



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • FEBRUARY 6, 2023

Council Chambers	Regular Meeting	6:00 PM
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220 TEXAS BLVD.
 TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider Replat of Lots 5&6, Block 2, Grandview Addition, located 2809 Findley Street. Sandra Carroll, owner, and Velvet Cool, Hall Surveying, Agent.
 2. S-772: (TABLED) consider granting a Specific Use Permit to allow the location of a Cellular Tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent.
 3. Amendment to PD-15-1 for site plan approval on an approximate 3.485-acre tract of land (being Tract 51), J.A. Talbot HRS, A-564, located at 5808 Richmond Road Blake Rich, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.
-

III. STAFF UPDATES**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider the minutes from the Planning and Zoning meeting of January 3, 2023.

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

Summary Sheet

Version:

Update Date: 2/2/2023 9:52 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Consider Replat of Lots 5&6, Block 2, Grandview Addition, located 2809 Findley Street. Sandra Carroll, owner, and Velvet Cool, Hall Surveying, Agent.

Meeting Date: 2/6/2023

Attachments

- a. PlatComments-GladneySubdivision-Feb2023P&Z (PDF)

Staff Coordination

Building Code Administration 02/02/2023 9:56 AM	Mashell Daniel	Reviewer	Completed
Planning & Zoning Commission 02/06/2023 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached memorandum.

Potential Options:

None

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:

February 6, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: February 2, 2023

Subject: **Consider approval of Gladney Subdivision**

This is a request by Sandra Carroll, LP, owner, and Hall Surveying, Inc., agent, to consider approval of the **Gladney Subdivision being a replat of Lots 5 and 6, Block 2 Grandview Addition**. The purpose of this plat is to combine lots 5 and 6 into 1 lot.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – No response
 - b. Bowie Cass – No issues and not in service area
 - c. REA – No response but not in service area
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. Mylar copy and electronic copy via email submitted to Public Works office after recording
 - c. **Revise Certificate of Approval for Planning Commission**
 - i. **Need signature line for Chairman and Secretary**
8. Fire Department – No response

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-GladneySubdivision-Feb2023P&Z (3925 : Consider Replat of Lots 5&6, Block 2, Grandview Addn)



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: January 23, 2023

Re: **Replat of Lot 5 & 6, Block 2 Grandview Addition – Gladney Subdivision**

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

1. There is an existing six-inch (6") water main on the south side of Findley Street and an existing six-inch (6") sanitary sewer main in Findley Street.
2. The Utility reserves the right to request additional utility easements upon review of the plans.
3. 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., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Attachment: PlatComments-GladneySubdivision-Feb2023P&Z (3925 : Consider Replat of Lots 5&6, Block 2, Grandview Addn)



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 ☐ Vacation

Purpose of Plat: Replat Lot 5 & 6, Block 2 Grandview Addition

Plat Title: Gladney Subdivision

Current Legal Description: Lots 5 & 6, Block 2 Grandview Addition

Total Acreage: 0.220 Number of Lots: 1 Zoning: SF-3

Owner/Developer Information:

Name: Sandra Gladney Carroll

Address: 2107 McCormick Texarkana TX 75501

Phone: 903-559-2412 Fax: () Work E-mail: Scarroll54168@gmail.com

Surveyor/Engineer Information:

Name: Rick Hall

Address: 403 E 9th Texarkana AR 71854

Phone: 870-773-8531 Fax: () Work E-mail: VHallCool@HSEonline.net

Applicant/Agent Information:

Name: Hall Surveying

Address: 403 E 9th Texarkana AR 71854

Phone: 870-773-8531 Fax: () Work E-mail: VHallCool@HSEonline.net

Required Documents:

- ☐ Electronic Copy of Proposed Plat
- ☐ Electronic Copy of Most Current Recorded Subdivision Plat for Replat or Amendment
- ☐ Plat Checklist(s)

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.

