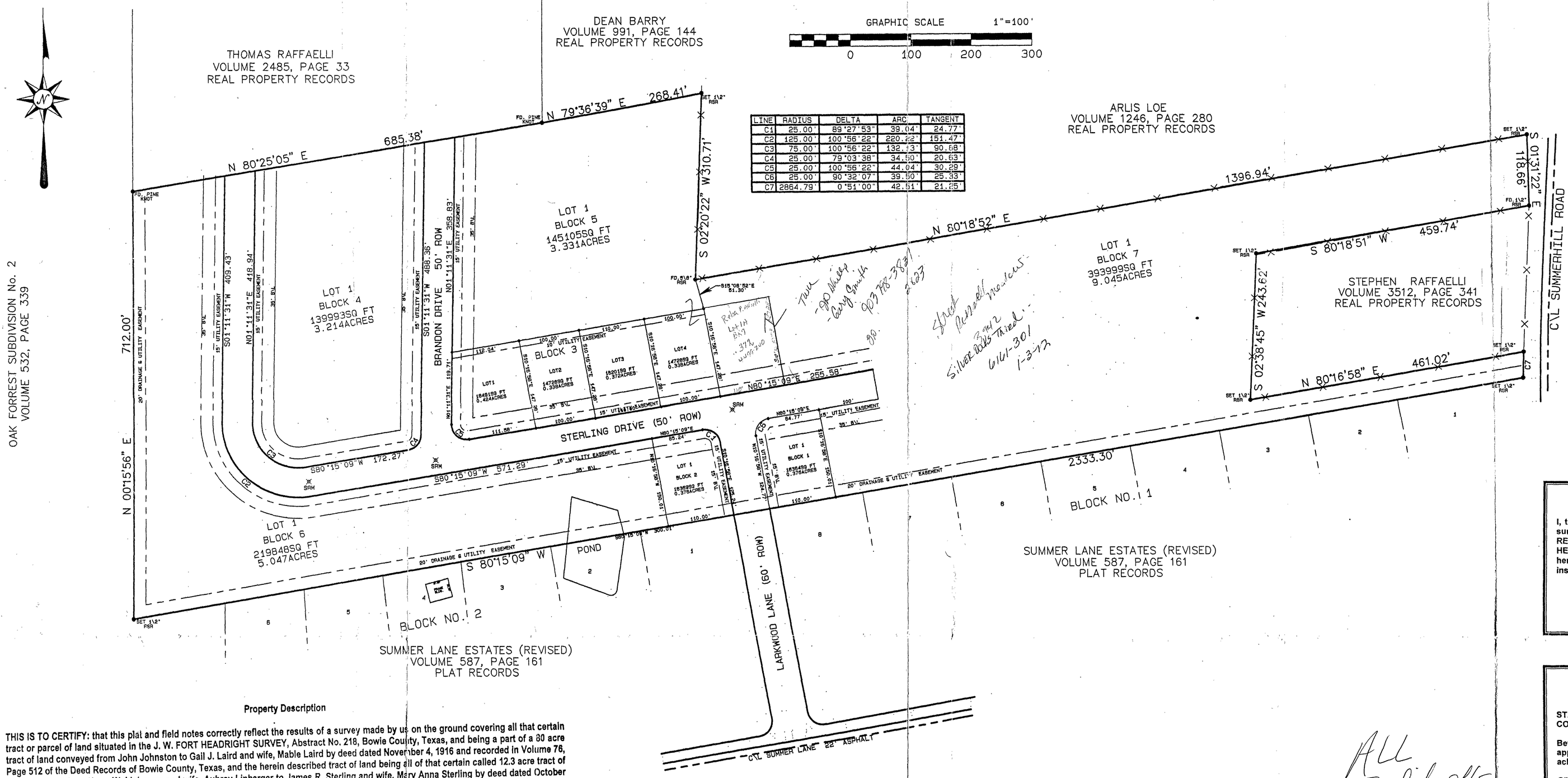
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Virginia Ann Prazak and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

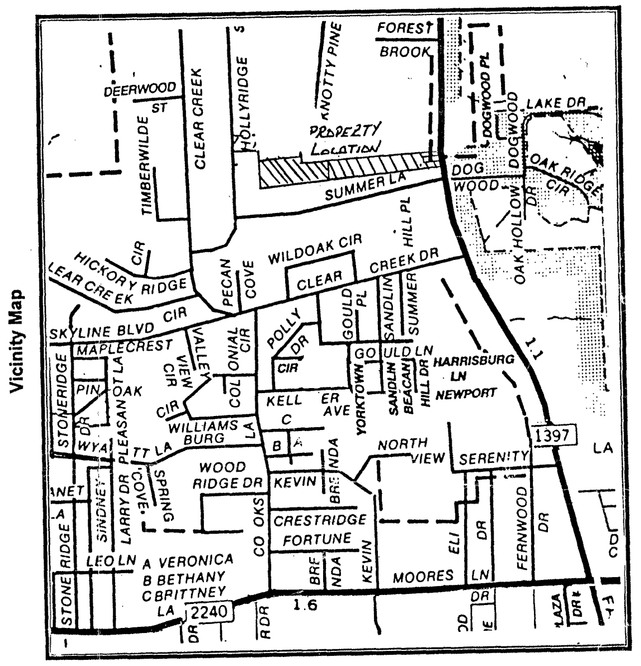
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of December, 2024.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, Revised Silver Oaks Add)





CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner(s) of the hereon described tract of land have caused the same to be surveyed, platted, and subdivided as shown hereon and which addition shall hereafter be known as REVISED SILVER OAKS ADDITION, a Tommy Raffaelli Subdivision, being a part of the J. W. Fort HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the street, roads and alleys shown on this plat and by this instrument, the undersigned dedicated the easements shown hereon for drainage and/or utility purpose.

Milayne Raffaelli

Tommy Raffaelli, Owner

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tommy Raffaelli, to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

W. MILAYNE RAFFAELLI

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of SEPT., 2003

CINDY M. BOND
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 03-06-2004

Cindy M. Bond

Notary Public in and for
Bowie County, Texas

My Commission expires the 6th day of March, 2004

CERTIFICATE OF SURVEYOR

I, Wallace D. Roy, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground on the ___ day of _____, 2003, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same, and that there are no encroachments or discrepancies and that the subdivision is to be known as REVISED SILVER OAKS ADDITION, a Tommy Raffaelli Subdivision, being a part of the J. W. Fort HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas,

Wallace D. Roy

STATE OF TEXAS REGISTERED WALLACE D. ROY 2107 PROFESSIONAL LAND SURVEYOR

Wallace D. Roy
Registered Professional
Land Surveyor
Texas No. 2107

Property Description

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in the J. W. FORT HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas, and being a part of a 80 acre tract of land conveyed from John Johnston to Gail J. Laird and wife, Mable Laird by deed dated November 4, 1916 and recorded in Volume 76, Page 512 of the Deed Records of Bowie County, Texas, and the herein described tract of land being all of that certain called 12.3 acre tract of land conveyed from Harry W. Linbarger and wife, Aubrey Linbarger to James R. Sterling and wife, Mary Anna Sterling by deed dated October 1, 1970 and recorded in Volume 521, Page 624 of the Deed Records of Bowie County, Texas, and all of that certain called 13 acre tract conveyed from Ray Walsh and wife, Melba Walsh to James R. Sterling and wife, Mary Anna Sterling by deed dated July 1, 1960 and recorded in Volume 386, Page 183 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch reinforcing steel rod set for corner at the Northwest corner of said 80 acre tract and the Northwest corner of said 13 acre tract recorded in Volume 386, Page 183 of the Deed Records of Bowie County, Texas and the said Point of Beginning being North, 1050.99 feet and West, 2311.82 feet from the Southeast corner of the said J. W. Fort Headright Survey;

THENCE: N 80° 25' 05" E, 685.38 feet with the North line of said 13 acre tract and the South line of a certain tract conveyed to Thomas Raffaelli by deed dated May 15, 1996 and recorded in Volume 2485, Page 33 of the Real Property Records of Bowie County, Texas, to a pine knot found for corner at the Southeast corner of said Raffaelli tract and the Southwest corner of a certain tract conveyed to Dean Barry by deed dated April 14, 1987 and recorded in Volume 991, Page 144 of the Real Property Records of Bowie County, Texas;

THENCE: N 79° 36' 39" E, 268.41 feet with the North line of said 13 acre tract and the South line of said Barry tract to a 1/2 inch reinforcing steel rod found for corner at the Northwest corner of a certain tract conveyed to Arlis Loe by deed recorded in Volume 1246, Page 280 of the Real Property Records of Bowie County, Texas;

THENCE: S 02° 20' 22" W, 310.71 feet along an existing fence line and the West line of said Loe tract to a 1/2 inch reinforcing steel rod found for corner at the Southwest corner of said Loe tract;

THENCE: N 80° 18' 52" E, 1396.94 feet primarily along an existing fence line, being the North line of said 13 acre tract and the South line of said Loe tract to a 1/2 inch reinforcing steel rod set for corner on the West right-of-way line of State Highway No. 1397 (Summerhill Road) at the Southeast corner of said Loe tract;

THENCE: S 01° 31' 22" E, 118.66 feet with the West right-of-way line of State Highway No. 1397 to a 1/2 inch reinforcing steel rod found for corner at the Northeast corner of a certain tract conveyed to Stephen Rafaelli by deed dated July 12, 2001 and recorded in Volume 3512, Page 341 of the Real Property Records of Bowie County, Texas;

THENCE: S 80° 18' 51" W, 459.74 feet with the North line of said Stephen Raffaelli tract to a 1/2 inch reinforcing steel rod found for corner at the Northwest corner of same;

THENCE: S 02° 38' 45" W, 243.62 feet with the West line of said Stephen Raffaelli tract to a 1/2 inch reinforcing steel rod set for corner at the Southwest corner of same;

THENCE: N 80° 16' 58" E, 461.02 feet to a 1/2 inch reinforcing steel rod found for corner on the West right-of-way line of State Highway No. 1397 at the Southeast corner of said Stephen Raffaelli tract;

THENCE: Southerly with the West right-of-way line of State Highway No. 1397, being a curve to the left having a radius of 2864.79, a distance of 42.51 feet through a central angle of 00° 51' 01" (chord being S 01° 19' 00" W, 42.51 feet) to a 1/2 inch reinforcing steel rod set for corner at the Southeast corner of the aforesaid 12.3 acre Sterling tract;

THENCE: S 80° 15' 09" W, 2333.30 feet along the South line of said 12.3 acre tract and the North line of Summerlane Estates Addition according to the map or plat thereof recorded in Volume 587, Page 251 of the Plat Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner at the Southwest corner of said 12.3 acre tract;

THENCE: N 00° 15' 56" E, 712.00 feet with the West line of said 12.3 acre tract and the West line of said 13 acre tract and the East line of Oak Forest Subdivision No. 2 according to the map or plat thereof recorded in Volume 532, Page 339 of the Plat Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 25.421 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of REVISED SILVER OAKS ADDITION, a Tommy Raffaelli Subdivision, being a part of the J. W. Fort HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas,, together with the OWNER'S CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was presented to the Planning Department of the City of Texarkana, Bowie County, Texas, for its approval that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the 2nd day of September 2003

Chairman

Secretary

THE CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION SHALL BE NULL AND VOID SHOULD THIS PLAT NOT BE PROPERLY AND DULY FILED AND RECORDED WITH THE PROPER AUTHORITIES BY THE 31st DAY OF December, 2003.

32 Acres T.W. Fort

All Split off on this

Filed For Record In:
Bowie County, Texas
VELMA MOORE
County Clerk
On: Sep 04,2003 at 02:43P

REVISED SILVER OAKS ADDITION
A Tommy Raffaelli Subdivision, being a part of the J. W. Fort Headright Survey, Abstract No. 218, Bowie County, Texas

	#	Vol	Page
	14328	4090	156
	14328	4090	163

REVISED SILVER OAKS ADDITION
Bowie County, Texas

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY:	
DATE: 8-29-2003		REVISED:	

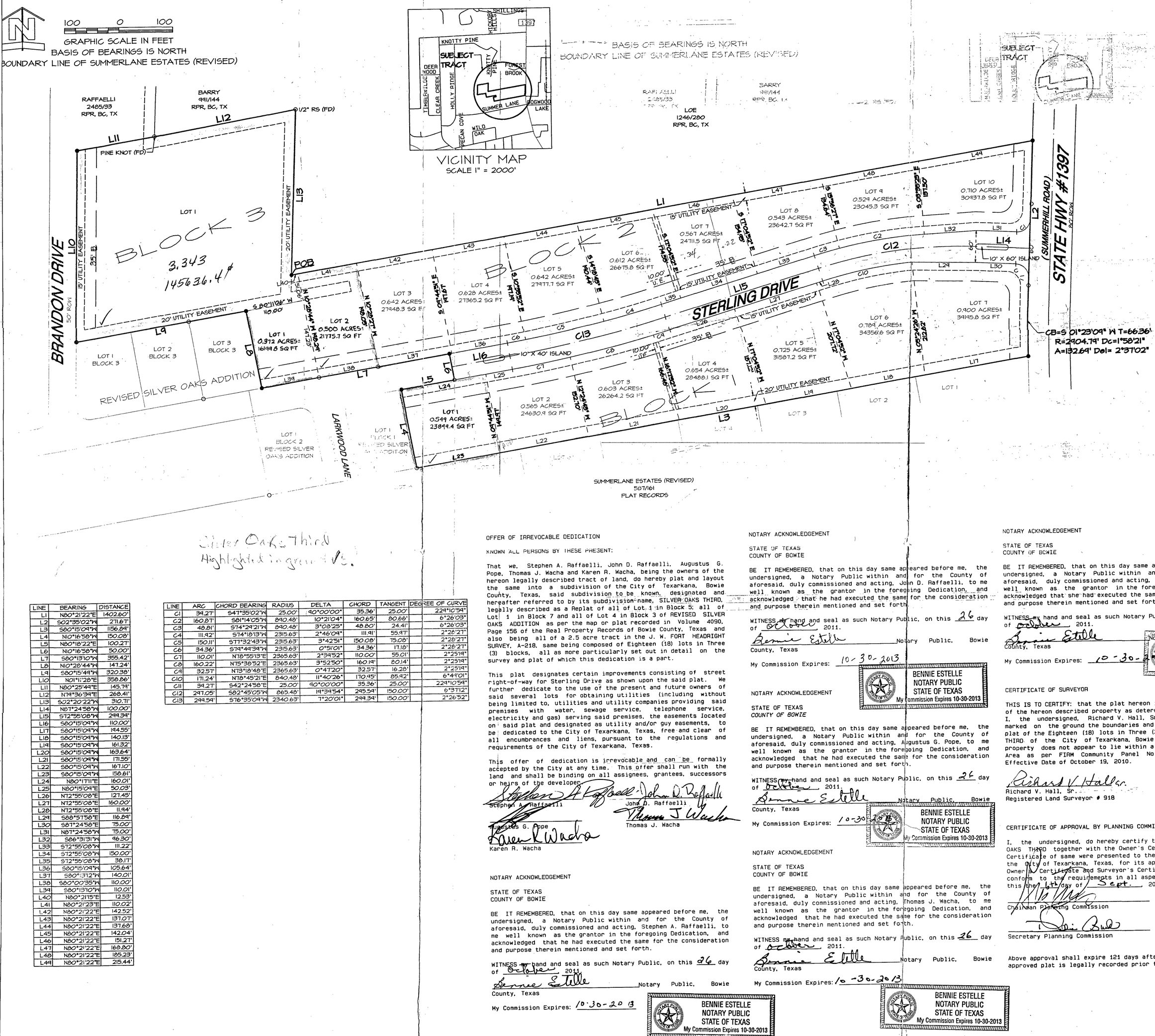
ROY SURVEYING
4203 RICHMOND PLACE
TEXARKANA, TEXAS 75503
(903-832-3451)

JOB NUMBER: 03-3-57A — DRAWING NUMBER

2.2.a

Packet Pg. 48

Attachment: PlatComments-ReapprovI-VacatingPortionsOfSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, Revised Silver Oaks Add)



Silver Oaks Third
Highlighted in green #2.

LINE	BEARING	DISTANCE
L1	N80°21'22"E	1402.60'
L2	S02°35'02"W	271.67'
L3	S80°15'09"W	1156.89'
L4	N10°16'58"W	150.08'
L5	N80°18'22"E	100.27'
L6	N10°16'58"W	50.00'
L7	S80°13'10"W	355.42'
L8	N01°28'44"W	147.24'
L9	S80°15'49"W	320.38'
L10	N01°11'28"E	358.66'
L11	N80°25'49"E	145.79'
L12	N79°36'39"E	268.41'
L13	S02°20'22"W	310.71'
L14	N87°24'58"W	100.00'
L15	S72°55'08"W	294.94'
L16	S80°15'09"W	110.00'
L17	S80°15'09"W	194.55'
L18	S80°15'09"W	140.13'
L19	S80°15'09"W	161.32'
L20	S80°15'09"W	163.64'
L21	S80°15'09"W	171.55'
L22	S80°15'09"W	167.10'
L23	S80°15'09"W	158.61'
L24	N80°17'11"E	160.01'
L25	N80°15'09"E	50.03'
L26	N72°55'08"E	121.45'
L27	N72°55'08"E	160.00'
L28	N72°55'08"E	11.64'
L29	S88°51'58"E	116.84'
L30	S87°24'58"E	75.00'
L31	N87°24'58"W	75.00'
L32	S86°31'31"W	98.30'
L33	S72°55'08"W	111.22'
L34	S72°55'08"W	150.00'
L35	S72°55'08"W	38.17'
L36	S80°15'09"W	125.64'
L37	S80°13'12"W	140.01'
L38	S80°00'35"W	110.00'
L39	S80°13'10"W	110.01'
L40	N80°21'15"E	12.53'
L41	N80°21'23"E	110.02'
L42	N80°21'22"E	142.52'
L43	N80°21'22"E	137.07'
L44	N80°21'22"E	137.68'
L45	N80°21'22"E	142.04'
L46	N80°21'22"E	151.21'
L47	N80°21'22"E	160.80'
L48	N80°21'22"E	165.23'
L49	N80°21'22"E	215.44'

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT	DEGREE OF CURVE
C1	39.27'	S47°35'02"W	25.00'	90°00'00"	35.36'	25.00'	229°10'59"
C2	160.81'	S81°14'05"W	840.48'	10°21'04"	160.65'	80.66'	6°26'03"
C3	40.81'	S74°24'36"W	840.48'	3°28'25"	48.80'	24.41'	6°26'03"
C4	111.42'	S74°18'13"W	2315.63'	2°46'04"	111.41'	55.71'	2°28'27"
C5	150.11'	S71°32'43"W	2315.63'	3°42'51"	150.08'	75.08'	2°28'27"
C6	34.36'	S74°44'34"W	2315.63'	0°51'01"	34.36'	17.18'	2°28'27"
C7	110.01'	N78°59'19"E	2365.63'	2°39'52"	110.00'	55.01'	2°25'19"
C8	160.22'	N75°38'52"E	2365.63'	3°52'50"	160.18'	80.14'	2°25'19"
C9	32.51'	N73°18'48"E	2365.63'	0°47'20"	32.51'	16.26'	2°25'19"
C10	171.24'	N78°45'21"E	840.48'	11°40'26"	170.95'	85.92'	6°48'01"
C11	39.27'	S42°24'38"E	25.00'	90°00'00"	35.36'	25.00'	229°10'59"
C12	241.05'	S82°45'05"W	865.48'	14°38'54"	245.54'	150.00'	6°37'12"
C13	249.54'	S76°35'09"W	2340.63'	1°31'01"	249.34'	150.00'	2°26'52"

OFFER OF IRREVOCABLE DEDICATION

KNOWN ALL PERSONS BY THESE PRESENT:

That we, Stephen A. Raffaelli, John D. Raffaelli, Augustus G. Pope, Thomas J. Wacha and Karen R. Wacha, being the owners of the hereon legally described tract of land, do hereby plat and layout the same into a subdivision of the City of Texarkana, Bowie County, Texas, said subdivision to be known, designated and hereafter referred to by its subdivision name, SILVER OAKS THIRD, legally described as a Replat of all of Lot 1 in Block 5, all of Lot 1 in Block 7 and all of Lot 4 in Block 3 of REVISED SILVER OAKS ADDITION as per the map or plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas and also being all of a 2.5 acre tract in the J. W. FORT HEADRIGHT SURVEY, A-218, same being composed of Eighteen (18) lots in Three (3) blocks, all as more particularly set out in detail on the survey and plat of which this dedication is a part.

This plat designates certain improvements consisting of street right-of-way for Sterling Drive as shown upon the said plat. We further dedicate to the use of the present and future owners of said several lots for obtaining utilities (including without being limited to, utilities and utility companies providing said premises with water, sewage service, telephone service, electricity and gas) serving said premises, the easements located on said plat and designated as utility and/or guy easements, to be dedicated to the City of Texarkana, Texas, free and clear of all encumbrances and liens, pursuant to the regulations and requirements of the City of Texarkana, Texas.

This offer of dedication is irrevocable and can be formally accepted by the City at any time. This offer shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the developer.

Stephen A. Raffaelli

John D. Raffaelli

Augustus G. Pope

Karen R. Wacha

Thomas J. Wacha

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Stephen A. Raffaelli, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle
Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, John D. Raffaelli, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle
Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Augustus G. Pope, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle
Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Thomas J. Wacha, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle
Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Karen R. Wacha, to me well known as the grantor in the foregoing Dedication, and acknowledged that she had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle
Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY: that the plat hereon is a true representation of the hereon described property as determined by survey and that I, the undersigned, Richard V. Hall, Sr., have surveyed and marked on the ground the boundaries and corners shown on said plat of the Eighteen (18) lots in Three (3) blocks of SILVER OAKS THIRD of the City of Texarkana, Bowie County, Texas. This property does not appear to lie within a designated Flood Plain Area as per FIRM Community Panel No. 4800600355D with an Effective Date of October 19, 2010.

Richard V. Hall Sr.
Richard V. Hall, Sr.
Registered Land Surveyor # 918

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify that the plat of SILVER OAKS THIRD together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Texas, for its approval; that said plat, Owner's Certificate and Surveyor's Certificate, being found to conform to the requirements in all aspects are in all approved this the 11th day of Sept. 2011.

Chairman Planning Commission

Secretary Planning Commission

Above approval shall expire 121 days after approval unless the approved plat is legally recorded prior to such.

Filed For Record In:
Bowie County, Texas
NATALIE WICHOLS
County Clerk
On: Jan 03/2012 at 04:46P

DESCRIPTION OF PROPERTY:

All that certain tract or parcel of land being a part of the J. W. FORT HEADRIGHT SURVEY, A-218, Bowie County, Texas and being all of Lot 1 in Block 5; all of Lot 1 in Block 7 and all of Lot 4 in Block 3 of REVISED SILVER OAKS ADDITION as per the map or plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas; and also being all of a 2.5 acre tract conveyed to Stephen A. Raffaelli by assumption Deed recorded in Volume 3512, Page 341 of the Real Property Records of Bowie County, Texas; the herein described tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" reinf. steel set for corner at the Northwest corner of Lot 1 in Block 7 of Revised Silver Oaks Addition as per the map or plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas; same being the Southwest corner of a certain 10.015 acre tract conveyed to Anlis W. Loe and wife, Peggy E. Loe by Third Party Warranty Deed recorded in Volume 1246, Page 280 of the Real Property Records of Bowie County, Texas;

THENCE - N. 80° 21' 22" E., 1402.60 ft. along the North boundary line of the above mentioned Lot 1 in Block 7 of Revised Silver Oaks Addition, same being the South boundary line of the above mentioned Loe 10.015 acre tract, to a 1/2" reinf. steel set for corner on the West right-of-way line of Texas State Highway No. 1397 (Summerhill Road);

THENCE - S. 02° 35' 02" W., 271.67 ft. with the above mentioned West right-of-way line of Texas State Highway No. 1397 to a 1/2" reinf. steel set at the beginning point of a curve to the left; the radius point bears S. 87° 24' 58" E., 2904.79 ft.;

THENCE - Southerly with the above mentioned West right-of-way line of Texas State Highway No. 1397 as it curves to the left a distance of 132.69 ft. through a central angle of 02° 37' 02" to a 1/2" reinf. steel set for corner at the Southeast corner of the above mentioned Lot 1 in Block 7 of Revised Silver Oaks Addition, same being the Northeast corner of Summerlane Estates (Revised) as per the map or plat recorded in Volume 507, Page 161 of the Plat Records of Bowie County, Texas;

THENCE - S. 80° 15' 09" W., 1156.89 ft. with the South boundary line of the above mentioned Lot 1 in Block 7 of Revised Silver Oaks Addition and North boundary line of the above mentioned Summerlane Estates (Revised) to a 1/2" reinf. steel found in place at the Southwest corner of said Lot 1 in Block 7;

THENCE - N. 10° 16' 58" W., 150.08 ft. to a 1/2" reinf. steel set for corner at the Northeast corner of Lot 1 in Block 1 of Revised Silver Oaks Addition, same being on the South right-of-way line of a public road designated as Sterling Drive;

THENCE - N. 80° 18' 22" E., 100.27 ft. with the above mentioned South right-of-way line of Sterling Drive;

THENCE - N. 10° 16' 58" W., 50.00 ft. to the North right-of-way line of the above mentioned Sterling Drive;

THENCE - S. 80° 13' 10" W., 355.42 ft. with the above mentioned North right-of-way line of Sterling Drive to the Southwest corner of Lot 4 in Block 3 of Revised Silver Oaks Addition;

THENCE - N. 10° 28' 44" W., 147.24 ft. to the Northwest corner of the above mentioned Lot 4 in Block 3 of Revised Silver Oaks Addition, same being on the South boundary line of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition;

THENCE - S. 80° 15' 49" W., 320.38 ft. with the above mentioned South boundary line of Lot 1 in Block 5 of Revised Silver Oaks Addition to the Southwest corner of said Lot 1 in Block 5, same being on the East right-of-way line of a public road designated as Brandon Drive;

THENCE - N. 01° 11' 28" E., 358.66 ft. with the above mentioned East right-of-way line of Brandon Drive to the Northwest corner of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition;

THENCE - N. 80° 25' 49" E., 145.79 ft. with the North boundary line of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition to a pine knot found in place at the Southeast corner of a 1.799 acre tract of land conveyed to Dean Barry and wife, Lacrecia Barry, by Warranty Deed recorded in Volume 991, Page 144 of the Real Property Records of Bowie County, Texas;

THENCE - N. 79° 36' 39" E., 268.41 ft. with the above mentioned North boundary line of Lot 1 in Block 5 of Revised Silver Oaks Addition and the South boundary line of Barry 1.799 acre tract to a 1/2" reinf. steel found in place at the Northeast corner of said Lot 1 in Block 5, same being the Northwest corner of the above mentioned Loe 10.015 acre tract;

THENCE - S. 02° 20' 22" W., 310.71 ft. with the East boundary line of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition, same being the West boundary line of the above mentioned Loe 10.015 acre tract to the POINT OF BEGINNING; basis of bearings is North boundary line of Summerlane Estates (Revised). The above described property being surveyed by Richard V. Hall contains 15.187 acres of land, more or less.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL, SR.
No.918
LAND SURVEYOR

Richard V. Hall Sr.

2116

Vol 4132 Pg 331
Vol 4132 Pg 310

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Drawn: ADM	FB: DATA COLL
Checked: RVH	Cert: 918
File: 2011-045pro	
Date: 10/12/11	
Revisions:	

FINAL SUBDIVISION PLAT
SILVER OAKS THIRD
A REPLAT OF A PART OF REVISED SILVER OAKS ADDITION & A PART OF THE J W FORT HRS, A-218
TEXARKANA, BOWIE COUNTY, TEXAS

PREPARED FOR: RAFFAELLI REALTORS

DRAWING NO. 2011-045-01-01D

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-442-4255 Fax: 870-773-8532
www.HSEonline.net

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: November 29, 2023

Subject: **Consider approval to Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Lot 1, Block 6 of the Revised Silver Oaks Addition and Lot 1, Block 3 Silver Oaks Third Addition**

This is a request by SALT JR Irrevocable Trush, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval to **Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Lot 1, Block 6 of the Revised Silver Oaks Addition and Lot 1, Block 3 Silver Oaks Third Addition**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight – No response
4. Windstream - No reponse
5. Electric Companies
    a. AEP - No issues
    b. Bowie Cass – No response
    c. REA – No response
6. TWU - See memo
7. PW/Planning Departments
    a. Electronic copy via email submitted to Public Works office after recording
    b. This must be recorded prior to Silver Oaks 4th Addition.
    c. Fee - $100 per vacation ($200 total). Please submit check for this.
8. Fire Department – No issues

Staff recommends approval of vacating these plots pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* ___*Replat* ___*Minor* ___*Amended* X *Vacation*

Purpose of Plat: To vacate 4 Lots in Revised Silver Oaks Addition

Plat Title: Revised Silver Oaks Addition

Current Legal Description: Lots 1&2 Block 3, Lot 1 Block 4, Lot 1 Block 6 Revised Silver Oaks Additior

Total Acreage: _____ ***Number of Lots:*** 4 ***Zoning:*** SF-1

Owner/Developer Information:

Name: SALTJR Irrevocable Trust

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

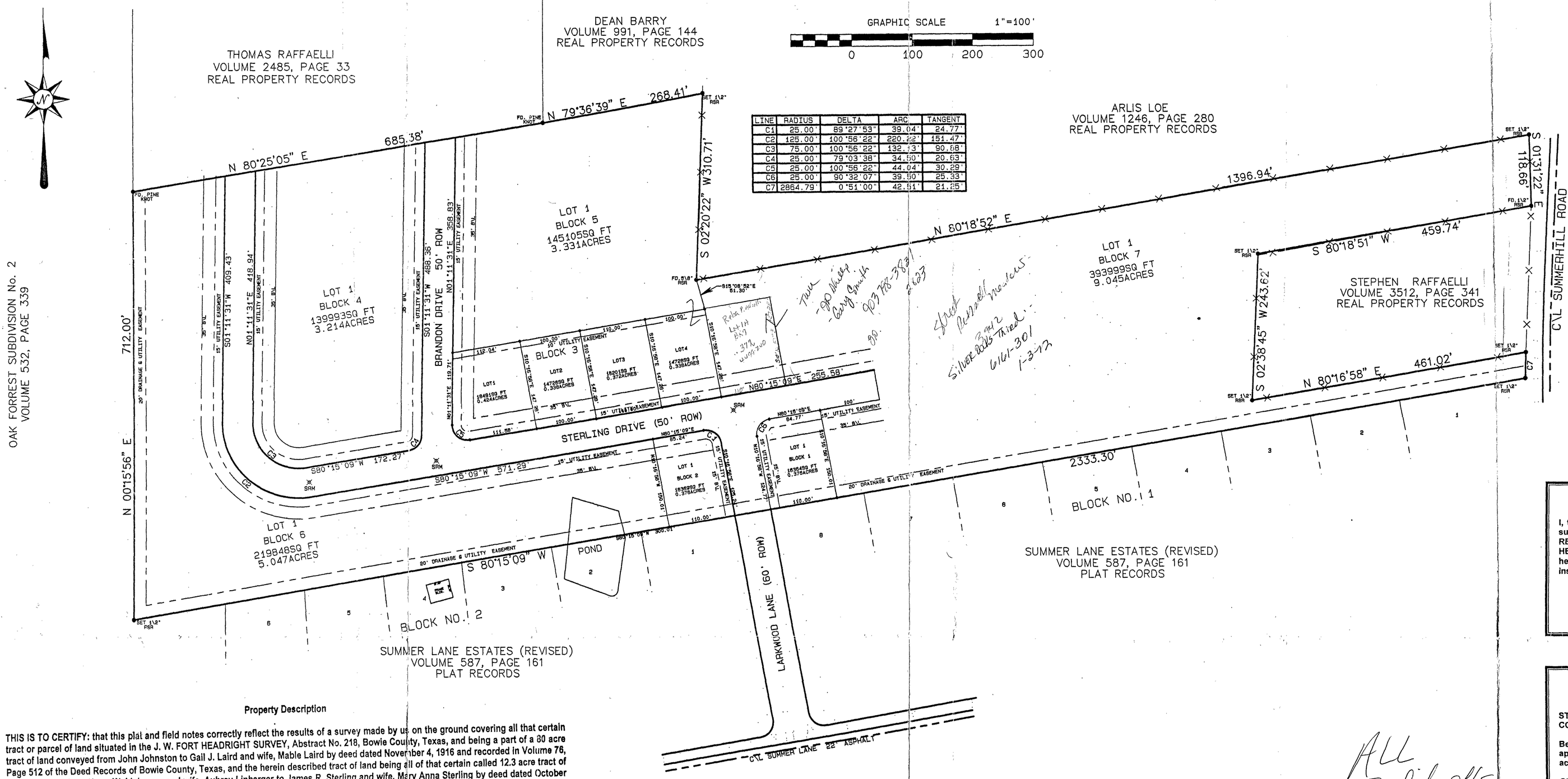
Jeffrey Wood	Jeffrey Wood	11/21/23
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

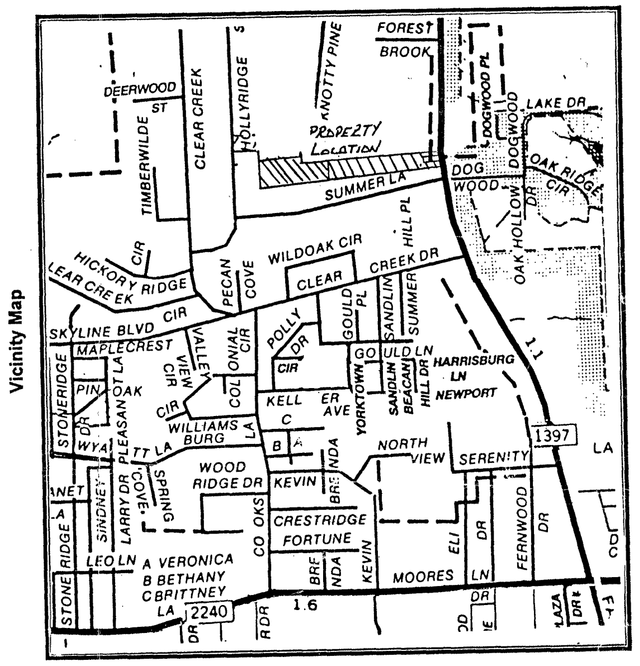
Revis

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, Revised Silver Oaks Add)



LINE	RADIUS	DELTA	ARC	TANGENT
C1	25.00'	89°27'53"	39.04	24.77
C2	125.00'	100°56'22"	220.22	151.47
C3	75.00'	100°56'22"	132.13	90.58
C4	25.00'	79°03'38"	34.50	20.63
C5	25.00'	100°56'22"	44.04	30.29
C6	25.00'	90°32'07"	39.50	25.33
C7	2864.79'	0°51'00"	42.51	21.25



Property Description

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in the J. W. FORT HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas, and being a part of a 80 acre tract of land conveyed from John Johnston to Gail J. Laird and wife, Mable Laird by deed dated November 4, 1916 and recorded in Volume 76, Page 512 of the Deed Records of Bowie County, Texas, and the herein described tract of land being all of that certain called 12.3 acre tract of land conveyed from Harry W. Linbarger and wife, Aubrey Linbarger to James R. Sterling and wife, Mary Anna Sterling by deed dated October 1, 1970 and recorded in Volume 521, Page 624 of the Deed Records of Bowie County, Texas, and all of that certain called 13 acre tract conveyed from Ray Walsh and wife, Melba Walsh to James R. Sterling and wife, Mary Anna Sterling by deed dated July 1, 1960 and recorded in Volume 386, Page 183 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch reinforcing steel rod set for corner at the Northwest corner of said 80 acre tract and the Northwest corner of said 13 acre tract recorded in Volume 386, Page 183 of the Deed Records of Bowie County, Texas and the said Point of Beginning being North, 1050.99 feet and West, 2311.82 feet from the Southeast corner of the said J. W. Fort Headright Survey;

THENCE: N 80° 25' 05" E, 685.38 feet with the North line of said 13 acre tract and the South line of a certain tract conveyed to Thomas Raffaelli by deed dated May 15, 1996 and recorded in Volume 2485, Page 33 of the Real Property Records of Bowie County, Texas, to a pine knot found for corner at the Southeast corner of said Raffaelli tract and the Southwest corner of a certain tract conveyed to Dean Barry by deed dated April 14, 1987 and recorded in Volume 991, Page 144 of the Real Property Records of Bowie County, Texas;

THENCE: N 79° 36' 39" E, 268.41 feet with the North line of said 13 acre tract and the South line of said Barry tract to a 1/2 inch reinforcing steel rod found for corner at the Northwest corner of a certain tract conveyed to Arlis Loe by deed recorded in Volume 1246, Page 280 of the Real Property Records of Bowie County, Texas;

THENCE: S 02° 20' 22" W, 310.71 feet along an existing fence line and the West line of said Loe tract to a 1/2 inch reinforcing steel rod found for corner at the Southwest corner of said Loe tract;

THENCE: N 80° 18' 52" E, 1396.94 feet primarily along an existing fence line, being the North line of said 13 acre tract and the South line of said Loe tract to a 1/2 inch reinforcing steel rod set for corner on the West right-of-way line of State Highway No. 1397 (Summerhill Road) at the Southeast corner of said Loe tract;

THENCE: S 01° 31' 22" E, 118.66 feet with the West right-of-way line of State Highway No. 1397 to a 1/2 inch reinforcing steel rod found for corner at the Northeast corner of a certain tract conveyed to Stephen Rafaelli by deed dated July 12, 2001 and recorded in Volume 3512, Page 341 of the Real Property Records of Bowie County, Texas;

THENCE: S 80° 18' 51" W, 459.74 feet with the North line of said Stephen Raffaelli tract to a 1/2 inch reinforcing steel rod found for corner at the Northwest corner of same;

THENCE: S 02° 38' 45" W, 243.62 feet with the West line of said Stephen Raffaelli tract to a 1/2 inch reinforcing steel rod set for corner at the Southwest corner of same;

THENCE: N 80° 16' 58" E, 461.02 feet to a 1/2 inch reinforcing steel rod found for corner on the West right-of-way line of State Highway No. 1397 at the Southeast corner of said Stephen Raffaelli tract;

THENCE: Southerly with the West right-of-way line of State Highway No. 1397, being a curve to the left having a radius of 2864.79, a distance of 42.51 feet through a central angle of 00° 51' 01" (chord being S 01° 19' 00" W, 42.51 feet) to a 1/2 inch reinforcing steel rod set for corner at the Southeast corner of the aforesaid 12.3 acre Sterling tract;

THENCE: S 80° 15' 09" W, 2333.30 feet along the South line of said 12.3 acre tract and the North line of Summerlane Estates Addition according to the map or plat thereof recorded in Volume 587, Page 251 of the Plat Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner at the Southwest corner of said 12.3 acre tract;

THENCE: N 00° 15' 56" E, 712.00 feet with the West line of said 12.3 acre tract and the West line of said 13 acre tract and the East line of Oak Forest Subdivision No. 2 according to the map or plat thereof recorded in Volume 532, Page 339 of the Plat Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 25.421 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner(s) of the hereon described tract of land have caused the same to be surveyed, platted, and subdivided as shown hereon and which addition shall hereafter be known as REVISED SILVER OAKS ADDITION, a Tommy Raffaelli Subdivision, being a part of the J. W. Fort HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the street, roads and alleys shown on this plat and by this instrument, the undersigned dedicated the easements shown hereon for drainage and/or utility purpose.

Milagye Raffaelli

Tommy Raffaelli, Owner

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tommy Raffaelli, to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

I, MILANIE RAFFAELLI

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of SEPT., 2003

CINDY M. BOND
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 03-06-2004

Cindy M. Bond

Notary Public in and for
Bowie County, Texas

My Commission expires the 6th day of March, 2004

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of REVISED SILVER OAKS ADDITION, a Tommy Raffaelli Subdivision, being a part of the J. W. Fort HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas,, together with the OWNER'S CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was presented to the Planning Department of the City of Texarkana, Bowie County, Texas, for its approval that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the 2nd day of September 2003

Chairman

Secretary

THE CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION SHALL BE NULL AND VOID SHOULD THIS PLAT NOT BE PROPERLY AND DULY FILED AND RECORDED WITH THE PROPER AUTHORITIES BY THE 31st DAY OF December, 2003.