V Cool
Applicant's Printed Name

V Cool
Applicant's Signature

1-23-2023
Date

Application Fee: 100

Received by: DBH

PA - 1/24/23
DBV

Revised: 12/7/2022



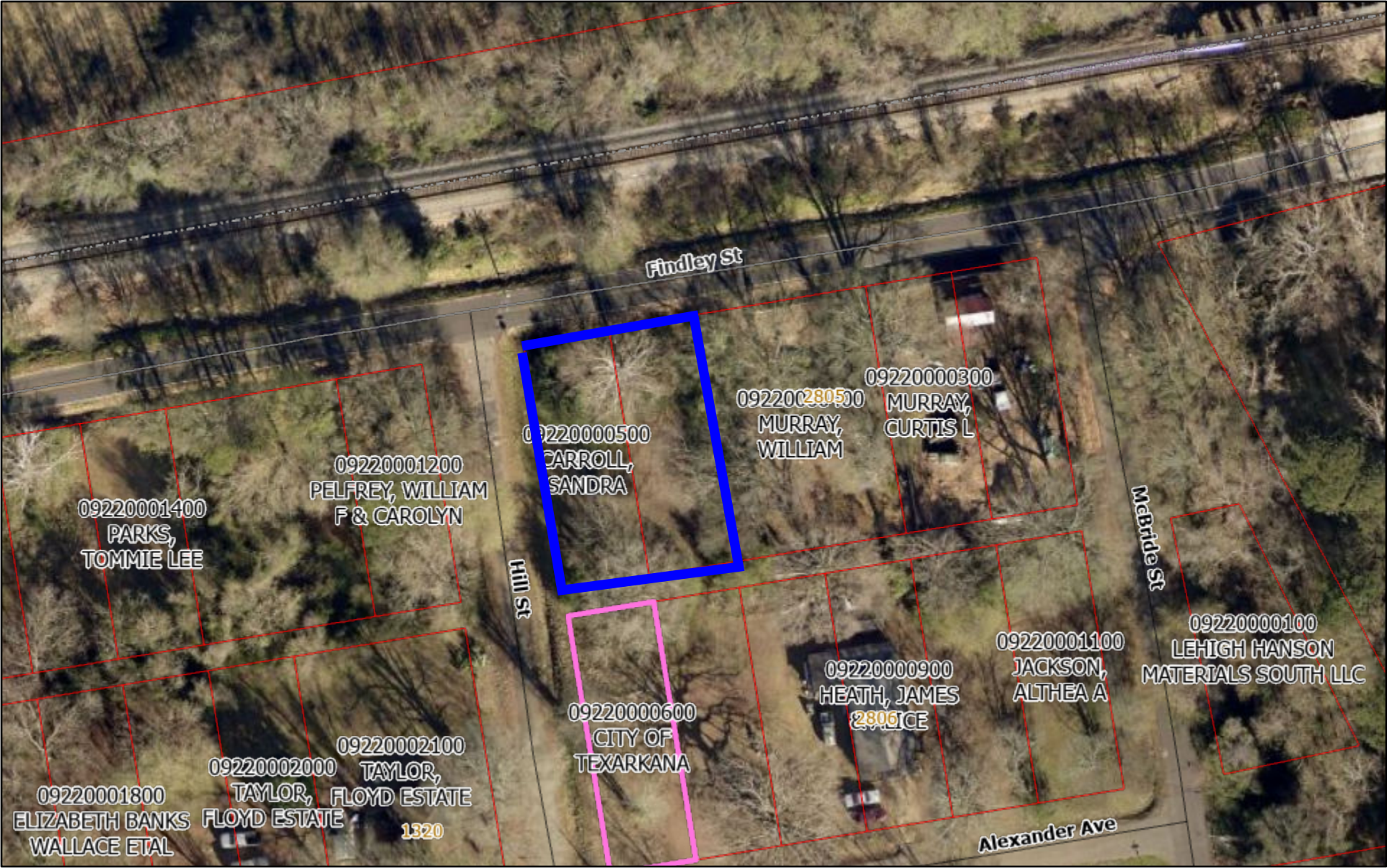
CITY OF TEXARKANA TEXAS

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

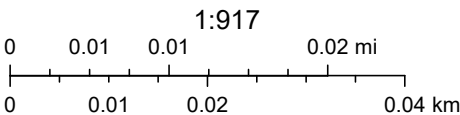
REPLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description 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. Commercial (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.	
<u>Ulond</u>	<u>1-23-2003</u>
Signature	Date
<u>V Cool</u>	
Printed Name	

Attachment: PlatComments-GladneySubdivision-Feb2023P&Z (3925 : Consider Replat of Lots 5&6, Block 2, Grandview Addn)