CERTIFICATE OF SURVEYOR

I, Wallace D. Roy, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground on the ___ day of _____, 2003, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same, and that there are no encroachments or discrepancies and that the subdivision is to be known as REVISED SILVER OAKS ADDITION, a Tommy Raffaelli Subdivision, being a part of the J. W. Fort HEADRIGHT SURVEY, Abstract No. 218, Bowie County, Texas,

Wallace D. Roy

STATE OF TEXAS REGISTERED WALLACE D. ROY 2107 PROFESSIONAL LAND SURVEYOR

Wallace D. Roy
Registered Professional
Land Surveyor
Texas No. 2107

32 Tom T.W. Fort

All Split 0f 65 on this

Filed For Record In:
Bowie County, Texas
VELMA MOORE
County Clerk
On: Sep 04,2003 at 02:43P

REVISED SILVER OAKS ADDITION
A Tommy Raffaelli Subdivision, being a part of the J. W. Fort Headright Survey, Abstract No. 218, Bowie County, Texas

	#	Vol	Page
	14328	4090	156
	14328	4090	163

REVISED SILVER OAKS ADDITION
Bowie County, Texas

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY:	
DATE: 8-29-2003		REVISED:	

ROY SURVEYING
4203 RICHMOND PLACE
TEXARKANA, TEXAS 75503
(903-832-3451)

JOB NUMBER: 03-3-57A — DRAWING NUMBER

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* ___*Replat* ___*Minor* ___*Amended* X *Vacation*

Purpose of Plat: Vacate 1 lot in Silver Oaks 3rd Addition

Plat Title: _____

Current Legal Description: Lot 1 Block 6 Silver Oaks 3rd

Total Acreage: _____ ***Number of Lots:*** 1 ***Zoning:*** SF-1

Owner/Developer Information:

Name: Steve & John Raffaelli

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood	Jeffrey Wood	11/21/23
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

2.2.a

Packet Pg. 53

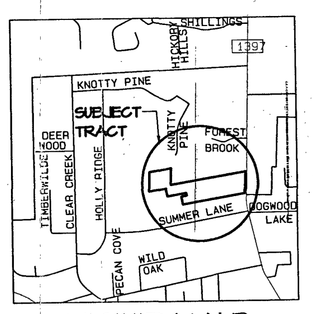
Attachment: PlatComments-ReapprovI-VacatingPortionsSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, Revised Silver Oaks Add)

100 0 100

GRAPHIC SCALE IN FEET

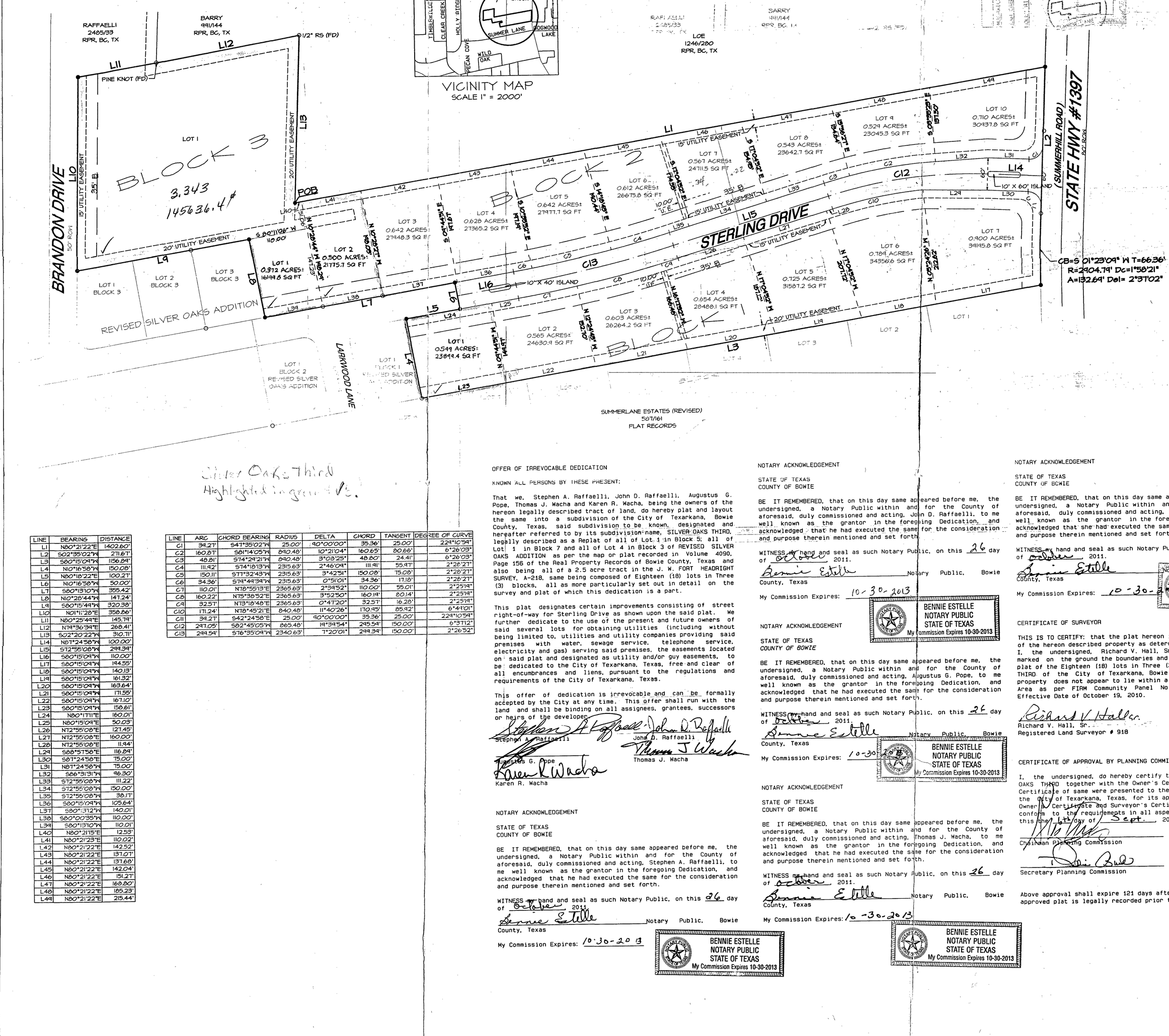
BASIS OF BEARINGS IS NORTH

BOUNDARY LINE OF SUMMERLANE ESTATES (REVISED)



VICINITY MAP

SCALE 1" = 2000'



Silver Oaks Third
Highlighted in green #2.

LINE	BEARING	DISTANCE
L1	N80°21'22"E	1402.60'
L2	S02°35'02"W	271.67'
L3	S80°15'09"W	1156.89'
L4	N10°16'58"W	150.08'
L5	N80°18'22"E	100.27'
L6	N10°16'58"W	50.00'
L7	S80°13'10"W	355.42'
L8	N01°28'44"W	147.24'
L9	S80°15'49"W	320.38'
L10	N01°11'28"E	358.66'
L11	N80°25'49"E	145.79'
L12	N79°36'39"E	268.41'
L13	S02°20'22"W	310.71'
L14	N87°24'58"W	100.00'
L15	S72°55'08"W	294.94'
L16	S80°15'09"W	110.00'
L17	S80°15'09"W	194.55'
L18	S80°15'09"W	140.13'
L19	S80°15'09"W	161.32'
L20	S80°15'09"W	163.64'
L21	S80°15'09"W	171.55'
L22	S80°15'09"W	167.10'
L23	S80°15'09"W	158.61'
L24	N80°17'11"E	160.01'
L25	N80°15'09"E	50.03'
L26	N72°55'08"E	121.45'
L27	N72°55'08"E	160.00'
L28	N72°55'08"E	11.64'
L29	S88°51'58"E	116.84'
L30	S87°24'58"E	75.00'
L31	N87°24'58"W	75.00'
L32	S86°31'31"W	98.30'
L33	S72°55'08"W	111.22'
L34	S72°55'08"W	150.00'
L35	S72°55'08"W	38.17'
L36	S80°15'09"W	125.64'
L37	S80°13'12"W	140.01'
L38	S80°00'35"W	110.00'
L39	S80°13'10"W	110.01'
L40	N80°21'15"E	12.53'
L41	N80°21'23"E	110.02'
L42	N80°21'22"E	142.52'
L43	N80°21'22"E	137.07'
L44	N80°21'22"E	137.68'
L45	N80°21'22"E	142.04'
L46	N80°21'22"E	151.21'
L47	N80°21'22"E	160.80'
L48	N80°21'22"E	165.23'
L49	N80°21'22"E	215.44'

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT	DEGREE OF CURVE
C1	39.27'	S47°35'02"W	25.00'	90°00'00"	35.36'	25.00'	229°10'59"
C2	160.81'	S81°14'05"W	840.48'	10°21'04"	160.65'	80.66'	6°26'03"
C3	40.81'	S74°23'23"W	840.48'	3°28'25"	48.80'	24.41'	6°26'03"
C4	111.42'	S74°18'13"W	2315.63'	2°46'04"	111.41'	55.71'	2°28'27"
C5	150.11'	S71°32'43"W	2315.63'	3°42'51"	150.08'	75.08'	2°28'27"
C6	34.36'	S74°44'34"W	2315.63'	0°51'01"	34.36'	17.18'	2°28'27"
C7	110.01'	N78°59'19"E	2365.63'	2°39'52"	110.00'	55.01'	2°25'19"
C8	160.22'	N75°38'52"E	2365.63'	3°52'50"	160.18'	80.14'	2°25'19"
C9	32.51'	N73°18'48"E	2365.63'	0°47'20"	32.51'	16.26'	2°25'19"
C10	171.24'	N78°45'21"E	840.48'	11°40'26"	170.95'	85.92'	6°41'01"
C11	39.27'	S42°24'58"E	25.00'	90°00'00"	35.36'	25.00'	229°10'59"
C12	241.05'	S82°45'05"W	865.48'	14°39'54"	245.54'	150.00'	6°37'12"
C13	249.54'	S76°35'09"W	2340.63'	1°31'01"	249.54'	150.00'	2°26'52"

OFFER OF IRREVOCABLE DEDICATION

KNOWN ALL PERSONS BY THESE PRESENT:

That we, Stephen A. Raffaelli, John D. Raffaelli, Augustus G. Pope, Thomas J. Wacha and Karen R. Wacha, being the owners of the hereon legally described tract of land, do hereby plat and layout the same into a subdivision of the City of Texarkana, Bowie County, Texas, said subdivision to be known, designated and hereafter referred to by its subdivision name, SILVER OAKS THIRD, legally described as a Replat of all of Lot 1 in Block 5, all of Lot 1 in Block 7 and all of Lot 4 in Block 3 of REVISED SILVER OAKS ADDITION as per the map or plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas and also being all of a 2.5 acre tract in the J. W. FORT HEADRIGHT SURVEY, A-218, same being composed of Eighteen (18) lots in Three (3) blocks, all as more particularly set out in detail on the survey and plat of which this dedication is a part.

This plat designates certain improvements consisting of street right-of-way for Sterling Drive as shown upon the said plat. We further dedicate to the use of the present and future owners of said several lots for obtaining utilities (including without being limited to, utilities and utility companies providing said premises with water, sewage service, telephone service, electricity and gas) serving said premises, the easements located on said plat and designated as utility and/or guy easements, to be dedicated to the City of Texarkana, Texas, free and clear of all encumbrances and liens, pursuant to the regulations and requirements of the City of Texarkana, Texas.

This offer of dedication is irrevocable and can be formally accepted by the City at any time. This offer shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the developer.

Stephen A. Raffaelli

John D. Raffaelli

Augustus G. Pope

Karen R. Wacha

Thomas J. Wacha

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Stephen A. Raffaelli, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, John D. Raffaelli, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Augustus G. Pope, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Thomas J. Wacha, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Karen R. Wacha, to me well known as the grantor in the foregoing Dedication, and acknowledged that she had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this 26 day of October 2011.

Bennie Estelle Notary Public, Bowie County, Texas

My Commission Expires: 10-30-2013

BENNIE ESTELLE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-30-2013

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY: that the plat hereon is a true representation of the hereon described property as determined by survey and that I, the undersigned, Richard V. Hall, Sr., have surveyed and marked on the ground the boundaries and corners shown on said plat of the Eighteen (18) lots in Three (3) blocks of SILVER OAKS THIRD of the City of Texarkana, Bowie County, Texas. This property does not appear to lie within a designated Flood Plain Area as per FIRM Community Panel No. 4800600355D with an Effective Date of October 19, 2010.

Richard V. Hall Sr.

Richard V. Hall, Sr.
Registered Land Surveyor # 918

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify that the plat of SILVER OAKS THIRD together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Texas, for its approval; that said plat, Owner's Certificate and Surveyor's Certificate, being found to conform to the requirements in all aspects are in all approved this the 11th day of Sept. 2011.

Chairman Planning Commission

Secretary Planning Commission

Above approval shall expire 121 days after approval unless the approved plat is legally recorded prior to such.

Filed For Record In:
Bowie County, Texas
NATALIE NICHOLS
County Clerk
On: Jan 03/2012 at 04:46P

DESCRIPTION OF PROPERTY:

All that certain tract or parcel of land being a part of the J. W. FORT HEADRIGHT SURVEY, A-218, Bowie County, Texas and being all of Lot 1 in Block 5; all of Lot 1 in Block 7 and all of Lot 4 in Block 3 of REVISED SILVER OAKS ADDITION as per the map or plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas; and also being all of a 2.5 acre tract conveyed to Stephen A. Raffaelli by assumption Deed recorded in Volume 3512, Page 341 of the Real Property Records of Bowie County, Texas; the herein described tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" reinf. steel set for corner at the Northwest corner of Lot 1 in Block 7 of Revised Silver Oaks Addition as per the map or plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas; same being the Southwest corner of a certain 10.015 acre tract conveyed to Anlis W. Loe and wife, Peggy E. Loe by Third Party Warranty Deed recorded in Volume 1246, Page 280 of the Real Property Records of Bowie County, Texas;

THENCE - N. 80° 21' 22" E., 1402.60 ft. along the North boundary line of the above mentioned Lot 1 in Block 7 of Revised Silver Oaks Addition, same being the South boundary line of the above mentioned Loe 10.015 acre tract, to a 1/2" reinf. steel set for corner on the West right-of-way line of Texas State Highway No. 1397 (Summerhill Road);

THENCE - S. 02° 35' 02" W., 271.67 ft. with the above mentioned West right-of-way line of Texas State Highway No. 1397 to a 1/2" reinf. steel set at the beginning point of a curve to the left; the radius point bears S. 87° 24' 58" E., 2904.79 ft.;

THENCE - Southerly with the above mentioned West right-of-way line of Texas State Highway No. 1397 as it curves to the left a distance of 132.69 ft. through a central angle of 02° 37' 02" to a 1/2" reinf. steel set for corner at the Southeast corner of the above mentioned Lot 1 in Block 7 of Revised Silver Oaks Addition, same being the Northeast corner of Summerlane Estates (Revised) as per the map or plat recorded in Volume 507, Page 161 of the Plat Records of Bowie County, Texas;

THENCE - S. 80° 15' 09" W., 1156.89 ft. with the South boundary line of the above mentioned Lot 1 in Block 7 of Revised Silver Oaks Addition and North boundary line of the above mentioned Summerlane Estates (Revised) to a 1/2" reinf. steel found in place at the Southwest corner of said Lot 1 in Block 7;

THENCE - N. 10° 16' 58" W., 150.08 ft. to a 1/2" reinf. steel set for corner at the Northeast corner of Lot 1 in Block 1 of Revised Silver Oaks Addition, same being on the South right-of-way line of a public road designated as Sterling Drive;

THENCE - N. 80° 18' 22" E., 100.27 ft. with the above mentioned South right-of-way line of Sterling Drive;

THENCE - N. 10° 16' 58" W., 50.00 ft. to the North right-of-way line of the above mentioned Sterling Drive;

THENCE - S. 80° 13' 10" W., 355.42 ft. with the above mentioned North right-of-way line of Sterling Drive to the Southwest corner of Lot 4 in Block 3 of Revised Silver Oaks Addition;

THENCE - N. 10° 28' 44" W., 147.24 ft. to the Northwest corner of the above mentioned Lot 4 in Block 3 of Revised Silver Oaks Addition, same being on the South boundary line of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition;

THENCE - S. 80° 15' 49" W., 320.38 ft. with the above mentioned South boundary line of Lot 1 in Block 5 of Revised Silver Oaks Addition to the Southwest corner of said Lot 1 in Block 5, same being on the East right-of-way line of a public road designated as Brandon Drive;

THENCE - N. 01° 11' 28" E., 358.66 ft. with the above mentioned East right-of-way line of Brandon Drive to the Northwest corner of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition;

THENCE - N. 80° 25' 49" E., 145.79 ft. with the North boundary line of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition to a pine knot found in place at the Southeast corner of a 1.799 acre tract of land conveyed to Dean Barry and wife, Lacrecia Barry, by Warranty Deed recorded in Volume 991, Page 144 of the Real Property Records of Bowie County, Texas;

THENCE - N. 79° 36' 39" E., 268.41 ft. with the above mentioned North boundary line of Lot 1 in Block 5 of Revised Silver Oaks Addition and the South boundary line of Barry 1.799 acre tract to a 1/2" reinf. steel found in place at the Northeast corner of said Lot 1 in Block 5, same being the Northwest corner of the above mentioned Loe 10.015 acre tract;

THENCE - S. 02° 20' 22" W., 310.71 ft. with the East boundary line of the above mentioned Lot 1 in Block 5 of Revised Silver Oaks Addition, same being the West boundary line of the above mentioned Loe 10.015 acre tract to the POINT OF BEGINNING; basis of bearings is North boundary line of Summerlane Estates (Revised). The above described property being surveyed by Richard V. Hall contains 15.187 acres of land, more or less.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL, SR.
No.918
LAND SURVEYOR

Richard V. Hall Sr.

2116

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Vol 72 Pg 316
Vol 6151

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Drawn: ADM	FB: DATA COLL
Checked: RVH	Cert: 918
File: 2011-045pro	
Date: 10/12/11	
Revisions:	

FINAL SUBDIVISION PLAT

SILVER OAKS THIRD

A REPLAT OF A PART OF REVISED SILVER OAKS ADDITION & A PART OF THE J W FORT HRS, A-218

TEXARKANA, BOWIE COUNTY, TEXAS

PREPARED FOR: RAFFAELLI REALTORS

DRAWING NO. 2011-045-01-01D

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
www.HSEonline.net

STATE OF TEXAS	**§**	**VACATION OF SUBDIVISION LOTS**
	§	
COUNTY OF BOWIE	**§**	**SILVER OAKS ADDITION**

PETITION FOR VACATION OF SUBDIVISION LOTS

TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, TEXAS:

NOW COMES SALTJR Irrevocable Grantor Trust, Reba Ann Raffaelli Revocable Trust, John D. Raffaelli and Stephen A. Raffaelli, all being the Owners of a tract of land as shown on the attached map or plat, (hereinafter referred to as the "Owners"), and states and represents to the Planning Commission of the City of Texarkana, Texas (hereinafter referred to as the "Planning Commission"), that the Owners are the sole owners of the following lots:

(1) Dedicated in the Revised Silver Oaks Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas:

Lots 1 & 2, Block 3;
Lot 1, Block 4; and
Lot 1, Block 6.

(2) Dedicated in the Silver Oaks Third Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas:

Lot 1, Block 3.

(all Lots being hereinafter collectively referred to as part of the "Silver Oaks Addition").

The Owners hereby declare that the dedication and platting of the above-referenced lots are hereby vacated and shall have no effect. The Owners hereby state and represent that none of the lots referenced above have been sold and that the Owners are the sole owner of all the said lots.

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

The Owners request that the Planning Commission approve the vacation of the dedication and platting of above-referenced lots, and rights-of-ways adjacent thereto that are collectively part of the Silver Oaks Addition and order that said dedication and platting shall have no effect. The Owners further request that the Planning Commission instruct the County Clerk of Bowie County, Texas, in whose office said plats of Revised Silver Oaks Addition and Silver Oaks 3rd Addition have been recorded, to write legibly on said vacated lots, the word "VACATED" and to enter on said plats a reference to the volume and page at which the vacating instrument is recorded.

EXECUTED this _____ day of November, 2023.

OWNERS: SALTJR IRREVOCABLE GRANTOR TRUST

By: _____

REBA ANN RAFFAELLI REVOCABLE TRUST

By: _____
Reba Ann Raffaelli

_____
John D. Raffaelli

_____
Stephen A. Raffaelli

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, _____ of SALTJR Irrevocable Grantor Trust, and acknowledged to me that he/she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Reba Ann Raffaelli, _____ of Reba Ann Raffaelli Revocable Trust, and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John D. Raffaelli and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BOWIE §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Stephen A. Raffaelli and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

_____
Notary Public, State of Texas
Printed Name: _____
Commission Expires: _____

Attachment: PlatComments-Reapprovl-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

STATE OF TEXAS	**§**	**VACATION OF SUBDIVISION LOTS**
	§	
COUNTY OF BOWIE	**§**	**SILVER OAKS ADDITION**

MINUTES OF THE PLANNING COMMISSION
OF THE CITY OF TEXARKANA, TEXAS

On this _____ day of December, 2023, the Planning Commission of the City of Texarkana, Texas (hereinafter referred to as the "Planning Commission"), met at a regularly scheduled meeting, and there was submitted a Petition for Vacation of Subdivision Lots (hereinafter referred to as the "Petition") by SALTJR Irrevocable Grantor Trust, Reba Ann Raffaelli Revocable Trust, John D. Raffaelli and Stephen A. Raffaelli, all being the Owners of the following lots:

(1) Dedicated in the Revised Silver Oaks Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas:

Lots 1 & 2, Block 3;
Lot 1, Block 4; and
Lot 1, Block 6.

(2) Dedicated in the Silver Oaks Third Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas:

Lot 1, Block 3.

(all Lots being hereinafter collectively referred to part of the “Silver Oaks Addition"), requesting that the dedication and platting of the above-referenced lots be vacated and held to have no effect.

The Petition requests that the Planning Commission approve the vacation of the dedication and platting of the above-referenced lots and rights-of-way adjacent thereto, and further requests the Planning Commission to instruct the County Clerk of Bowie County, Texas, in whose office said plats of Revised Silver Oaks Addition and Silver Oaks 3rd Addition have been recorded, to write legibly on said vacated lots, the

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

word "VACATED" and to enter on said plats a reference to the volume and page at which the vacating instrument is recorded.

The following motion was made by _____ and was seconded by _____, to-wit:

> "It is moved that the dedication and platting of Lots 1 & 2, Block 3; Lot 1, Block 4 and Lot 1, Block 6 of the Revised Silver Oaks Addition, as well as Lot 1, Block 3 of Silver Oaks 3rd Addition, subdivisions of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plats recorded in Volume 4090, Page 156 and 163 of the Real Property Records of Bowie County, Texas, and in Volume 6161, Page ?????, of the Real Property Records of Bowie County, Texas, respectively, be, and the same are hereby vacated and held to have no effect.
>
> The County Clerk of Bowie County, Texas, is instructed to write legibly on said vacated lots the word 'VACATED' and to enter on said lots a reference to the volume and page at which the vacating instrument is recorded."

After discussion, the motion was voted upon and unanimously approved by the Planning Commission.

PLANNING COMMISSION OF
THE CITY OF TEXARKANA, TEXAS

By: _____

By: _____

Attachment: PlatComments-Reapprovl-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

From: Gary L. Smith, P.E., Executive Director, TWU

Date: November 27, 2023

Re: **Vacate Lots 1 & 2 Block 3, Lot 1 Block 4, Lot 1 Block 6 Revised Silver Oaks Addition and Lot 1 Block 3 Silver Oaks 3rd Addition**

The Utility staff has reviewed the above referenced request to vacate certain lots and has the following comments:

1. There is an existing six-inch (6") water main on the south side of Sterling Drive that terminates at approximately 400' west of Larkwood Lane.

2. There is an existing eight-inch (8") sanitary sewer main parallel and adjacent to the west side and a portion of the south side of Lot 1 Block 6 Revised Silver Oaks Addition. There is an existing eight-inch (8") sanitary sewer main parallel and adjacent to the east side and a portion of the north side of Lot 1 Block 3 Silver Oaks 3rd Addition. There is also an existing six-inch (6") sanitary sewer main parallel and adjacent to a portion of the south side of Lot 1 Block 3 Silver Oaks 3rd Addition.

3. The Utility reserves the right to request additional utility easements upon review of the plans.

4. 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

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Executive Director, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, O & M Coordinator, TWU
Pam White, Administrative Coordinator, TWU

Attachment: PlatComments-ReapprovI-VacatingPortionofSilverOaksRevisedandSilverOaksThird-Jan2025 (4395 : Consider approval to Vacate

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:08 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Consider approval of the replat of Lots 13 to 15, Block 3, Wrightridge Addition, located at the intersection of Lionel Avenue and University Avenue. 2B Builders, owner, and Jeffrey Wood, agent.		

Meeting Date: 1/6/2025

Attachments

a. PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
01/06/2025 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2025

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: December 16, 2024

Subject: **Consider approval of the Replat of Lots 13 to 15, Block 3 Wrightridge Adidtion.**

This is a request by 2B Builders, owner, and Jeffrey Wood, agent, to consider approval the **Replat of Lots 13 to 15, Block 3 Wrightridge Adidtion.**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – See email from Joe Langley concerning possible issues along Lionel.
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
    a. AEP - No issues
    b. Bowie Cass – No issues
    c. REA – No response
7. TWU - See memo.
8. PW/Planning Departments
    a. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)
    b. Submit electronic copy once the plat is recorded.
    c. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
    d. Property is in the UPDD so this will also have to be approved by the UPDD Committee.
    e. Units will not be able to be individually sold unless they are platted into single lots.
    f. Final approval of plat will be contingent upon approval of engineering plans for the subdivision and UPDD approval.
9. Fire Department – No issues

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* X *Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: Replat of Lots 13-15, Block 3 Wrightridge Addition into one Lot

Plat Title: Replat of Lots 13-15, Block 3 Wrightridge Addition

Current Legal Description: Lots 13-15, Block 3 Wrightridge Addition

Total Acreage: 2.368 acres ***Number of Lots:*** 1 ***Zoning:*** UPDD

Owner/Developer Information:

Name: 2 B Builders Inc

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood		11/22/24
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood _____ 11/22/24 _____

Signature Date

Jeffrey Wood _____

Printed Name

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

GRAPHIC SCALE 1"=30'

0 30

Property Description
2.368 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the H. D. Collins Headright Survey, Abstract 824, Bowie County, Texas, being all of Lots 13 and 14, and a part of Lot 15, Block 3 of the Wrightridge Addition, according to the plat recorded in Volume 587, Page 173 of the Plat Records of Bowie County, Texas, and being all of that certain tract of land described as 2.368 acres in the deed from James Herrington, II and Benjamin Ward Ledwell to 2 B Builders, LLC., dated August 3, 2023, recorded in Document No. 2023-00007494 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, the Southeast corner of the said 2.368 acre tract, the Southeast corner of the said Lot 13, the Northeast corner of that certain tract of land described as 0.9615 acres in the deed from Douglas T. White to Sandra C. White, dated December 7, 2010, recorded in Volume 5969, Page 210 of the Real Property Records of Bowie County, Texas, and lying in the West line of Lot 10 of the said Block 3;

THENCE South 83 degrees 47 minutes 09 seconds West a distance of 335.39 feet along the South Line of the said 2.368 acre tract, the South of the said Lots 13, 14, and 15, and the North line of the said 0.9615 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the East right-of-way line of Scott Wright Road, the Southwest corner of the said 2.368 acre tract and the Northwest corner of the said 0.9615 acre tract;

THENCE North 08 degrees 03 minutes 09 seconds West a distance of 60.88 feet along the West line of the said 2.368 acre tract and the East right-of-way line of the said Scott Wright Road to a 1/2 inch steel rod set for a corner, capped MTG ENG at the beginning of a curve to the left, tangent to the said line;

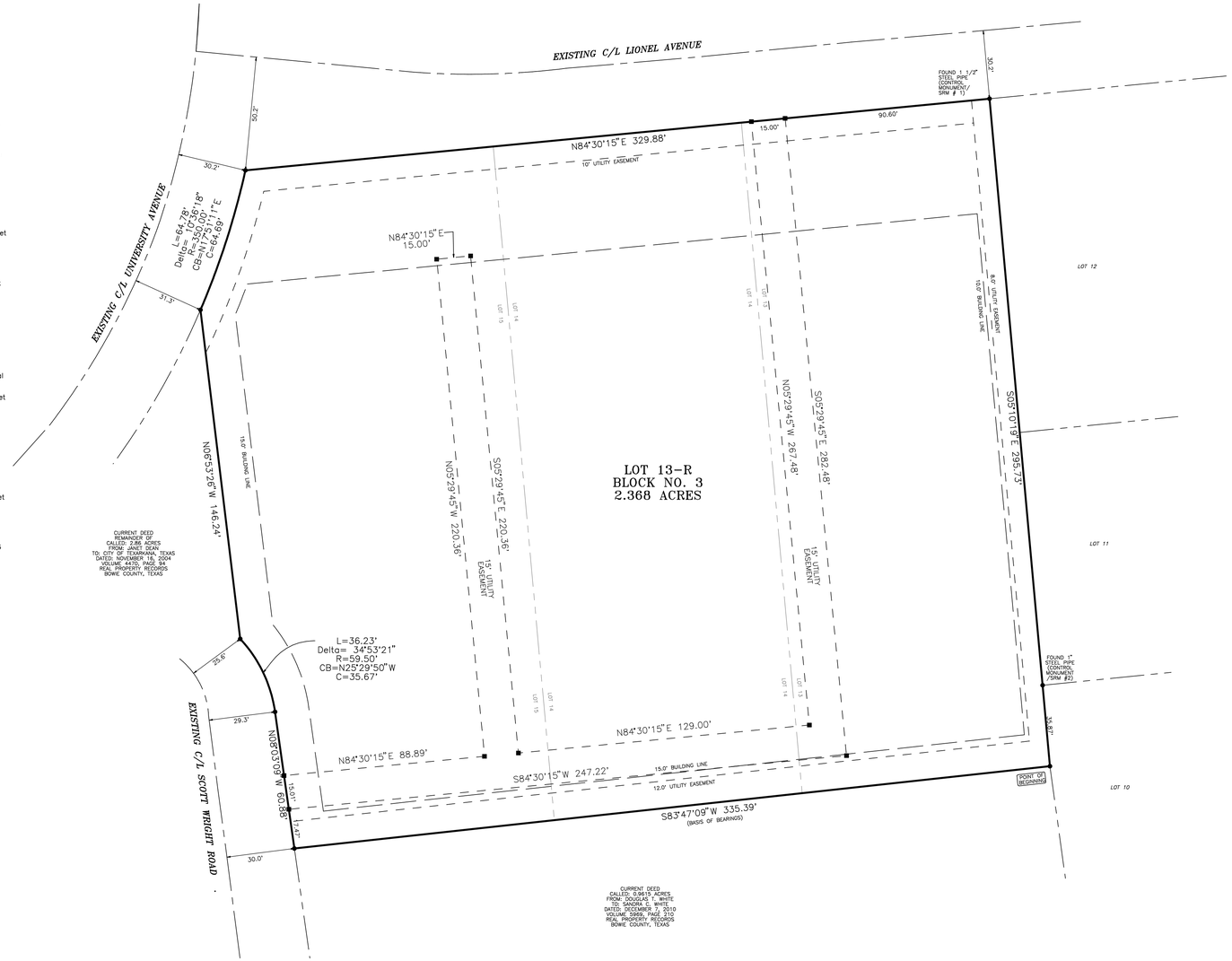
THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 36.23, with a delta angle of 34 degrees 53 minutes 21 seconds, a radius of 59.50 feet, a chord bearing of North 25 degrees 29 minutes 50 seconds West, and a chord distance of 35.67 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the East right-of-way line of the said Scott Wright Road, and in the East line of that certain tract of land described as 2.86 acres in the deed from Janet Dean to The City of Texarkana, Texas, dated November 16, 2004, recorded in Volume 4470, Page 94 of the Real Property Records of Bowie County, Texas;

THENCE North 06 degrees 53 minutes 26 seconds West a distance of 146.24 feet along the West line of the said 2.368 acre tract, and the East line of the said 2.86 acre tract to 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the left, lying in the East right-of-way line of University Avenue;

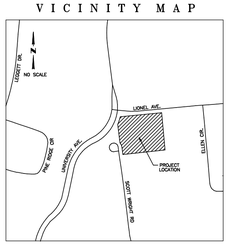
THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 64.78 feet, with a delta angle of 10 degrees 36 minutes 18 seconds, a radius of 350.00 feet, a chord bearing of North 17 degrees 51 minutes 11 seconds East, and a chord distance of 64.69 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the intersection of the East right-of-way line of the said University Avenue and the South right-of-way line of Lionel Avenue, same being the Northwest corner of the said 2.368;

THENCE North 84 degrees 30 minutes 15 seconds East a distance of 329.88 feet along the North line of the said 2.368 acre tract, the North line of the said Lots 15, 14, and 13, and the South right-of-way line of the said Lionel Avenue to a 1 1/2 inch steel pipe found for a corner, same being the Northeast corner of the said 2.368 acre tract, the Northeast corner of the said Lot 13, and the Northwest corner of Lot 12, of the said Block 3;

THENCE South 05 degrees 10 minutes 19 seconds East, at a distance of 259.86 feet passing a 1 inch steel pipe found for a corner, the Southwest corner of Lot 11 of the said Block 3 and the Northwest corner of the said Lot 10, continuing in all a distance of 295.73 feet along the East line of the said 2.368 acre tract, the East line of the said Lot 13, the West line of the said Lot 12, the West line of the said Lot 11, and the West line of the said Lot 10 to the point of beginning and containing 2.368 acres of land, at the time of this survey.



VICINITY MAP



The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of South 83 degrees 47 minutes 09 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7251266.8050
E=3306954.6752

CONTROL MONUMENT #2
N=7251230.5002
E=3306621.2544

CERTIFICATE OF DEDICATION BY OWNER

We, 2 B Builders LLC., being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of Lots 13-15, Block 3 of the Wrightridge Addition, a subdivision of a part of the H. D. Collins Headright Survey, Abstract 824, Bowie County, Texas, and by these presents.

_____ _____
Brandon Taylor, Member-Manager Brad Meador, Member-Manager

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Brandon Taylor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Brad Meador, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lots 13-15, Block 3 of the Wrightridge Addition, a subdivision of a part of the H. D. Collins Headright Survey, Abstract 824, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2024.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secetary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground August 28, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Replat of Lots 13-15, Block 3 of the Wrightridge Addition, a subdivision of a part of the H. D. Collins Headright Survey, Abstract 824, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 22, 2024

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

FLOOD STATEMENT:

By graphic plotting only, all of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood, In Community of the City of Texarkana, Number 480060, Panel 0355, Suffix E, Map Number 48037C0355E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

NOTES:

1) THE PURPOSE OF THE REPLAT IF TO COMBINE LOTS 13, 14, AND 15, BLOCK 3 INTO 1 LOT.

2) ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

3) THIS REPLAT TO COMBINE LOTS 13-15, BLOCK 3 IS NOT IN VIOLATION OF THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 587, PAGE 173, PLAT RECORDS, BOWIE COUNTY, TEXAS.

REPLAT OF LOTS 13-15 BLOCK 3 WRIGHTRIDGE ADDITION

2.368 ACRES IN THE H. D. COLLINS HEADRIGHT SURVEY, ABSTRACT 824 BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	246073	10/10/2024		

MTG ENGINEERS &SURVEYORS
5930 SUMMERHILL ROAD TEXARKANA, TX
P 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2024

X:\2024 Projects\246073 Lionel & University Townhomes\02 Surveying\246073.pro
Fri Nov 22, 2024 0:37PM

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block 3, Wrightridge Addition)

From: TEX-Henslee, Dustin
To: dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; Chris Jackson; Mccormick, Brandon K; TWU-Smith, Gary; TEX-Daniel, Mashell; willb@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn; Adam Keahey; tray.mcneil@rittercommunications.com; Fisher, Jacob W; TEX-Wade, Jonathan
Cc: TEX-Puckett, Laura
Subject: Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition
Date: Monday, December 2, 2024 2:25:00 PM
Attachments: PlatReview-RpltLots13to15Blk3WrightridgeAddition-12022024.pdf

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All,

We have received a request for approval of the Replat of Lots 13-15, Block 3, Wrightridge Addition. This property is located at the SE intersection of University Avene and Lionel Avenue.

Attached is the application, checklist, and plats. This will be on the **January 6, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, December 18, 2024.** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

From: Will Burris
To: TEX-Henslee, Dustin
Subject: RE: Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition
Date: Monday, December 2, 2024 3:55:33 PM

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bowie Cass Electric has no conflict or comment.

Thanks,

William Burris
Engineering Staking Coordinator
Bowie-Cass Electric Cooperative
P.O. Box 47 / 117 N. Street
Douglassville, Texas 75560
Desk: 903-846-8009

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:25 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [CAUTION EXTERNAL EMAIL] Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition

All,

We have received a request for approval of the Replat of Lots 13-15, Block 3, Wrightridge Addition. This property is located at the SE intersection of University Avene and Lionel Avenue.

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Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

From: Langley, Joe
To: TEX-Henslee, Dustin
Subject: RE: Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition
Date: Monday, December 2, 2024 3:28:00 PM

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have underground lines along Lionel Ave that may need to be relocated. We will need to speak to the developer to get a better understanding of what they plan on doing.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:25 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition

All,

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Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
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Cell: (903)-908-1808

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be shared with others.

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

From: Brandon Brooks
To: TEX-Henslee, Dustin
Subject: RE: [EXTERNAL EMAIL] Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition
Date: Monday, December 2, 2024 2:47:28 PM
Attachments: image001.jpg

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Our facilities should not be affected.

Brandon Brooks
Operations Supervisor | Texarkana, Arkansas
903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:25 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition

All,

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Attached is the application, checklist, and plats. This will be on the **January 6, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, December 18, 2024.** If you have any questions, please let me know.