Gladney Subdivision Location Map



1/23/2023, 10:39:13 AM

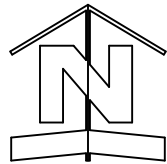


Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

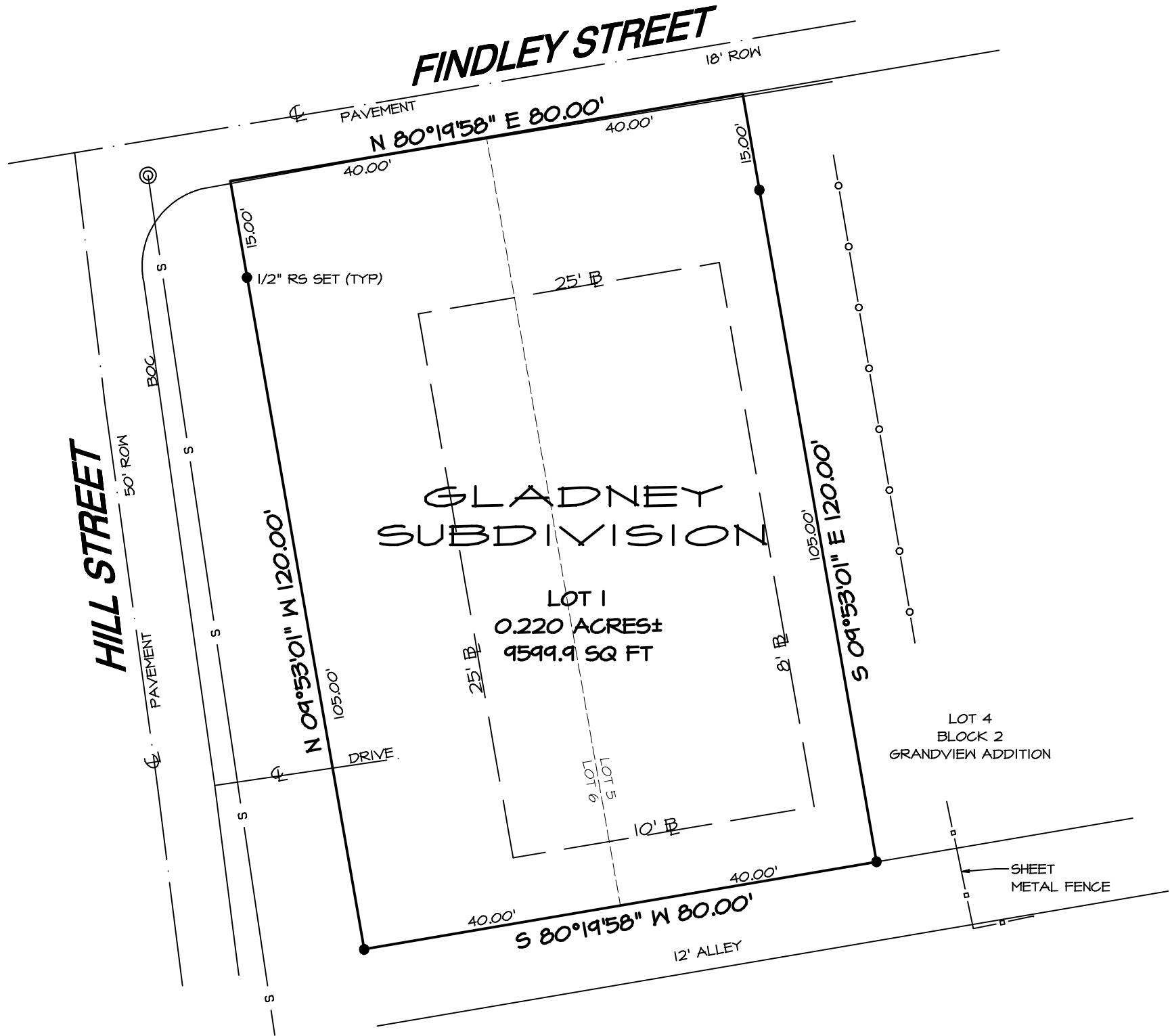
TWU Geograph

Disclaimer: Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims a

Attachment: PlatComments-GladneySubdivision-Feb2023P&Z (3925 : Consider Replat of Lots 5&6, Block



GRAPHIC SCALE IN FEET



DESCRIPTION OF PROPERTY:

Lot Numbers Five (5) and Six (6) in Block Number Two (2) of GRANDVIEW ADDITION to the City of Texarkana, Bowie County, Texas as per the map or plat of said addition recorded in Volume 40, Page 21 of the Deed or Plat Records of Bowie County, Texas. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 4800600365E with an Effective Date of December 21, 2017.

OFFER OF IRREVOCABLE DEDICATION

KNOWN ALL PERSONS BY THESE PRESENT:

That I, Sandra Gladney Carroll, being the owner 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, GLADNEY SUBDIVISION, legally described as a replat of Lot Five (5) and Lot Six (6) in Block Two (2) of Grandview Addition, same being composed of one (1) lot, 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 as shown upon the said plat. I further dedicate to the use of the present and future owners of said lot 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.

By: Sandra Gladney Carroll

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, Sandra Gladney Carroll, 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 ____ day of December, 2022.

_____, Notary Public, Bowie County, Texas

My Commission Expires: _____

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, Jr., have surveyed and marked on the ground the boundaries and corners shown on said plat of the one (1) lot of GLADNEY SUBDIVISION of the City of Texarkana, Bowie County, Texas. This property does not appear to lie within a designated Flood Plain Area.

Richard V. Hall, Jr.
Registered Land Surveyor #2001

CERTIFICATE OF APPROVAL BY PLANNING ADMINISTRATOR

I, the undersigned, do hereby certify that the plat of GLADNEY SUBDIVISION together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Administrator 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 ____ day of _____, 2022.

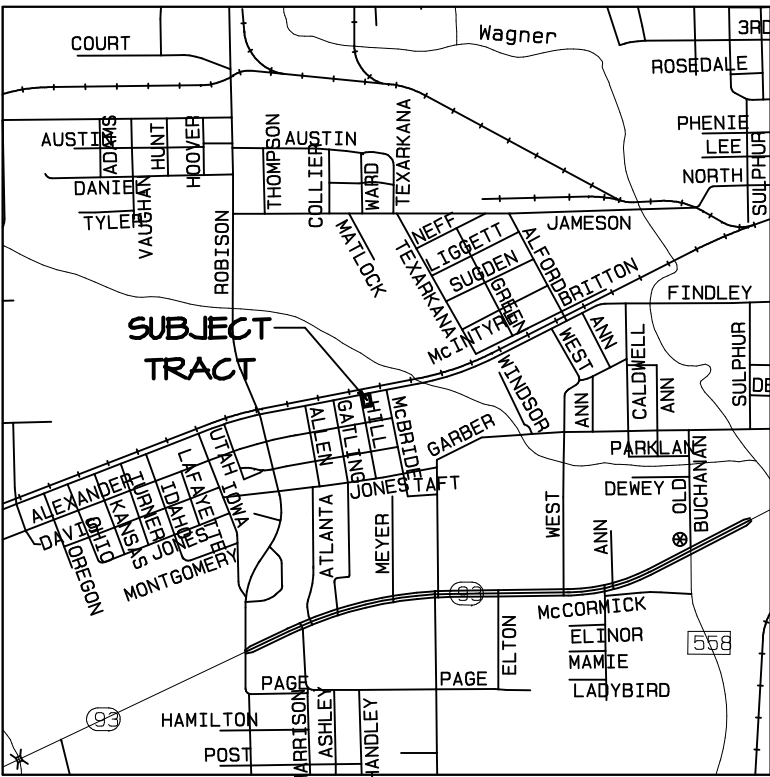
Chairman\Planning Administrator

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

NOTES:

CONVEYANCE TO OWNER BY GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2017-1874 OF THE RECORDS OF BOWIE COUNTY, TEXAS.

THIS REPLAT IS FOR THE PURPOSE OF COMBINING LOTS FIVE (5) AND SIX (6) IN BLOCK TWO (2) OF GRANDVIEW ADDITION INTO ONE LOT.



VICINITY MAP



GRAPHIC SCALE IN FEET

COPYRIGHTED MATERIAL. DO NOT REPRODUCE.

This document contains confidential information, is an instrument of service and the property of the Surveyor. It shall not be used on other projects, for the extension of this project, or reproduced without the written approval of the Surveyor.

1/23/2023 9:48



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
TX Firm 10031200 www.HSEonline.net

1/23/2023 9:48

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2023 10:27 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-772: (TABLED) consider granting a Specific Use Permit to allow the location of a Cellular Tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent.

Meeting Date: 2/6/2023

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Site Plan (PDF)
- d. Maps (PDF)
- e. Elevation (PDF)
- f. Opposition letter and Petition (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
02/06/2023 6:00 PM		

Updates/History of Briefing:

This Agenda Item was tabled at the December 5, 2022 and the January 3, 2023, Planning and Zoning Commission meeting.

Executive Summary and Background Information:

[TABLED] This is a request by Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent, for Specific Use Permit to allow the location a self-support 170' telecommunications tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. This property is currently zoned Single Family-2 and is vacant land.