Thanks,

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

From: Zac Pianalto
To: TEX-Henslee, Dustin; Dusty Wiley; jwood@mtgengineers.com
Subject: RE: Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition
Date: Monday, December 2, 2024 5:05:20 PM
Attachments: image001.png
image002.png
image003.png

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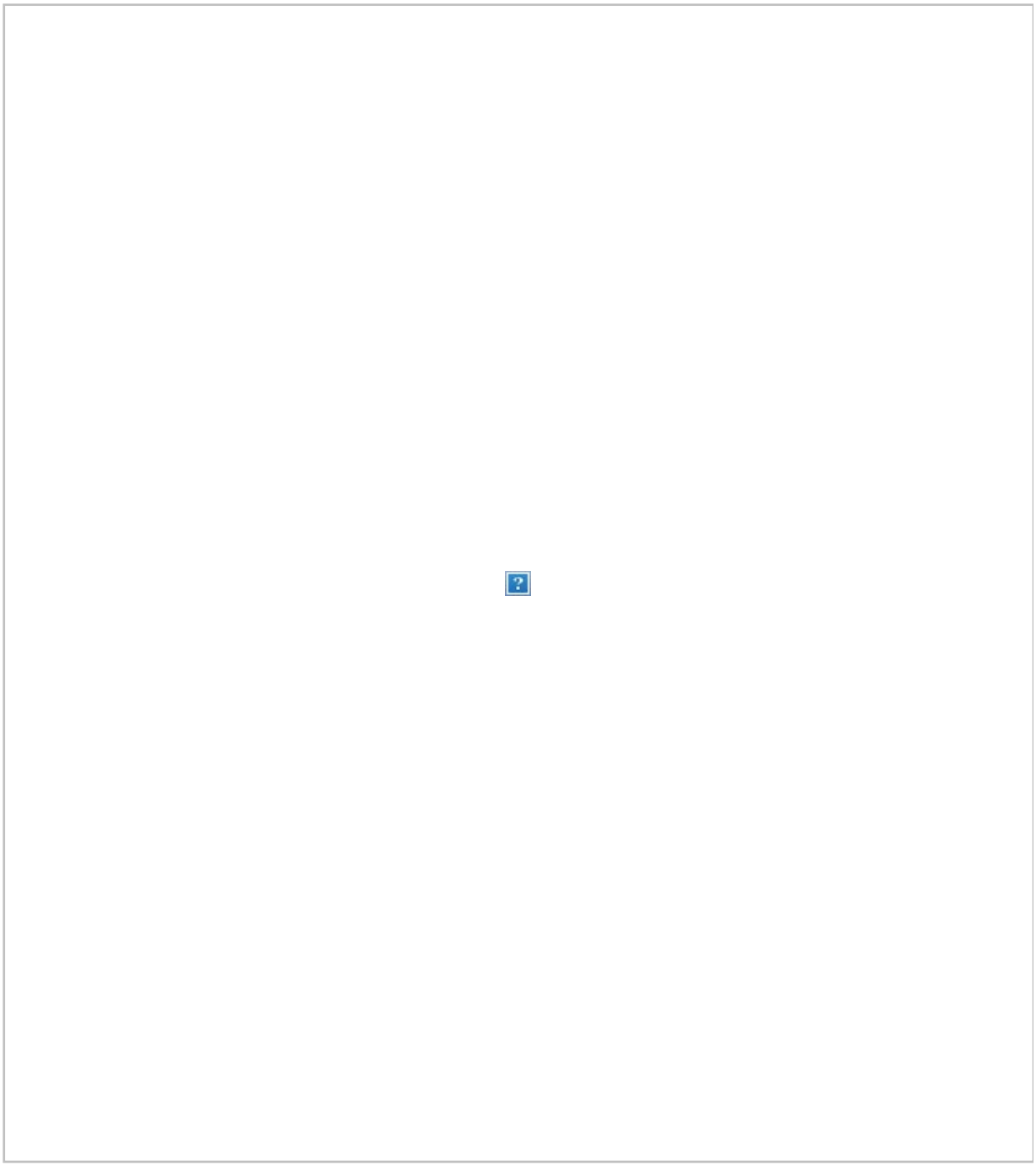
Dusty Henslee,

SWEPCO has no objections. An underground primary line is along the south side of the property in a 15' utility easement on the construction print. The Primary riser pole# 48126, single phase flush mount pedestal, and single-phase pad mount are spread across the south side of these three lots, installed in 1976.

Thank you,

ZAC PIANALTO | **ENGINEER**
ZSPIANALTO@AEP.COM | C:903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-6324

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block



From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:25 PM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green

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<sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review - Replat of Lots 13 - 15, Block 3 Wrightridge Addition

All,

We have received a request for approval of the Replat of Lots 13-15, Block 3, Wrightridge Addition. This property is located at the SE intersection of University Avene and Lionel Avenue.

Attached is the application, checklist, and plats. This will be on the **January 6, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, December 18, 2024.** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CPM, Assistant City Manager/Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director, TWU

Date: December 2, 2024

Re: **Replat of Lots 13-15, Block 3 Wrightridge Addition**

The Utility staff has reviewed the above re-plat and has the following comments:

1. There is an existing eight-inch (8") water main on the north side of Lionel Avenue and an existing twelve-inch (12") water main on a portion of the east side of Scott Wright Road.

2. The proposed site is not served by sewer. It will be the responsibility of the owner/developer to extend sewer to this site.

3. The Utility reserves the right to request additional utility easements upon review of the plans.

4. 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

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-ReplatLots13to15Blk3WrightridgeAddition-12162024 (4396 : Consider approval of the replat of Lots 13 to 15, Block

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:08 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Consider approval of the Shilling Hills Subdivision, located on Shilling Road. 5 Talent Properties, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 1/6/2025

Attachments

a. PlatComments-ShillingHillsSubdivision-12162024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
	12/30/2024 10:42 AM		
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
	12/30/2024 10:42 AM		
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
01/06/2025 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2025

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: December 16, 2024

Subject: **Consider approval of the Shilling Hills Subdivision**

This is a request by 5 Talent Properties, LLC, owner, and Jeffrey Wood, agent, to consider approval the **Shilling Hills Subdivision.**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
    a. AEP - No issues
    b. Bowie Cass – No issues
    c. REA – No response
7. TWU - See memo
8. PW/Planning Departments
    a. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for the subdivision.
    b. Submit electronic copy once the plat is recorded.
    c. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
    d. Portion of the property is in the UPDD so this will also have to be approved by the UPDD Committee.
    e. Final approval of plat will be contingent upon approval of engineering plans for the subdivision and UPDD approval.
9. Fire Department – No issues

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

_X_ *Preliminary* _X_ *Final* ___*Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: To create a 6 lot subdivision

Plat Title: Shilling Hills Subdivision

Current Legal Description: 12.511 acres in the Jarrett Janes Survey, Abstract 302

Total Acreage: 12.511 acres ***Number of Lots:*** 6 ***Zoning:*** SF-1 & UPDD

Owner/Developer Information:

Name: 5 Talent Properties, LLC

Address: _____

Phone: ( ) _____ Fax: ( ) _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood		11/22/24
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PRELIMINARY PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city of extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☐
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

CITY OF
TEXARKANA
TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☐
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood _____ 11/22/24 _____

Signature Date

Jeffrey Wood _____

Printed Name

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

CITY OF
TEXARKANA
TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a corner of an original headright survey	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

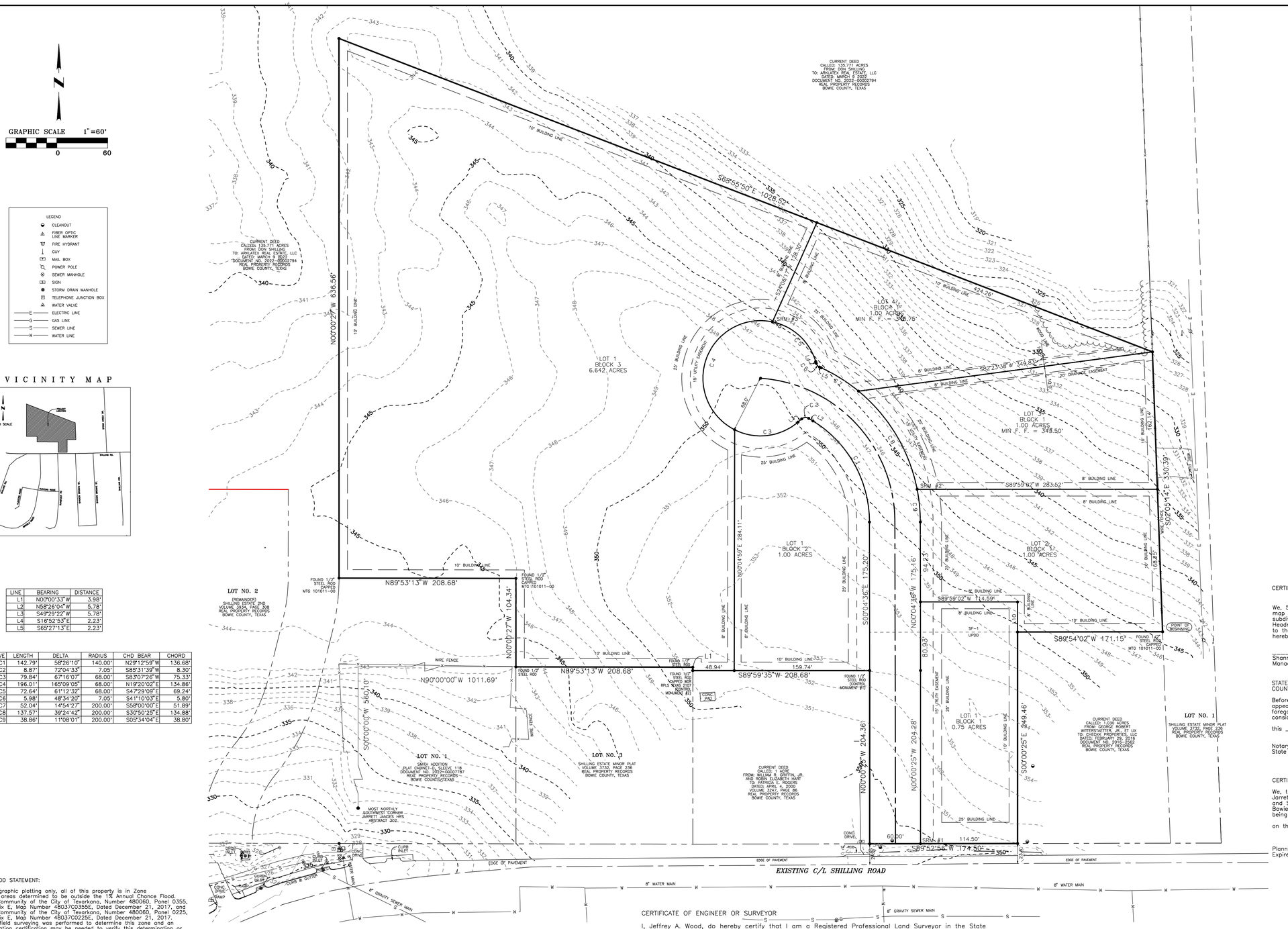
Jeffrey Wood _____ 11/22/2024

Signature Date

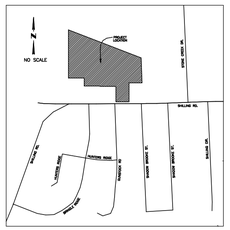
Jeffrey Wood

Printed Name

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)



VICINITY MAP



LINE	BEARING	DISTANCE
L1	N00°00'33"W	3.98'
L2	N58°26'04"W	5.78'
L3	S49°29'22"W	5.78'
L4	S12°52'53"E	2.23'
L5	S65°27'13"E	2.23'

CURVE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	142.79'	58°26'10"	140.00'	N29°12'59"W	136.68'
C2	8.87'	72°04'33"	7.05'	S85°31'39"W	8.30'
C3	79.84'	67°16'07"	68.00'	S83°07'26"W	75.33'
C4	196.01'	165°09'05"	68.00'	N19°20'02"E	134.86'
C5	72.64'	61°12'32"	68.00'	S47°29'09"E	69.24'
C6	5.98'	48°34'20"	7.05'	S41°10'03"E	5.80'
C7	52.04'	14°54'27"	200.00'	S58°00'00"E	51.89'
C8	137.57'	39°24'42"	200.00'	S30°50'25"E	134.88'
C9	38.86'	11°08'01"	200.00'	S05°34'04"E	38.80'

FLOOD STATEMENT:

By graphic plotting only, all of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood. in Community of the City of Texarkana, Number 480060, Panel 0355, Suffix E, Map Number 48037C0355E, Dated December 21, 2017, and In Community of the City of Texarkana, Number 480060, Panel 0225, Suffix E, Map Number 48037C0225E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of South 89 degrees 59 minutes 35 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7256334.0187
E=3312262.5189

CONTROL MONUMENT #2
N=7256333.9930
E=3312053.8339

SRM #1
N=7256129.7831
E=3312322.5440

SRM #2
N=7256547.8401
E=3312318.5194

SRM #3
N=7256745.3629
E=3312147.8357

Property Description
12.511 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, being all of that certain tract of land described as Tract One, with 11.514 acres, and Tract Two in the deed from ArkLaTex Rentals, LLC to 5 Talent Properties, LLC, dated My 27, 2022, recorded in Document No. 2022-00006723 of the Real Property Records of Bowie County, Texas, said Tract Two being all of Lot 1 of the Shilling Estate Second, according to the map recorded in Volume 3934, Page 308 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Southeast corner of the said 11.514 acre tract, the Northeast corner of that certain tract of land described as 1.030 acres in the deed from George Robert Witterstaetter, Jr., et ux to Checkk Properties, LLC, dated February 29, 2016, recorded in Document No. 2016-2562 of the Real Property Records of Bowie County, Texas, and lying in the West line of Lot No. 1 of the Shilling Estate Minor Plat, according to the plat recorded in Volume 3732, Page 236 of the Real Property Records of Bowie County, Texas;

THENCE South 89 degrees 54 minutes 02 seconds West a distance of 171.15 feet along the South line of the said 11.514 acre tract, and the North line of the said 1.030 acre tract to a 1/2 inch steel rod, found for a corner, the Northeast corner of the said Tract Two, and the Northwest corner of the said 1.030 acre tract;

THENCE South 00 degrees 00 minutes 25 seconds East a distance of 249.46 feet along the East line of the said Tract Two and the West line of the said 1.030 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the North right-of-way line of Shilling Road, same being the Southeast corner of the said Tract Two and the Southwest corner of the said 1.030 acre tract;

THENCE South 89 degrees 52 minutes 56 seconds West a distance of 174.50 feet along the South line of the said Tract Two, and the North right-of-way line of the said Shilling Road to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southwest corner of the said Tract Two and the Southeast corner of that certain tract of land described as 1 acre in the deed from Willia R. Griffin, Jr. and Robin Elizabeth Hart to Patricia E. Rogers, dated April 4, 2000, recorded in Volume 3247, Page 86 of the Real Property Records of Bowie County, Texas;

THENCE North 00 degrees 00 minutes 25 seconds West a distance of 204.36 feet along the West line of the said Tract Two, the East line of the said 1 acre tract to a 1/2 inch steel rod, found for a corner, same being an outside ell corner in the South line of the said 11.514 acre tract and the Northeast corner of the said 1 acre tract;

THENCE South 89 degrees 59 minutes 35 seconds West a distance of 208.68 feet along the South line of the said 11.514 acre tract and the North line of the said 1 acre tract to a 1/2 inch steel rod, capped WDR RPLS TEXAS 2107, found for a corner, same being an outside ell corner of the said 11.514 acre tract, the Northwest corner of the said 1 acre tract, and lying in the East line of Lot No. 3 of the said Shilling Estate;

THENCE North 00 degrees 00 minutes 33 seconds West a distance of 3.98 feet along the West line of the said 11.514 acre tract and the East line of the said Lot No. 3 of the said Shilling Estate to a 1/2 inch steel rod, found for a corner, same being an inside ell of the said 11.514 acre tract and the Northeast corner of the said Lot No. 3;

THENCE North 89 degrees 53 minutes 13 seconds West a distance of 208.68 feet along the South line of the said 11.514 acre tract and the North line of the Lot No. 3 to a 1/2 inch steel rod, found for a corner lying in the East line of Lot no. 1 of Smith Addition, according to the plat recorded in Document No. 2022-00007787, and filed in Plat Cabinet D, Sleeve 118 of the Real Property Records of Bowie County, Texas, same being an outside ell corner of the said 11.514 acre tract, and the Northwest corner of the said Lot No. 3;

THENCE North 00 degrees 00 minutes 27 seconds West a distance of 104.34 feet along the West line of the said 11.514 acre tract and the East line of the said Smith Addition to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, same being an inside ell corner of the said 11.514 acre tract and the Northeast corner of the said Smith Addition;

THENCE North 89 degrees 53 minutes 13 seconds West a distance of 208.68 feet along the South line of the said 11.514 acre tract and the North line of the said Smith Addition to a 1/2 inch steel rod, capped MTG 10101-00, found for a corner, lying in the East line of that certain tract of land described as 135.771 acres in the deed from Don Shilling to ArkLaTex Real Estate, LLC dated March 9, 2022, and recorded in Document No. 2022-00002794 of the Real Property Records of Bowie County, Texas, same being the Southwest corner of the said 11.514 acre tract and the Northwest corner of the said Smith Addition;

THENCE North 00 degrees 00 minutes 27 seconds West a distance of 636.56 feet along the West line of the said 11.514 acre tract and the East line of the said 135.771 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northwest corner of the said 11.514 acre tract and an inside ell corner of the said 135.771 acre tract;

THENCE South 68 degrees 55 minutes 50 seconds East a distance of 1028.52 feet along the North line of the said 11.514 acre tract and the South line of the said 135.771 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the West line of the said Lot No. 1 of the said Shilling Estate, same being the Northeast corner of the said 11.514 acre tract and the Southeast corner of the said 135.771 acre tract;

THENCE South 02 degrees 05 minutes 14 seconds East a distance of 330.39 feet along the East line of the said 11.514 acre tract and the West line of the said Lot No. 1 of the said Shilling Estate to the point of beginning and containing 12.511 acres of land, at the time of this survey.

CERTIFICATE OF DEDICATION BY OWNER

We, 5 Talent Properties, LLC., being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Shilling Hills Subdivison, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

_____
Shannon Nicholas Hibbs
Managing Member

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Shannon Nicholas Hibbs, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Shilling Hills Subdivison, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2024.

_____
Chairman

Planning Commission Approval Expires on_____

_____
Secretar

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground September 9, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Shilling Hills Subdivison, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 22, 2024

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

DEVELOPERS:

EXISTING LAND USE: VACANT (12.511 ACRES)
PROPOSED LAND USE: SINGE-FAMILY (12.511 ACRES)
EXISTING ZONING: SINGLE-FAMILY (SF-1)
UNIVERSITY PLANNED DEVELOPMENT
PROPOSED ZONING: SINGLE FAMILY

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL ROOS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

SHILLING HILLS SUBDIVISION PRELIMINARY PLAT

12.511 ACRES IN THE JARRETT JANES HEADRIGHT SURVEY, ABSTRACT 302
BOWIE COUNTY, TEXAS

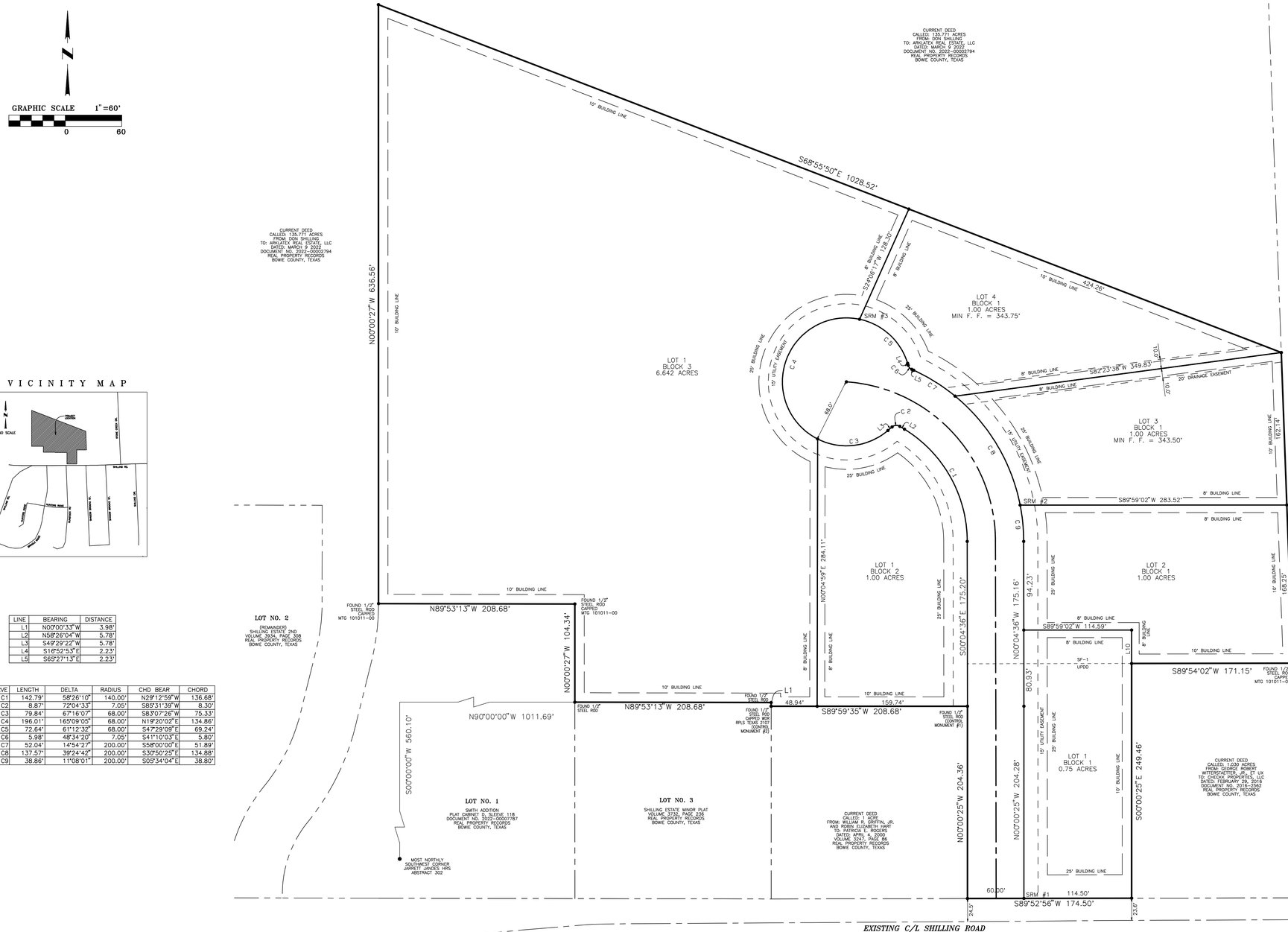
Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	246076	10/31/2024		

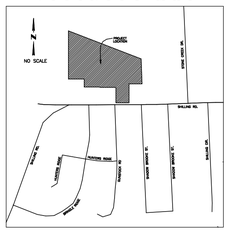
MTG ENGINEERS &SURVEYORS
5930 SUMMERHILL ROAD TEXARKANA, TX
P. 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2024

X:\2024 Projects\246076 Shilling Subdivision\02 Surveying\246076 Shilling Subdivision Preliminary Phase 1.pro
Fri Nov 22, 2024 01:59PM

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)



VICINITY MAP



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CURVE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
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C2	8.87'	72°04'33"	7.05'	S85°31'39"W	8.30'
C3	79.84'	67°16'07"	68.00'	S83°07'26"W	75.33'
C4	196.01'	165°09'05"	68.00'	N19°20'02"E	134.86'
C5	72.64'	61°12'32"	68.00'	S47°29'09"E	69.24'
C6	5.98'	48°34'20"	7.05'	S41°10'03"E	5.80'
C7	52.04'	14°54'27"	200.00'	S58°00'00"E	51.89'
C8	137.57'	39°24'42"	200.00'	S30°50'25"E	134.88'
C9	38.86'	11°08'01"	200.00'	S05°34'04"E	38.80'

FLOOD STATEMENT:

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CONTROL MONUMENT #1
N=7256334.0187
E=3312262.5189

CONTROL MONUMENT #2
N=7256333.9930
E=3312053.8339

SRM #1	SRM #2	SRM #3
N=7256129.7831	N=7256547.8401	N=7256745.3629
E=3312322.5440	E=3312318.5194	E=3312147.8357

Property Description
12.511 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, being all of that certain tract of land described as Tract One, with 11.514 acres, and Tract Two in the deed from ArkLaTex Rentals, LLC to 5 Talent Properties, LLC, dated My 27, 2022, recorded in Document No. 2022-00006723 of the Real Property Records of Bowie County, Texas, said Tract Two being all of Lot 1 of the Shilling Estate Second, according to the map recorded in Volume 3934, Page 308 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Southeast corner of the said 11.514 acre tract, the Northeast corner of that certain tract of land described as 1.030 acres in the deed from George Robert Witterstaetter, Jr., et ux to Checkk Properties, LLC, dated February 29, 2016, recorded in Document No. 2016-2562 of the Real Property Records of Bowie County, Texas, and lying in the West line of Lot No. 1 of the Shilling Estate Minor Plat, according to the plat recorded in Volume 3732, Page 236 of the Real Property Records of Bowie County, Texas;

THENCE South 89 degrees 54 minutes 02 seconds West a distance of 171.15 feet along the South line of the said 11.514 acre tract, and the North line of the said 1.030 acre tract to a 1/2 inch steel rod, found for a corner, the Northeast corner of the said Tract Two, and the Northwest corner of the said 1.030 acre tract;

THENCE South 00 degrees 00 minutes 25 seconds East a distance of 249.46 feet along the East line of the said Tract Two and the West line of the said 1.030 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the North right-of-way line of Shilling Road, same being the Southeast corner of the said Tract Two and the Southwest corner of the said 1.030 acre tract;

THENCE South 89 degrees 52 minutes 56 seconds West a distance of 174.50 feet along the South line of the said Tract Two, and the North right-of-way line of the said Shilling Road to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southwest corner of the said Tract Two and the Southeast corner of that certain tract of land described as 1 acre in the deed from Willia R. Griffin, Jr. and Robin Elizabeth Hart to Patricia E. Rogers, dated April 4, 2000, recorded in Volume 3247, Page 86 of the Real Property Records of Bowie County, Texas;

THENCE North 00 degrees 00 minutes 25 seconds West a distance of 204.36 feet along the West line of the said Tract Two, the East line of the said 1 acre tract to a 1/2 inch steel rod, found for a corner, same being an outside ell corner in the South line of the said 11.514 acre tract and the Northeast corner of the said 1 acre tract;

THENCE South 89 degrees 59 minutes 35 seconds West a distance of 208.68 feet along the South line of the said 11.514 acre tract and the North line of the said 1 acre tract to a 1/2 inch steel rod, capped WDR RPLS TEXAS 2107, found for a corner, same being an outside ell corner of the said 11.514 acre tract, the Northwest corner of the said 1 acre tract, and lying in the East line of Lot No. 3 of the said Shilling Estate;

THENCE North 00 degrees 00 minutes 33 seconds West a distance of 3.98 feet along the West line of the said 11.514 acre tract and the East line of the said Lot No. 3 of the said Shilling Estate to a 1/2 inch steel rod, found for a corner, same being an inside ell of the said 11.514 acre tract and the Northeast corner of the said Lot No. 3;

THENCE North 89 degrees 53 minutes 13 seconds West a distance of 208.68 feet along the South line of the said 11.514 acre tract and the North line of the Lot No. 3 to a 1/2 inch steel rod, found for a corner lying in the East line of Lot no. 1 of Smith Addition, according to the plat recorded in Document No. 2022-00007787, and filed in Plat Cabinet D, Sleeve 118 of the Real Property Records of Bowie County, Texas, same being an outside ell corner of the said 11.514 acre tract, and the Northwest corner of the said Lot No. 3;

THENCE North 00 degrees 00 minutes 27 seconds West a distance of 104.34 feet along the West line of the said 11.514 acre tract and the East line of the said Smith Addition to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, same being an inside ell corner of the said 11.514 acre tract and the Northeast corner of the said Smith Addition;

THENCE North 89 degrees 53 minutes 13 seconds West a distance of 208.68 feet along the South line of the said 11.514 acre tract and the North line of the said Smith Addition to a 1/2 inch steel rod, capped MTG 10101-00, found for a corner, lying in the East line of that certain tract of land described as 135.771 acres in the deed from Don Shilling to ArkLaTex Real Estate, LLC dated March 9, 2022, and recorded in Document No. 2022-00002794 of the Real Property Records of Bowie County, Texas, same being the Southwest corner of the said 11.514 acre tract and the Northwest corner of the said Smith Addition;

THENCE North 00 degrees 00 minutes 27 seconds West a distance of 636.56 feet along the West line of the said 11.514 acre tract and the East line of the said 135.771 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northwest corner of the said 11.514 acre tract and an inside ell corner of the said 135.771 acre tract;

THENCE South 68 degrees 55 minutes 50 seconds East a distance of 1028.52 feet along the North line of the said 11.514 acre tract and the South line of the said 135.771 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the West line of the said Lot No. 1 of the said Shilling Estate, same being the Northeast corner of the said 11.514 acre tract and the Southeast corner of the said 135.771 acre tract;

THENCE South 02 degrees 05 minutes 14 seconds East a distance of 330.39 feet along the East line of the said 11.514 acre tract and the West line of the said Lot No. 1 of the said Shilling Estate to the point of beginning and containing 12.511 acres of land, at the time of this survey.

CERTIFICATE OF DEDICATION BY OWNER

We, 5 Talent Properties, LLC., being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Shilling Hills Subdivison, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

_____
Shannon Nicholas Hibbs
Managing Member

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Shannon Nicholas Hibbs, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Shilling Hills Subdivison, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2024.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground September 9, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Shilling Hills Subdivison, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 22, 2024

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

DEVELOPERS:

EXISTING LAND USE: VACANT (12.511 ACRES)
PROPOSED LAND USE: SINGE-FAMILY (12.511 ACRES)
EXISTING ZONING: SINGLE-FAMILY (SF-1)
UNIVERSITY PLANNED DEVELOPMENT
PROPOSED ZONING: SINGLE FAMILY

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

SHILLING HILLS SUBDIVISION FINAL PLAT

12.511 ACRES IN THE JARRETT JANES HEADRIGHT SURVEY, ABSTRACT 302
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	246076	10/31/2024		

MTG ENGINEERS &SURVEYORS
5930 SUMMERHILL ROAD TEXARKANA, TX
P 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2024

K:\2024 Projects\246076 Shilling Subdivision\02 Surveying\246076 Shilling Subdivision Final Phase 1.pro
Fri Nov 22, 2024 0:21PM

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

From: TEX-Henslee, Dustin
To: dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; Chris Jackson; Mccormick, Brandon K; TWU-Smith, Gary; TEX-Daniel, Mashell; willb@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn; Adam Keahey; tray.mcneil@rittercommunications.com; Fisher, Jacob W; TEX-Wade, Jonathan
Cc: TEX-Puckett, Laura
Subject: RE: Plat Review - Roundabout Way Addition No. 2
Date: Monday, December 2, 2024 2:15:00 PM
Attachments: PlatReview-ShillingHillsSubdivision-12022024.pdf

All,

We have received a request for approval of the final and preliminary plat for Shilling Hills Subdivision, a new 6 lot residential subdivision. This property is located on the north side of Shilling Road between Gunstock Road and Shadow Brooke Street.

Attached is the application, checklist, and plats. This will be on the **January 6, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, December 18, 2024.** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

From: Will Burris
To: TEX-Henslee, Dustin
Subject: RE: [CAUTION EXTERNAL EMAIL] Plat Review - Roundabout Way Addition No. 2
Date: Monday, December 2, 2024 3:53:49 PM

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bowie Cass Electric has no conflict or comment.

Thanks,

William Burris
Engineering Staking Coordinator
Bowie-Cass Electric Cooperative
P.O. Box 47 / 117 N. Street
Douglassville, Texas 75560
Desk: 903-846-8009

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:16 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: RE: [CAUTION EXTERNAL EMAIL] Plat Review - Roundabout Way Addition No. 2

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Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

From: Langley, Joe
To: TEX-Henslee, Dustin
Subject: RE: Plat Review - Roundabout Way Addition No. 2
Date: Monday, December 2, 2024 3:22:17 PM

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I see no issue here.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:16 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: RE: Plat Review - Roundabout Way Addition No. 2

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Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

be shared with others.

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

From: Brandon Brooks
To: TEX-Henslee, Dustin
Subject: RE: [EXTERNAL EMAIL] RE: Plat Review - Roundabout Way Addition No. 2
Date: Monday, December 2, 2024 2:48:39 PM
Attachments: image001.jpg

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Our facilities should not be affected.

Brandon Brooks
Operations Supervisor | Texarkana, Arkansas
903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:16 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] RE: Plat Review - Roundabout Way Addition No. 2

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We have received a request for approval of the final and preliminary plat for Shilling Hills Subdivision, a new 6 lot residential subdivision. This property is located on the north side of Shilling Road between Gunstock Road and Shadow Brooke Street.

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Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

From: Zac Pianalto
To: TEX-Henslee, Dustin; Dusty Wiley
Subject: RE: Plat Review - Shilling Hills Subdivision, a new 6 lot residential subdivision
Date: Monday, December 2, 2024 4:07:47 PM
Attachments: image001.png

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty,

SWEPCO has no objections, this SW REA electric co-op territory.

ZAC PIANALTO | **ENGINEER**
ZSPIANALTO@AEP.COM | C:903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, December 2, 2024 2:16 PM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] RE: Plat Review - Shilling Hills Subdivision, a new 6 lot residential subdivision

All,

We have received a request for approval of the final and preliminary plat for Shilling Hills Subdivision, a new 6 lot residential subdivision. This property is located on the north side of Shilling Road between Gunstock Road and Shadow Brooke Street.

Attached is the application, checklist, and plats. This will be on the **January 6, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, December 18, 2024.** If you have any questions, please let me know.

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CPM, Assistant City Manager/Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director, TWU

Date: December 2, 2024

Re: **Shillings South Subdivision – Preliminary and Final Plats**

The Utility staff has reviewed the above preliminary and final plat and have the following comments:

1. There is an existing eight-inch (8") water main on the south side of Shilling Road.

2. There is an existing eight-inch (8") sanitary sewer main on the south side of Shilling Road beginning approximately 110' west of Gunstock Road running east and beginning approximately 195' east of Gunstock Road running west, thence running south along the west side of Gunstock Road.

3. The Utility reserves the right to request additional utility easements upon review of the plans.

4. 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

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-ShillingHillsSubdivision-12162024 (4397 : Consider approval of the Shilling Hills Subdivision)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:14 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	S-801: Specific Use Permit to allow the one additional use of tattooing on Lots18, 19, W1/2 of 20, Block 4, T. B. Moores Addition, located at 911 New Boston Road. Hunter McCarver, owner.		

Meeting Date: 1/6/2025

Attachments

a. Hearing notice and application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
Planning & Zoning Commission	Laura Puckett	Meeting	Pending

01/06/2025 6:00 PM

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Hunter McCarver, owner, for a Specific Use Permit to allow additional use for tattooing on Lots 18, 19, and W1/2 of 20, Block 4, T.B. Moores Addition, located at 911 New Boston Road. The property is zoned Commercial.

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Commercial to the north, south, east, and west. The adjacent land usage is businesses to the north, south, east and west

A Specific Use Permit is required to allow tattooing in the Commercial zoning district.

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).

2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. If this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That any remodeling of the current building must meet all city codes and require licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.

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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2025

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 6, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 10, 2025 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).

OWNER: Hunter McCarver, owner

OWNER'S ADDRESS: 14 Meadow Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 911 New Boston Road, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the one additional use of tattooing

LEGAL DESCRIPTION: Lot 18, 19, W1/2 of 20, Block 4, T. B. Moores Addition

CASE NUMBER: S-801 DATE MAILED: December 19, 2024

Attachment: Hearing notice and application (4398 : S-801: SUP tattooing 911 New Boston Rd)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. Ø

Case S-801

Date 12-2-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 8,19 W½20 Block: 4 Addition: TB Moores Addition
(Or see attached legal description)

Location: 911 new Boston Rd, Texarkana, Tx 75501

Present Zoning: Commercial

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Tattoo Business

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: McCarver, Hunter

911 new Boston Rd

Address

Texarkana, Tx 75501

City, State, Zip

903 278 8181

Home Phone & Cell Phone

HunterMcCarver@gmail.com

Email Address

14 Meadowlark
TxK Tx 75503

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing notice and application (4398 : S-801: SUP tattooing 911 New Boston Rd)

2024-003 ATTH 01
S-801

911 New Boston Rd.

Attachment: Maps (4398 : S-801: SUP tattooing 911 New Boston Rd)

2024-003 ATTH 01
S-801

911 New Boston Rd.

Attachment: Maps (4398 : S-801: SUP tattooing 911 New Boston Rd)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:15 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	S-802: Specific Use Permit to allow one additional use of tattooing on Lots 34-326, Block 22, R.S. Bearden Boulevard Addition, located at 2415 Texas Boulevard. Curt Green, owner, and Kiana Stevens, agent.		

Meeting Date: 1/6/2025

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
Planning & Zoning Commission	Laura Puckett	Meeting	Pending

12/30/2024 10:44 AM
12/30/2024 10:44 AM
01/06/2025 6:00 PM

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Curt Green, owner, and Kiana Stevens, agent for a Specific Use Permit to allow additional use for tattooing on Lots 34-36, Block 22, R.S. Bearden Blvd Addition, located at 2415 Texas Boulevard. The property is zoned Commercial.

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Commercial to the north, south, and west, General Retail to the east. The adjacent land usage is businesses to the north, south, east and vacant land to the west

A Specific Use Permit is required to allow tattooing in the Commercial zoning district.

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).

2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. If this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.

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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2024

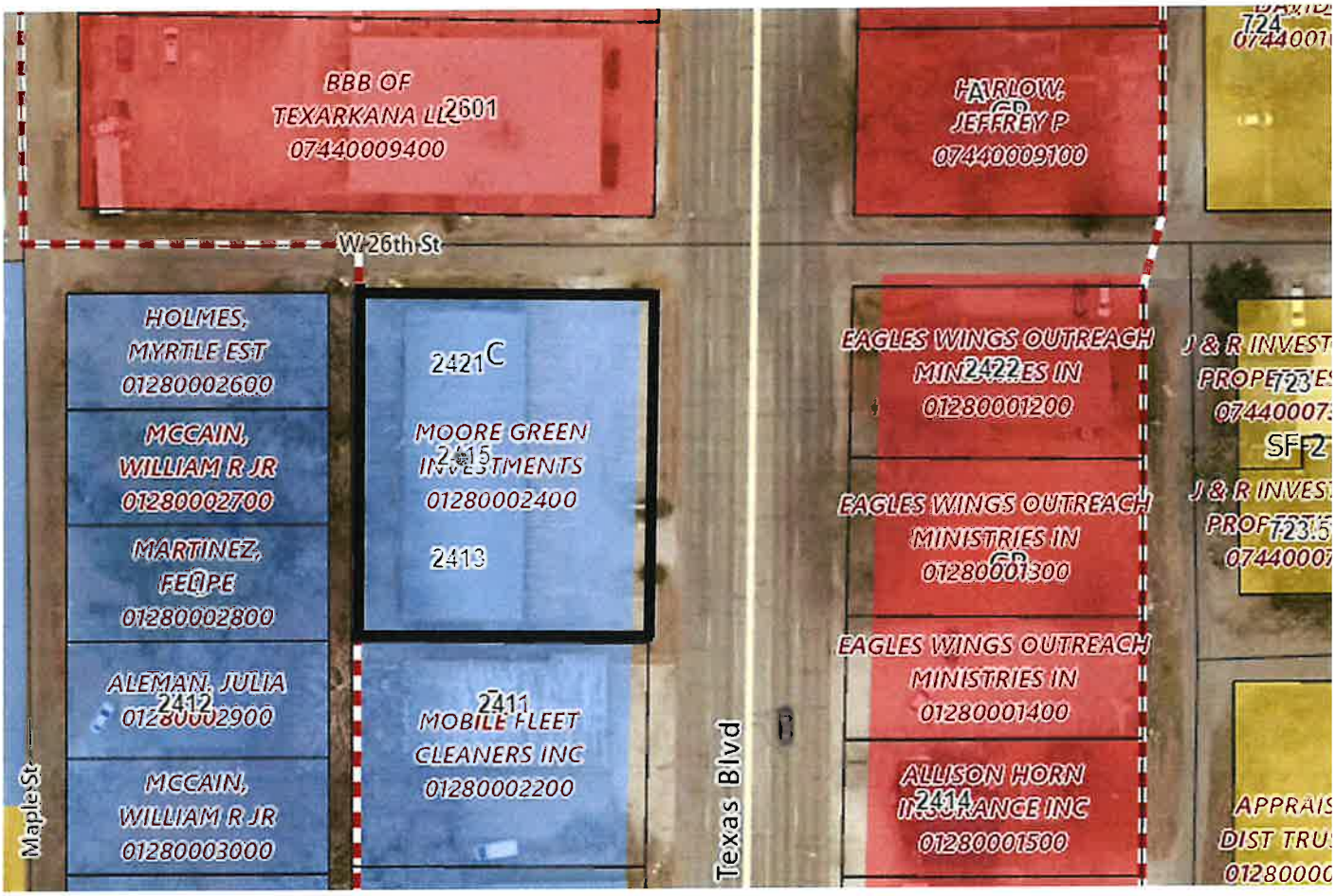
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 6, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 10, 2025 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Curt Green, owner and Kiana Stevens, agent