The adjacent zoning is Single Family-2 to the north, east, and west, and Office to the south. The adjacent land use is residential to the north and west, a church to the east and Office to the south.

City of Texarkana, Texas

The Future Land Use Map has designated this property as “Neighborhood Retail”

The tower will be a 170’ ft. self-support, telecommunications tower within a 75-foot square fenced area of the larger parcel. Access will be from Sandlin and one parking area for a service vehicle. Towers are allowed in the current zoning district but requires a Specific Use Permit. Therefore, staff recommends for approval of this request.

The applicant should also be aware that if this permit 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 notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

TABLE

Advisory Board/Committee Meeting Date and Minutes:

February 6, 2023

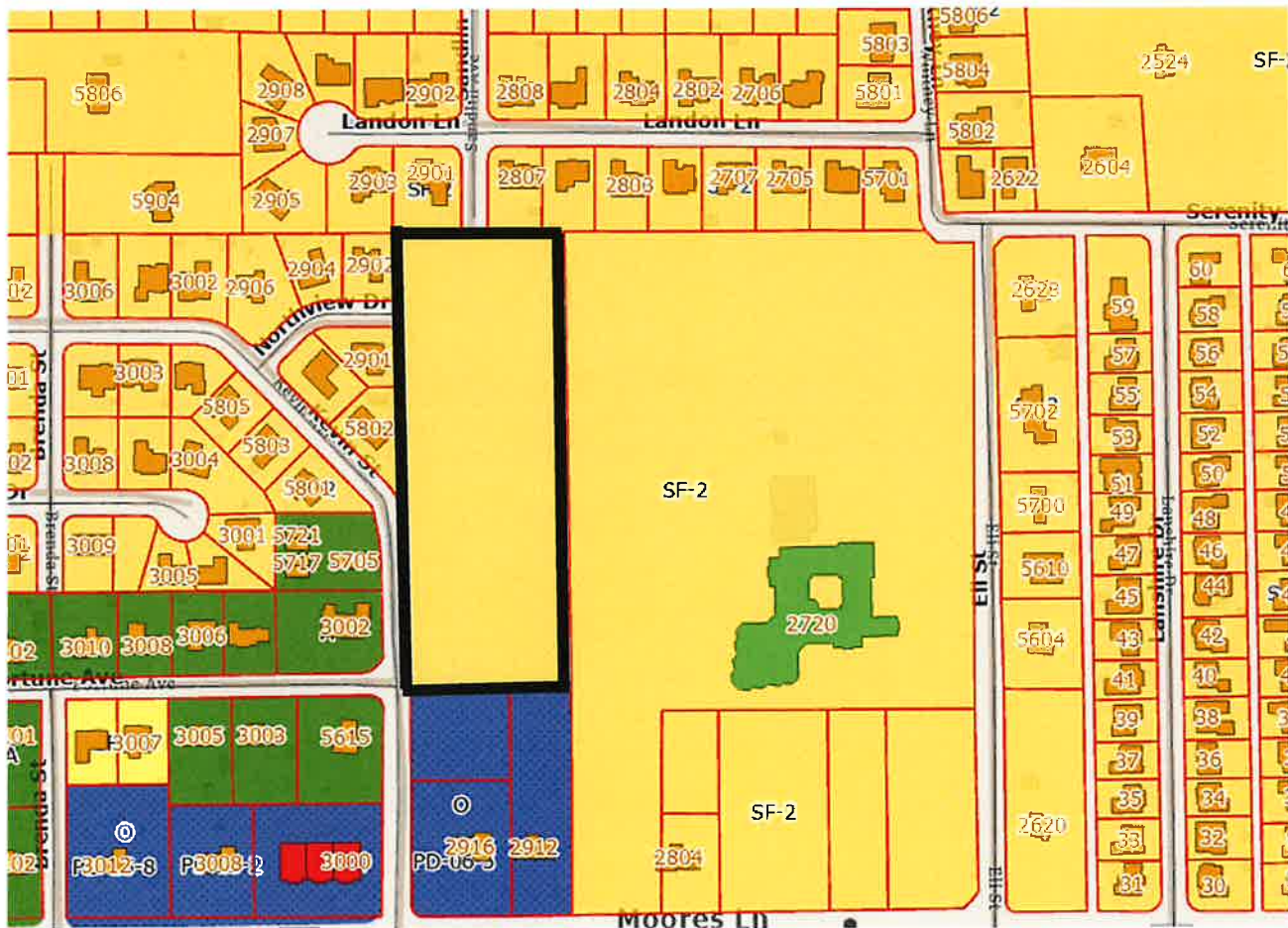
NOTICE OF PUBLIC HEARINGS

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, February 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, March 13, 2023 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. In order 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@txkusa.org).



OWNER: Patrick Cannon, Representing Walnut Church of Christ, owner, and Wayne Barnett, agent

OWNER'S ADDRESS: 2720 Moores Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 2718 Moores Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the location of a cell tower

LEGAL DESCRIPTION: on an approximate 7.13-acre tract of land (being Tract 44A), JM Goffe HRS, A-244

CASE NUMBER: S-772

DATE MAILED: 1/24/2023



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. 22-02754 Case S-772 Date 11-16-22

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: _____ Block: Tract 44A Addition: Jm Goffe A-244
(Or see attached legal description)

Location: 2718 Moores Lane, Texarkana, TX 75503

Present Zoning: Single Family - 2

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: _____
Wireless telecommunications facility and tower

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

Change of use.