OWNER'S ADDRESS: 2415 Texas Boulevard, Texarkana, Texas 75501

LOCATION OF REZONING: 2415 Texas Boulevard, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the one additional use of tattooing

LEGAL DESCRIPTION: Lots 34-36, Block 22, R.S. Bearden Blvd Addition

CASE NUMBER: S-802 DATE MAILED: December 19, 2024

Attachment: Hearing Notice and Application (4399 : S-802: SUP for tattooing 2415 Texas Blvd)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-004076

Case S-802

Date 12/4/2025

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 34-36 Block: 22 Addition: RS Bearden Blvd Addition
(Or see attached legal description)

Location: 2415 Texas Blvd

Present Zoning: Commercial

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:
Tattoos

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:
for ~~@~~tattooing

Kiana Stevens
Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Curt Green

1500 Summerhill Rd, Ste 2E
Address

Texarkana, TX 75503
City, State, Zip

903.255.1700 / 903.748-6000
~~Home~~ Office Phone & Cell Phone

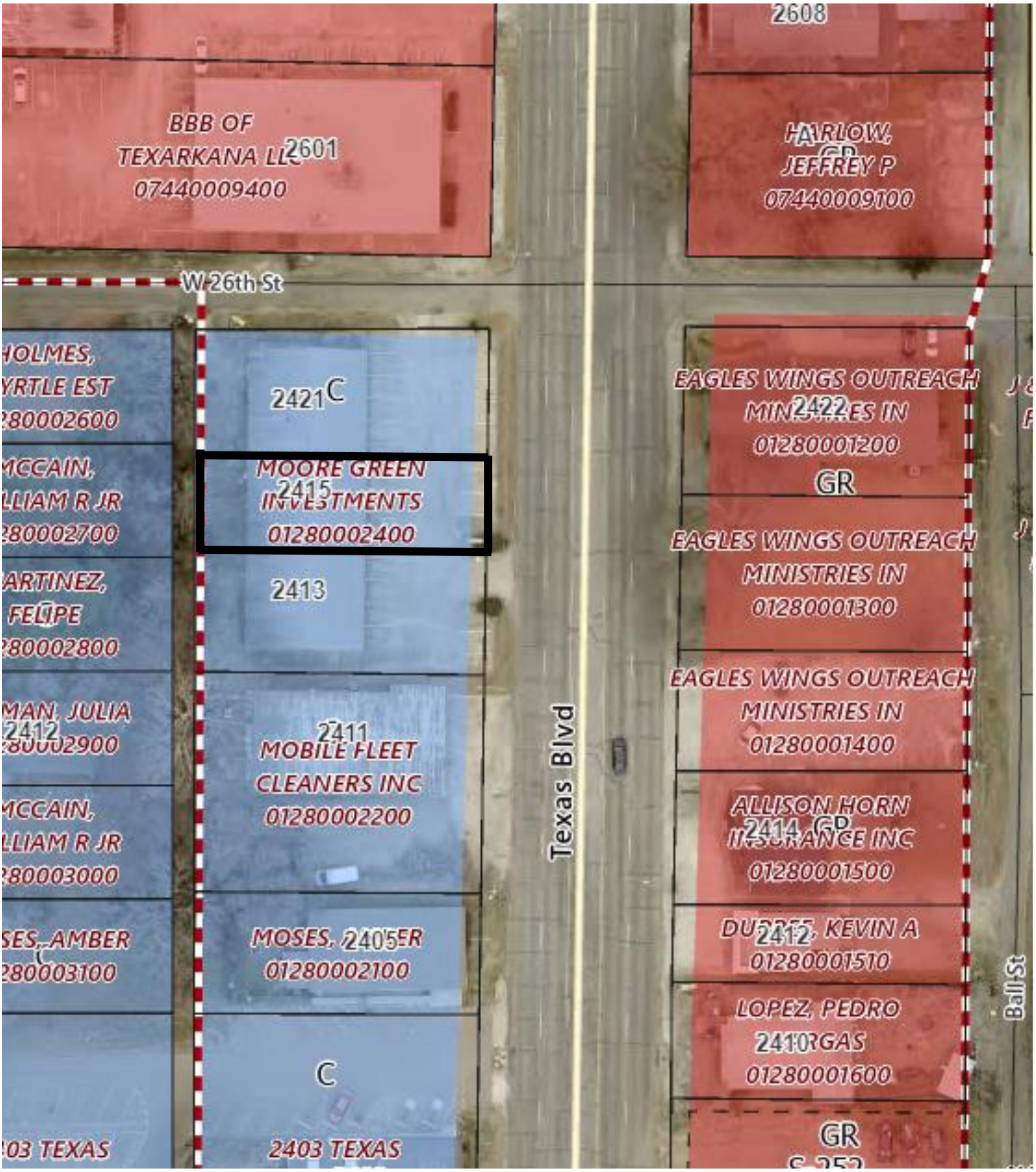
Curt@Curtgreen.com
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4399 : S-802: SUP for tattooing 2415 Texas Blvd)

2024-004 ATTH 01
S-802

2415 Texas Boulevard



Attachment: Maps (4399 : S-802: SUP for tattooing 2415 Texas Blvd)

2024-004 ATTH 01
S-802

2415 Texas Boulevard

Attachment: Maps (4399 : S-802: SUP for tattooing 2415 Texas Blvd)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:16 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Z-25-01: rezoning Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street from Single Family-2 to Single Family-3. Kimberly Burns, owner.		

Meeting Date: 1/6/2025

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
Planning & Zoning Commission	Laura Puckett	Meeting	Pending

12/30/2024 10:45 AM
12/30/2024 10:45 AM
01/06/2025 6:00 PM

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Kimberly Burns, owner, to rezone Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street from Single Family-2 to Single Family-3. The intention is to place a double wide HUD code manufactured home on this property. The property is currently vacant land.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Single Family-2 to the west, east and south, and Industrial-1 to the north. The adjacent land use is vacant lant to the west, east and north and residential to the south.

Staff recommend 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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2025

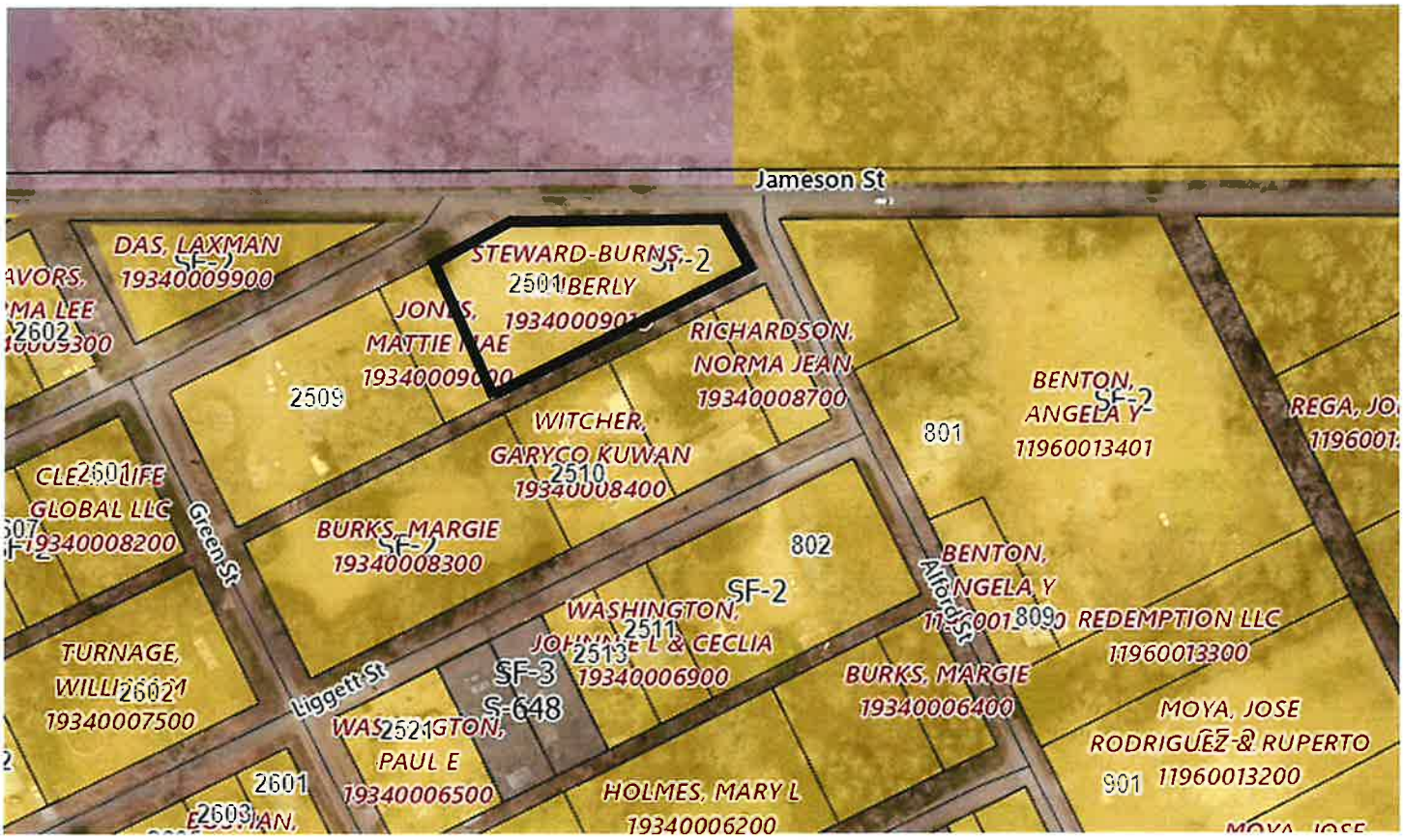
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 6, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 10, 2025 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Kimberly Burns, owner

OWNER'S ADDRESS: 2501 Neff Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2501 Neff Street, Texarkana, Texas 75501

PROPOSED CHANGE: to place a double wide HUD code manufactured home

ZONING CHANGE FROM: Single Family-2 TO: Single Family-3

LEGAL DESCRIPTION: Lots 16-18, Block 8, Red Cut Heights Addition

CASE NUMBER: Z-25-01 DATE MAILED: December 19, 2024

Attachment: Hearing Notice and Application (4400 : Z-25-01: rezoning SF-2 to SF-3 at 2501 Neff St)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No 24-004394

Case Z-25-01

Date 12-12-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 16-18 Block: 8 Addition: Red Cut Heights
(Or see attached legal description)

Location: 2501 Neff Street

Present Zoning: SF-2

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:
for a double-wide HUD code manufactured home

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:
to place home

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Kimberly Burns
Property Owner Signature

Printed Name: Kimberly Burns

2501 Neff St.
Address

Texarkana Tx 75501
City, State, Zip

903-701-7642
Home Phone & Cell Phone

Kimberlystenard1981@g
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4400 : Z-25-01: rezoning SF-2 to SF-3 at 2501 Neff St)

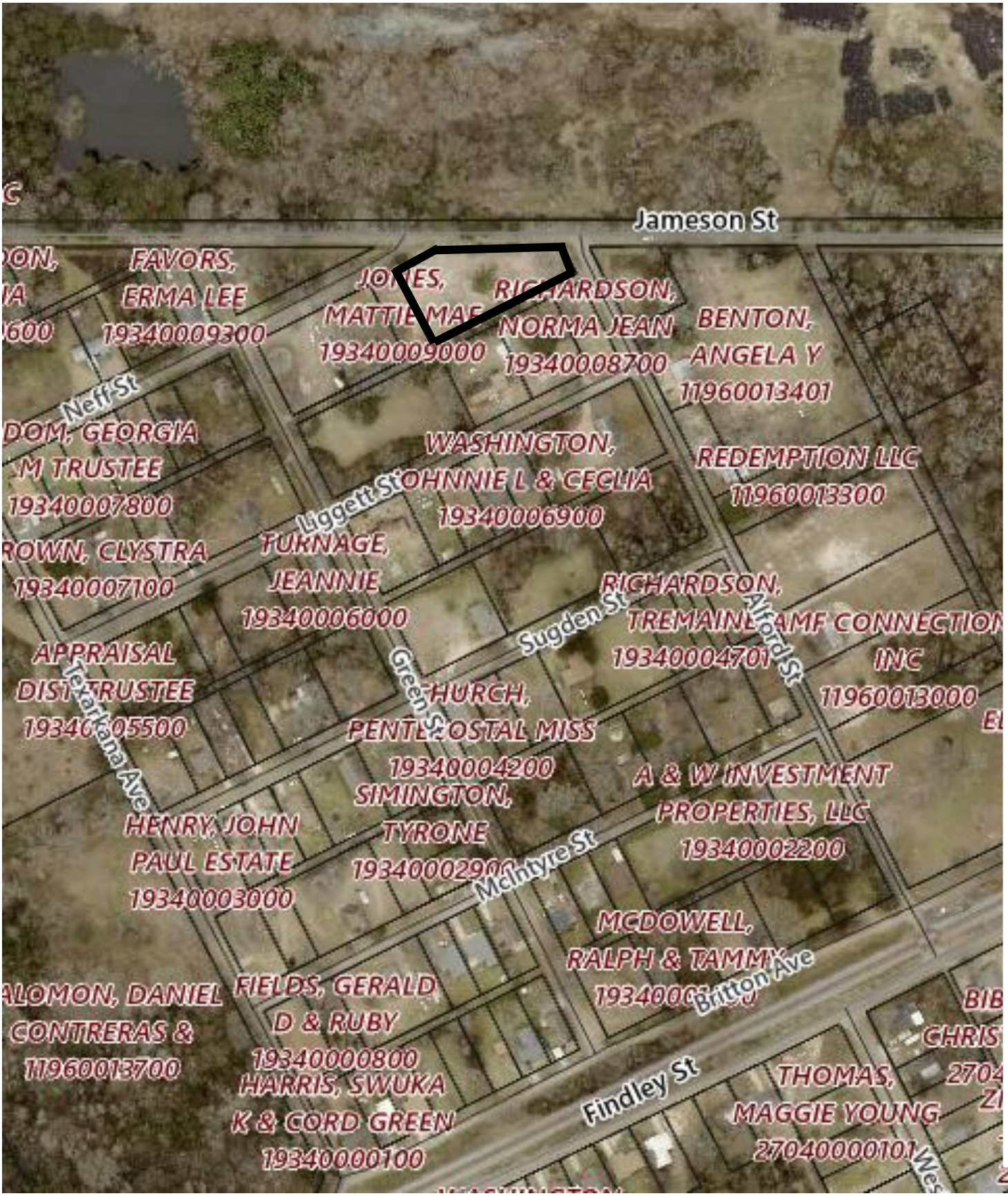
2025-005 ATTH 01
Z-25-01

2501 NEFF Street

Attachment: Maps (4400 : Z-25-01: rezoning SF-2 to SF-3 at 2501 Neff St)

2025-005 ATTH 01
Z-25-01

2501 NEFF Street



Attachment: Maps (4400 : Z-25-01: rezoning SF-2 to SF-3 at 2501 Neff St)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:19 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	S-803: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street. Kimberly Burns, owner.		

Meeting Date: 1/6/2025

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Photos (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
Planning & Zoning Commission	Laura Puckett	Meeting	Pending

12/30/2024 10:44 AM
12/30/2024 10:44 AM
01/06/2025 6:00 PM

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Kimberly Burns, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street. This property is currently a vacant lot.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Single Family-2 to the west, east and south, and Industrial-1 to the north. The adjacent land use is vacant lant to the west, east and north and residential to the south.

The City’s Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommend approval of this request with the following stipulations:

1. That one 2018 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide 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. 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.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

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:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2025

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 6, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 10, 2025 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).

OWNER: Kimberly Burns, owner

OWNER'S ADDRESS: 2501 Neff Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2501 Neff Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a double wide HUD code manufactured home

LEGAL DESCRIPTION: Lots 16-18, Block 8, Red Cut Heights Addition

CASE NUMBER: S-803 DATE MAILED: December 19, 2024

Attachment: Hearing Notice and Application (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No 24-004394

Case S-803

Date 12-12-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 16-18 Block: 8 Addition: Red Cut Heights
(Or see attached legal description)

Location 2501 Neff Street

Present Zoning SF-2

Requested Specific Use Permit

The requested Specific Use Permit will be used for the following:
double wide HUD code manufactured home

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:
to place home

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Kimberly Burns
Property Owner Signature