[Signature]
Attorney or Agent Signature

1605 Quail Lane
Address

Ruston, LA 71270
City, State, Zip

318-324-9394/318-267-8256
Home Phone & Cell Phone

wbarnett@integrissite.net
Email address

[Signature]
Property Owner Signature

2720 Moores Ln.
Address

Texarkana, TX 75503
City, State, Zip

903-223-0388 / 903-517-2991
Home Phone & Cell Phone

pcannon@walnutcoc.org
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 (3922 : S-772: SUP for Cell Tower at 2718 Moores Lane)

LEGAL DESCRIPTION

Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 546, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 608, Page 369, Deed Records, Bowie County, Texas;

THENCE: N 89°00'48" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;

THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;

THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.86 feet to a 1/2" iron pin set for corner at the Northwest corner of said 1.454 acre tract;

THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of said 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;

THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;

THENCE: S 89°48'33" W, with the North line of said 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;

THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;

THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;

THENCE: S 89°03'55" W, with Martin's North line, 104.38 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;

THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;

THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.86 feet to an iron pin found for corner at the Northeast corner of said Davis tract;

THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 118, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;

THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;

THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 88.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwestly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 807.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;

THENCE: N 14°07'33" W, (called N 12°20'03" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;

THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;

THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.

LEGAL DESCRIPTION

AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:

THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:

THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 6257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:

THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.

VENDOR: 2.2.c



at&t
Your World. Delivered.

11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:



Branch
COMMUNICATIONS
A SOLUTIONS PROVIDER

BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2022

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS."



NO	DATE	DESCRIPTION	B'
A	3/9/22	PRELIMINARY ISSUE	JW
O	6/8/22	CONST ISSUE	JW
1	11/2/22	CONST ISSUE	JW

SHEET TITLE:
OVERALL LAYOUT PLAN

SHEET NUMBER: PROJECT #: REVISION:
L1 ARL01846 1
BY: JWM CKD BY: JWM



1 OVERALL LAYOUT PLAN
SCALE: N.T.S.

TRUE NORTH
(1" = 11' E)
MAG

SITE NAME: MOORES LANE
SITE ID NO. ARL01846

S-772

DROP INLET
MANHOLE ELEV = 351.22'
FLOWLINE 36' RCP TO THE
WEST ELEV. = 347.3'

LAMBERT-THOMAS
LOT 1, BLOCK 5
COLONY II REPLAT #3
BENCHMARK
CHISELED X
SW CORNER
CONC. PAD ELEV. = 351.16'

PROCTOR
LOT 8, BLOCK 5
COLONY II REPLAT #3

POINT OF COMMENCEMENT
FOUND 1/2" REBAR

POINT OF BEGINNING PROPOSED
ACCESS AND UTILITY EASEMENT

PROPOSED UTILITY EASEMENT
0.039 of an Acre
POINT OF BEGINNING PROPOSED
UTILITY EASEMENT

J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244

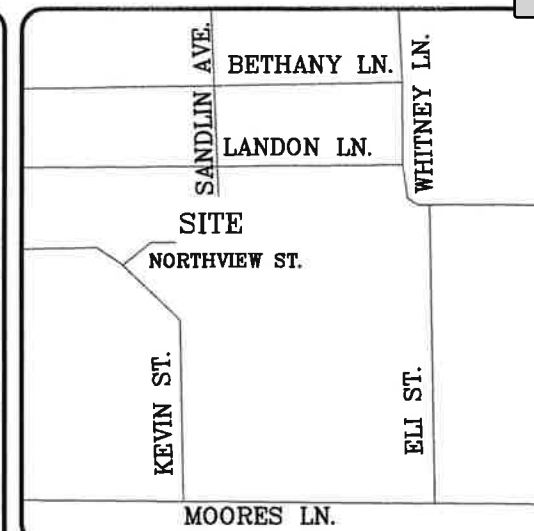
TRUSTEES OF WALNUT
STREET CHURCH OF CHRIST
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.
TAX PARCEL ID 09040004601
ZONED RESIDENTIAL

AT&T MOBILITY
LEASE PARCEL
0.129 OF AN ACRE

PROPOSED TOWER CENTERLINE
LAT: N.33°28'31.867"
LONG: W. 94°04'38.970"
ELEV.: 348.80'



REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

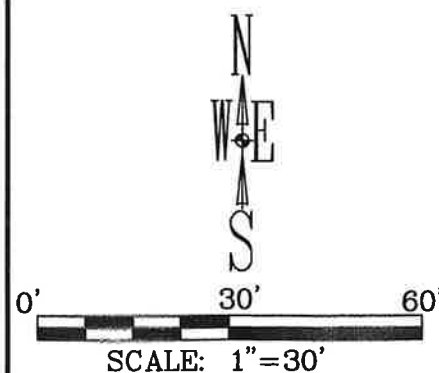
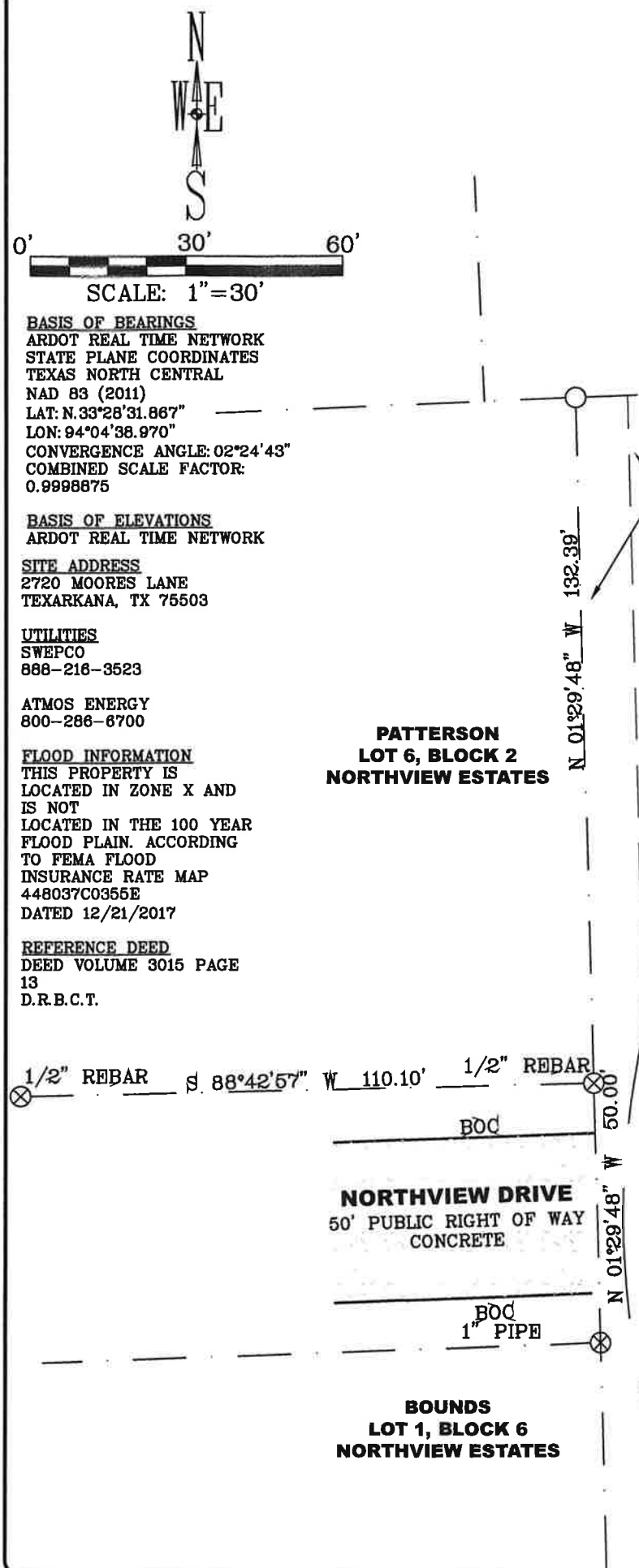