Printed Name: Kimberly Burns

2501 Neff St.
Address

Texarkana, Tx 75501
City, State, Zip

903-701-7662
Home Phone & Cell Phone

KimberlySteward1981@gm
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

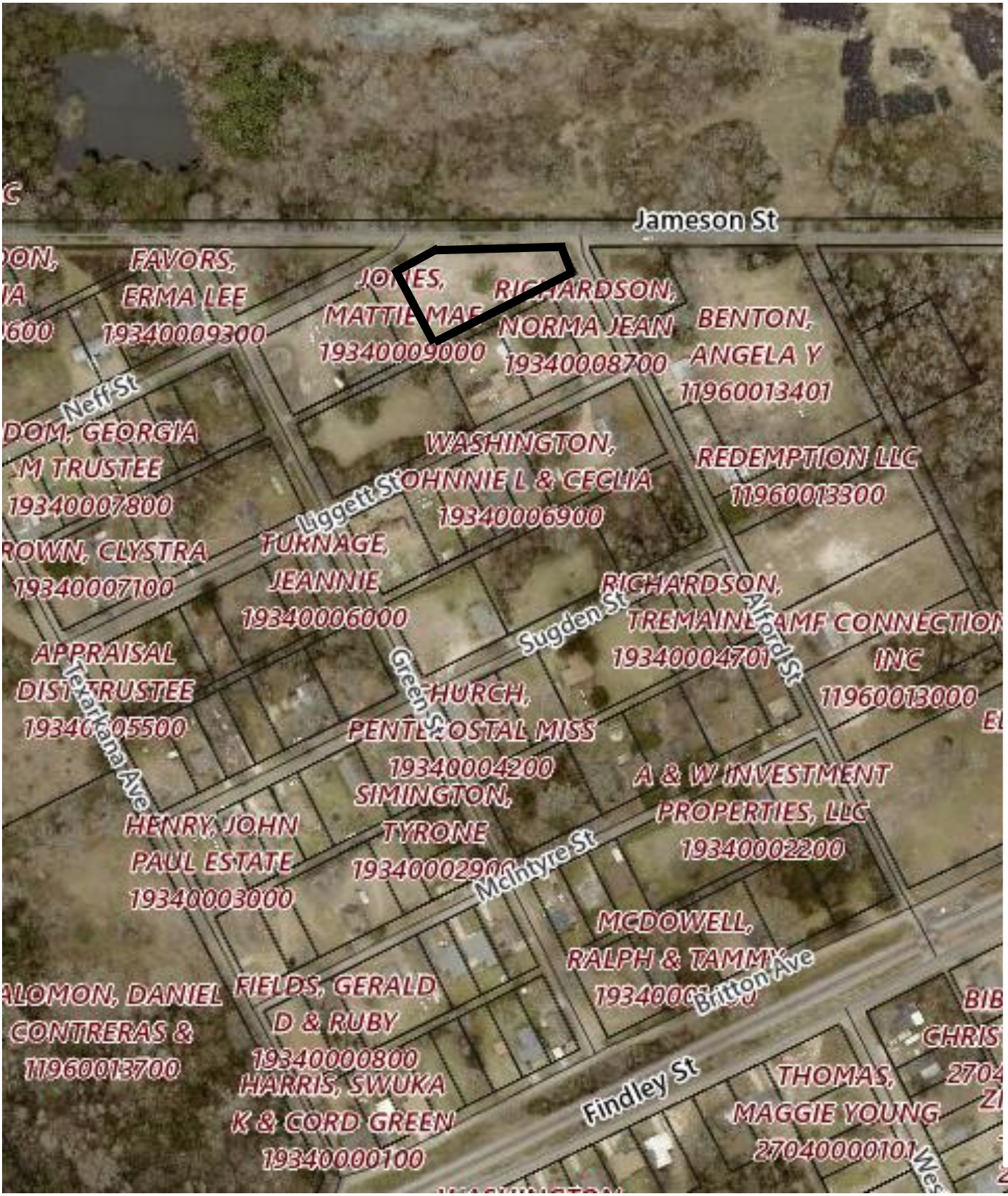
2025-006 ATTH 01
S-803

2501 NEFF Street

Attachment: Maps (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

2025-006 ATTH 01
S-803

2501 NEFF Street



Attachment: Maps (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

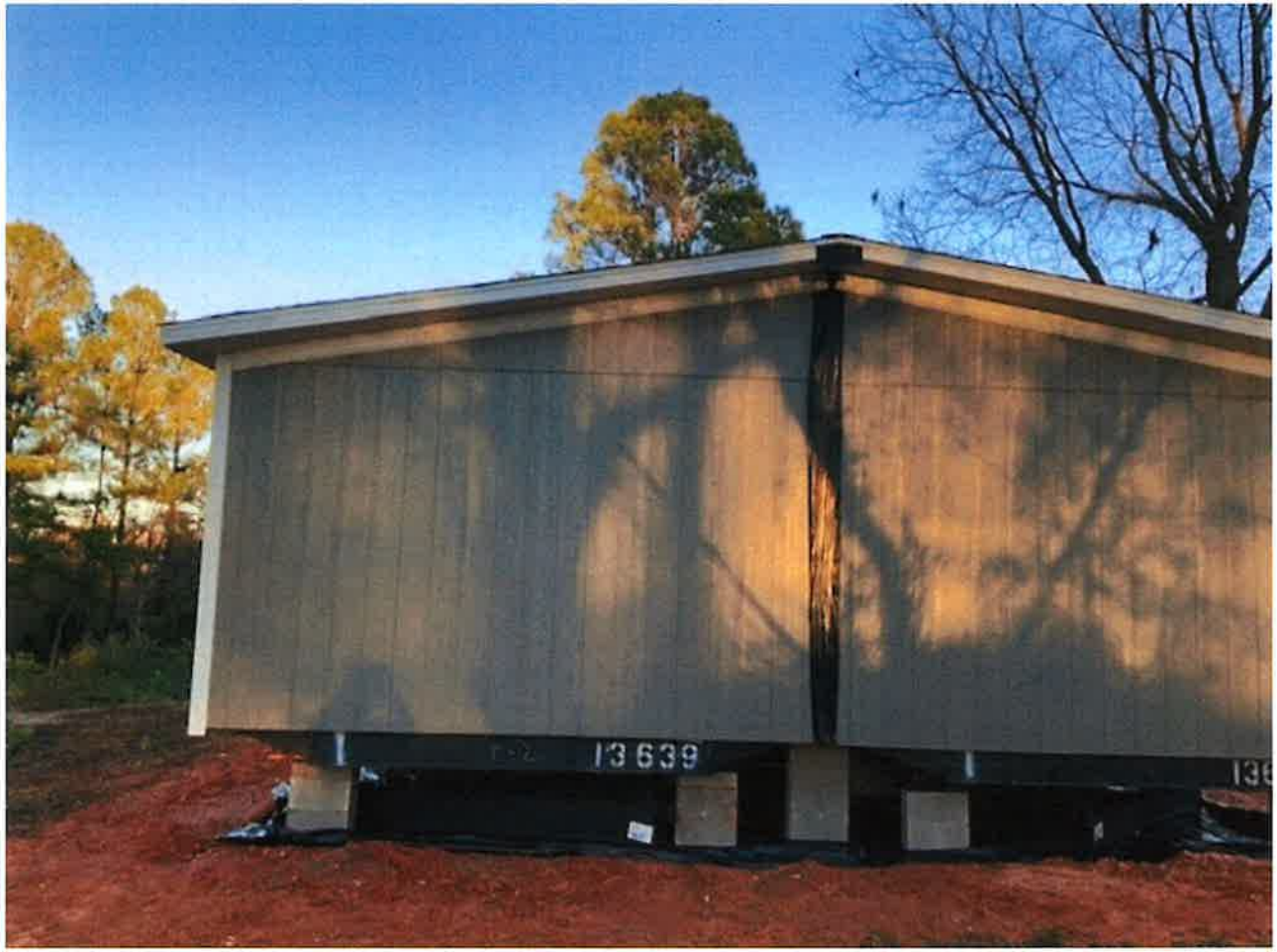
2025-006 ATTH 02

S-803

Attachment: Photos (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

2025-006 ATTH 02

S-803



Attachment: Photos (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

2025-006 ATTH 02

S-803

Attachment: Photos (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

2025-006 ATTH 02

S-803

Attachment: Photos (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

2025-006 ATTH 02

S-803

Attachment: Photos (4401 : S-803: SUP for HUD code mnfctrd home at 2501 Neff)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 12/30/2024 8:21 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	S-804: Specific Use Permit to allow the location of a single wide HUD code Manufactured home on an approximate 0.87-acre tract of land being (Tract 35), MEP&P RWY CO HRS, A434, located at 1002 Hatton Street. Georgia Trotter, owner, and Carl Preston, agent.		

Meeting Date: 1/6/2025

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
	12/30/2024 10:45 AM		
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
	12/30/2024 10:45 AM		
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
01/06/2025 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Georgia Trotter, owner, and Carl Preston, agent, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on an approximate 0.87-acre tract of land being (Tract 35), MEP&P RWY Co HRS, A-434, located at 1002 Hatton Street. This property is zoned Single Family-3 and is currently a vacant lot.

The Future Land Use Map has designated this property as “Industrial”.

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 residential to the south, west and east.

The City’s Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends approval of this request with the following stipulations:

1. That one 2018 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide 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. 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.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

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:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2024

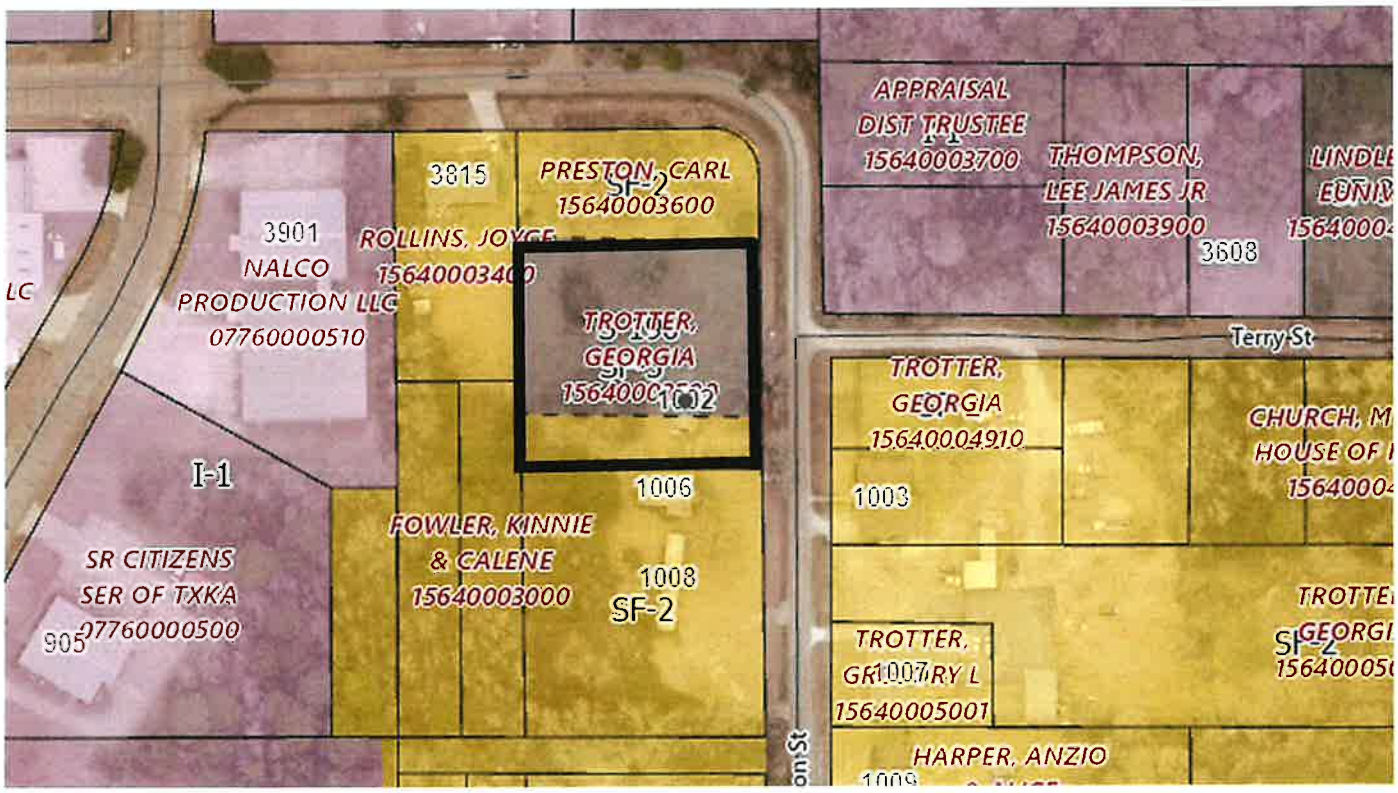
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 6, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 10, 2025 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Georgia Trotter, owner, and Carl Preston, agent

OWNER'S ADDRESS: 1003 Hatton Street, Texarkana, Texas 75501

LOCATION OF REZONING: 1002 Hatton Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a single wide HUD code manufactured home

LEGAL DESCRIPTION: on an approximate 0.87-acre tract of land being (Tract 35), MEP&P RWY CO HRS, A-434

CASE NUMBER: S-804 DATE MAILED: December 19, 2024

Attachment: Hearing Notice and Application (4402 : S-804: SUP for HUD code mnfctrd home at 1002 Hatton Street)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No 24-004171

Case S-804

Date 12-16-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: Tract 35 Block: _____ Addition: MEP&P RWYCO HRS A434
(Or see attached legal description)

Location 1002 Hatton

Present Zoning Single Family - 3

Requested Specific Use Permit

The requested Specific Use Permit will be used for the following:

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Carl Preston
Attorney or Agent Signature

Printed Name: Carl Preston

5 Timberwood Dr.
Address

Wake Village, TX 75501
City, State, Zip

903-244-7724
Home Phone & Cell Phone

bambota2002@yahoo.com
Email Address

Georgia Trotter
Property Owner Signature

Printed Name: Georgia Trotter

1003 Hatton St
Address

Texarkana, TX 75501
City, State, Zip

903-244-9101
Home Phone & Cell Phone

bambota2002@yahoo.com
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4402 : S-804: SUP for HUD code mnfctrd home at 1002 Hatton Street)

2025-007 ATTH01
S-804

1002 Hatton Street

Attachment: Maps (4402 : S-804: SUP for HUD code mnfctrd home at 1002 Hatton Street)

2025-007 ATTH01
S-804

1002 Hatton Street

Attachment: Maps (4402 : S-804: SUP for HUD code mnfctrd home at 1002 Hatton Street)

City of Texarkana, Texas

Version: A

Summary Sheet

Update Date: 12/30/2024 11:40 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Single Family-1/Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 1/6/2025

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

City Manager	Jennifer Evans	Department Head Review	Pending
Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 01/06/2025 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Emanuel Sanchez, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to rezone Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Single Family-1/Commercial. There is a home located at 1521 Moores Lane and that residential use is not changing.

The Future Land Use Map has designated this property as “Regional Commercial”.

The adjacent zoning is Office to the North, Multiple Family-1 to the west, Commercial to the south and east. The adjacent land use is vacant land to the north, south and east, and nursing home to the west.

Staff recommend 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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 2, 2024

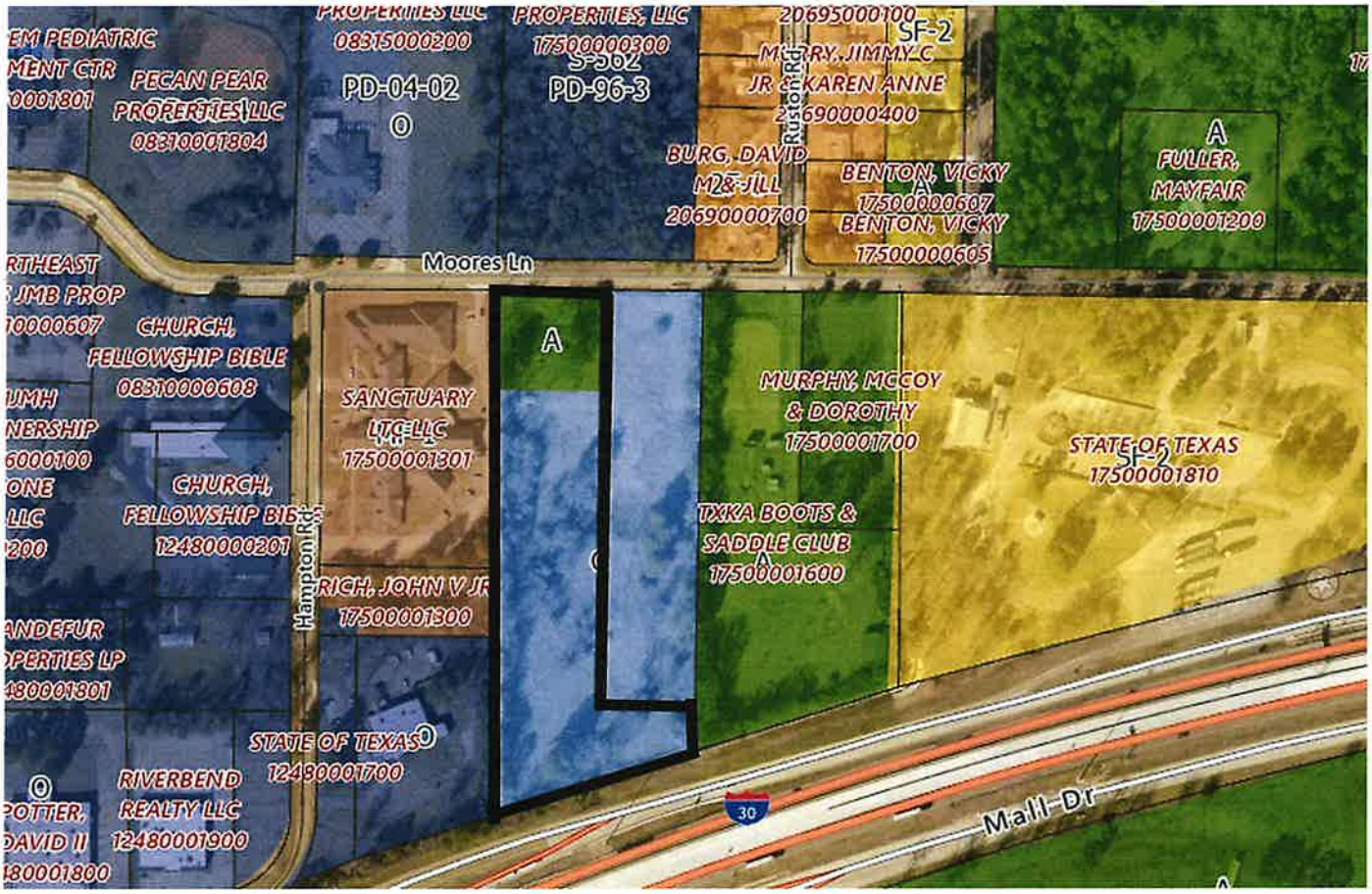
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, DECEMBER 2, 2024 Hearing Time: 12:00 pm NOON

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 13, 2024 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 3373 Nutmeg Circle, Frisco, Texas 75034

LOCATION OF REZONING: 1521 Moores Lane, Texarkana, Texas 75501

PROPOSED CHANGE: the property had two zonings and are choosing one zoning for entire property

ZONING CHANGE FROM: Agriculture -Commercial TO: Commercial

LEGAL DESCRIPTION: Lot 1, Moores Lane Business Park

CASE NUMBER: Z-24-13 DATE MAILED: November 20, 2024

Attachment: Hearing Notice and Application (4405 : Z-24-13: rezoning from A-C to C at 1521 Moores Lane)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-004109

Case Z-24-13

Date 11-12-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 1 Block: _____ Addition: Moores Lane Business Park
(Or see attached legal description)

Location: 1521 Moores Lane, Texarkana TX

Present Zoning: Agriculture & Commercial

Proposed Zoning: Commercial

If the Zoning Classification is changed by the Commission, this property will be used as:
The property will remain in its current use. The Agriculture zoning designation is currently around an existing residence, and will remain after separating from the undeveloped portion of the land.

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:
The purpose for the rezoning is to accommodate the minimum road frontage requirement for a replat of the lot. The owner wishes to sell the existing residence and retain enough road frontage for the undeveloped portion of the Lot, at a later date.

Attorney or Agent Signature	Property Owner Signature
5930 Summerhill Road	3373 Nutmeg Circle
Address	Address
Texarkana, TX 75503	Frisco, Tx 75034
City, State, Zip	City, State, Zip
903-838-8533	903-278-9639
Home Phone & Cell Phone	Home Phone & Cell Phone
jwood@mtgengineers.com	Twincityvines@yahoo.com
Email Address	Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4405 : Z-24-13: rezoning from A-C to C at 1521 Moores Lane)

2024-158 ATTH 01
Z-24-13

1521 Moores Lane

Attachment: Maps (4405 : Z-24-13: rezoning from A-C to C at 1521 Moores Lane)

2024-158 ATTH 01
Z-24-13

1521 Moores Lane

Attachment: Maps (4405 : Z-24-13: rezoning from A-C to C at 1521 Moores Lane)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 12/30/2024 8:22 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Consider the December 2, 2024 Planning and Zoning Commission meeting minutes.

Meeting Date: 1/6/2025

Attachments

a. December 2, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
	12/30/2024 10:45 AM		
Planning & Zoning Commission	Mashell Daniel	Department Review	Completed
	12/30/2024 10:46 AM		
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
01/06/2025 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the minutes from December 2, 2024.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

January 6, 2025

CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • DECEMBER 2, 2024

Council Chambers | **Regular Meeting** | **12:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the final plat for Racetrac Stateline Subdivision, located at 5403 North State Line Avenue . RaceTrac Inc/WH Capital, LLC, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

APPROVED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

2. Consider approval of the replat for Lot 1 Moores Lane Business Park, located at 1521 Moores Lane. Emanuel Sanchez and Noemi Hernandez, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

APPROVED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Lee Kernek, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

3. Consider approval of the final plat for Roundabout Way Addition No. 2, located near the intersection of Pavilion Parkway and Gibson Lane north of 4250 Gibson Lane. Heritage ALA LLC/Gibson Park Development LLP, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Attachment: December 2, 2024 P&Z Minutes (4403 : Consider the December 2, 2024 P&Z meeting minutes)

APPROVED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Wanda Northam, Commissioner
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

4. Consider the final plat for Swing Lab Park Subdivision, located at 5500 North Park Road. Swing Lab Park, LLC, owner and Eugene Plunk, agent.

APPROVED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Lee Kernek, Commissioner
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

5. S-799: Specific Use Permit to allow one additional use and location for an off premise digital billboard on Lot 2B, Block 5, Wal-Mart 2nd Addition, located at 606 Walton Drive. Mark Dean, owner, and Chad Shipp, agent.

Chad Shipp presented that he would put a digital billboard on the Blue Ember property facing the loop.
APPROVED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wanda Northam, Commissioner
SECONDER:	Lee Kernek, Commissioner
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

6. Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

There was question about why commercial would be approved without a planned development. There was concern about the uses later if a commercial zoning was applied. The applicant agreed to table until they could discuss options with how to move forward.
TABLED

Attachment: December 2, 2024 P&Z Minutes (4403 : Consider the December 2, 2024 P&Z meeting minutes)

RESULT:	**TABLED [UNANIMOUS]**
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Wanda Northam, Commissioner
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

7. S-800: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 7-10, Block 8, Grandview Addition, located at 3120 Alexander Avenue. Jimmie Crowell, owner and Stoney Matlock, agent.

   The applicant already has the zoning in place. He just needed to obtain the Specific Use Permit to allow use.
   APPROVED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Lee Kernek, Commissioner
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider Planning and Zoning Commission meeting minutes from November 4, 2024.

   APPROVED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wanda Northam, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette, Bailey, Crews
EXCUSED:	Joyce III

V. ADJOURNMENT

Attachment: December 2, 2024 P&Z Minutes (4403 : Consider the December 2, 2024 P&Z meeting minutes)