RECORDING INFORMATION

MAP PREPARED FOR:
AT&T MOBILITY
PAGE 1 OF 3
COA #10194183

KEEN SURVEYING, LLC
208 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL. (870) 886-3900 FAX (870) 886-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354269



BASIS OF BEARINGS
ARDOT REAL TIME NETWORK
STATE PLANE COORDINATES
TEXAS NORTH CENTRAL
NAD 83 (2011)
LAT: N.33°28'31.867"
LON: 94°04'38.970"
CONVERGENCE ANGLE: 02°24'43"
COMBINED SCALE FACTOR:
0.9998875

BASIS OF ELEVATIONS
ARDOT REAL TIME NETWORK

SITE ADDRESS
2720 MOORES LANE
TEXARKANA, TX 75503

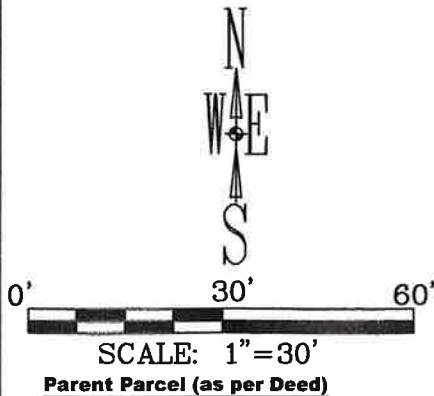
UTILITIES
SWEPCO
888-216-3523

ATMOS ENERGY
800-286-6700

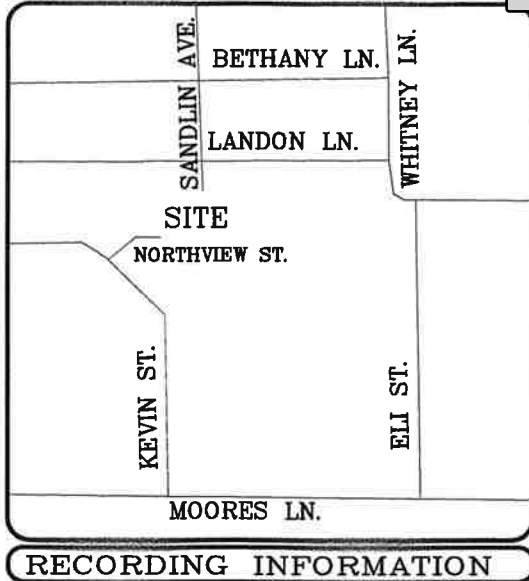
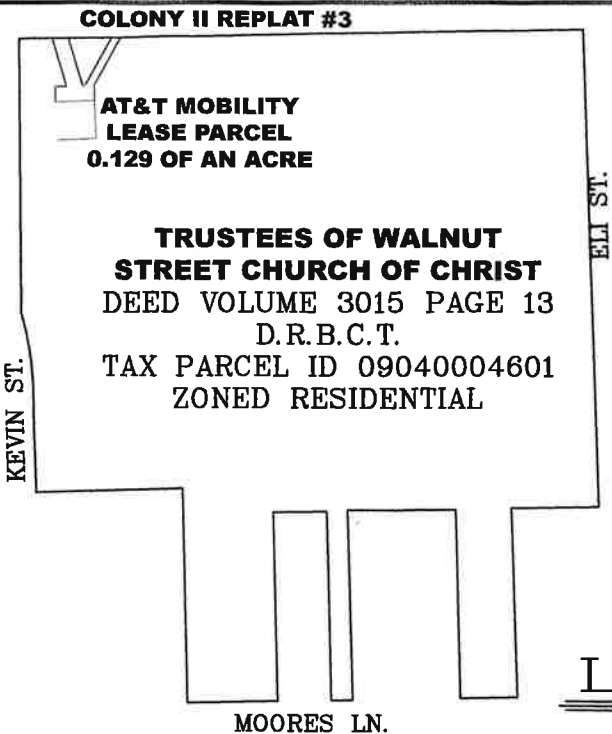
FLOOD INFORMATION
THIS PROPERTY IS
LOCATED IN ZONE X AND
IS NOT
LOCATED IN THE 100 YEAR
FLOOD PLAIN. ACCORDING
TO FEMA FLOOD
INSURANCE RATE MAP
448037C0355E
DATED 12/21/2017

REFERENCE DEED
DEED VOLUME 3015 PAGE
13
D.R.B.C.T.

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 646, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 608, Page 369, Deed Records, Bowie County, Texas;
THENCE: N 89°00'46" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;
THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;
THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.96 feet to a 1/2" iron pin set for corner at the Northwest corner of sad 1.454 acre tract;
THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of sad 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;
THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;
THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;
THENCE: S 89°48'33" W, with the North line of sad 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;
THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;
THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;
THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;
THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;
THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;
THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;
THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.88 feet to an iron pin found for corner at the Northeast corner of said Davis tract;
THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 119, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;
THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;
THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 68.64 feet to a point at the beginning of a curve to the left;
THENCE: Northwestly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 807.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;
THENCE: N 14°07'33" W, (called N 12°20'03" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;
THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;
THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.



- LEGEND**
- LEASE BOUNDARY LINE —————
 - SURVEY TIE LINES ————
 - EASEMENT LINE ————
 - TREE LINE ······
 - OVERHEAD ELECTRIC LINE ———— OHE ————
 - WATER LINE ———— W ———— W ———— W ————
 - CHAIN LINK FENCE — * — * — * — * — * —
 - COMPUTED CORNER ○ SET 1/2" REBAR WITH CAP ●
 - FOUND AS NOTED ⊗
 - SET 1/2" REBAR ⊕ SET MAG NAIL WITH WASHER #6588 ⊗
 - FIBER OPTIC SIGN ⊕ TELEPHONE PEDESTAL ⊕
 - GROUND TEST WELL ⊕ UNDERGROUND FIBER OPTIC PULL BOX ⊕
 - TREE (flower symbol) PP BACK OF CURB BOC
 - POWER POLE ● UNDERGROUND ELECTRIC TRANSFORMER ⊕
 - GAS SIGN ⊕ WATER METER ⊕
 - FIRE HYDRANT FH WATER VALVE ⊕
 - D.R.D.C.T. DEED RECORDS BOWIE COUNTY TEXAS



REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

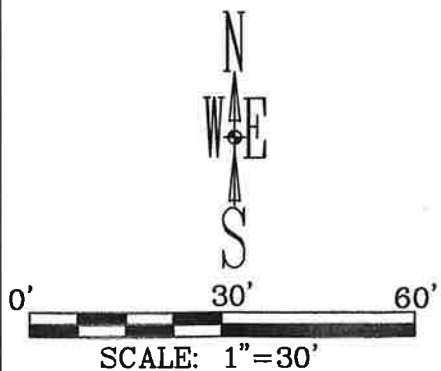
MAP PREPARED FOR:
AT&T MOBILITY
PAGE 2 OF 3
COA #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 248
SALEM, ARKANSAS 72576
TEL. (870) 886-3800 FAX (870) 886-3814
EMAIL: BRANK@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B. KEEN
CHECKED BY: B. KEEN
JOB #1354.269

SITE NAME: MOORES LANE
SITE ID NO. ARL01846

S-772



AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

- THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;
- THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

- THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;
- THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

- THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;
- THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;
- THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.



RECORDING INFORMATION

Lease/Easements as Per Title Search by
Lincoln Abstract & Settle Services
File #21108712TX

1. Right-of-Way Deed between Mrs. M.E. Ames, et al. and Bowie County, Texas dated March 28, 1958 and recorded May 1, 1958 in Book 358 at Page 441.
Does not affect lease or proposed easement
2. Right of Way Deed between L.W. Grigson, Joe E. Brwon, E.H. Moores and Ida Lou Moores Ames, and Leverne Moores McKernmie and Bowie County, Texas dated June 4, 1970 and recorded July 14, 1970 as Instrument 4057.
Does not affect lease or proposed easement
3. Drainage Easement between Walnut Street Church of Christ and City of Texarkana, Texas dated October 12,1999 and recorded April 18, 2001 in Book 3439 at Page 56 as Instrument 4326.
Does not affect lease or proposed easement
4. Right of Way Easement between Trustees of Walnut Street Church of Christ and Southwestern Electric Power Company dated August 1, 2003 and recorded August 6, 2003 in Book 4061 at Page 25. Does not affect lease or proposed easement



MAP PREPARED FOR:
AT&T MOBILITY
PAGE 3 OF 3
COA #10194183

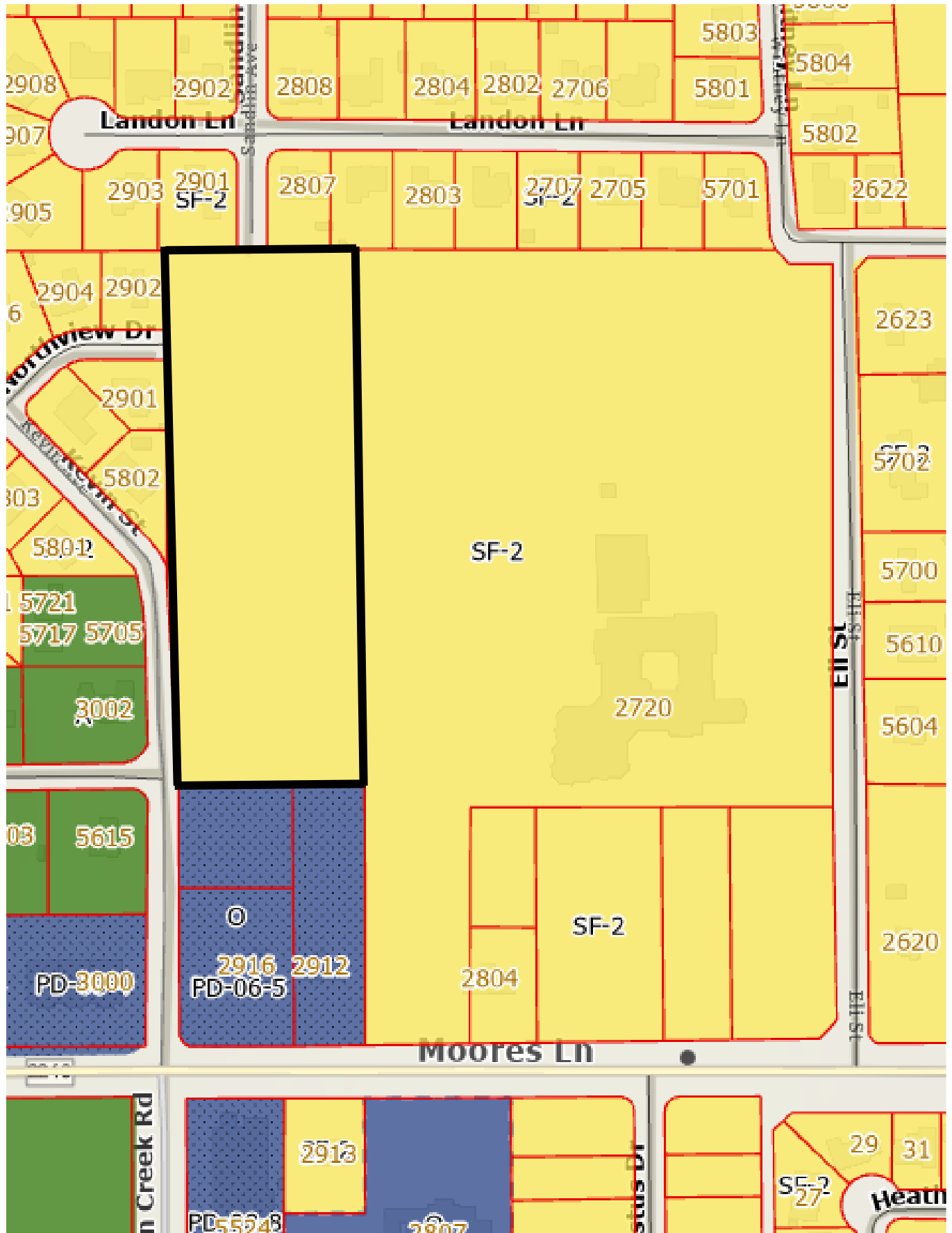
KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72579
TEL. (870) 866-3800 FAX (870) 866-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1"= 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

S-772

2718 Moores Lane



Attachment: Maps (3922 : S-772: SUP for Cell Tower at 2718 Moores Lane)

S-772

2718 Moores Lane



Attachment: Maps (3922 : S-772: SUP for Cell Tower at 2718 Moores Lane)

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO BID SEPARATELY

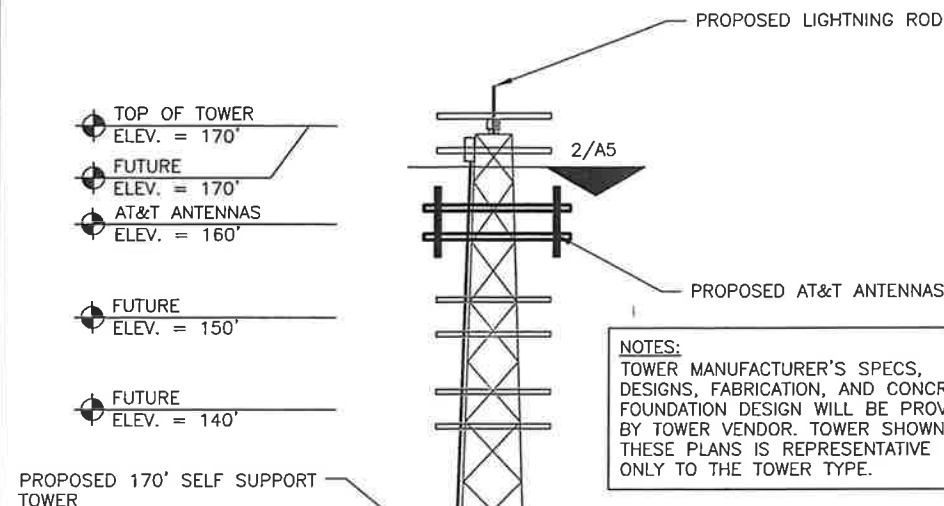
REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

1. GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS
2. MATERIALS:
 - 2.1. ANTENNA CABLES: AS SCHEDULED
 - 2.2. ANTENNA CONNECTORS: AS SCHEDULED
 - 2.3. CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
 - 2.4. GROUND KITS-AS SPECIFIED
3. INSTALLATION:
 - 3.1. ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
 - 3.2. CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
 - 3.3. ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
 - 3.4. THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"
 - 3.5. CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
 - 3.6. GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

(9) PROPOSED AT&T ANTENNA RE: LATEST RFDS

(9) PROPOSED AT&T RRU's RE: LATEST RFDS

PROPOSED 170' SELF SUPPORT TOWER

(3) PROPOSED AT&T RAYCAP SURGE SUPPRESSOR DC9-48-60-24-8C-EV RE: LATEST RFDS

PROPOSED 12'-6" HD V-BOOM WITH KICKER, RE: 3/A4

JUMPER SUPPORT STAND-OFF WITH CUSHION HANGERS OR STEEL BRACKET WITH SNAP-IN HANGER

PROPOSED AT&T ANTENNA, RE: LATEST RFDS

PROPOSED ROTATING 22.5' OF PROPOSED U-BRACKET, (1 PER SECTOR)

1/2" COAX JUMPERS FROM RRU TO ANTENNA

PROPOSED PIPR MOUNTED RRU U-BRACKET SUPPORTS

PROPOSED RRU MOUNTED ON PROPOSED U-BRACKET

PROPOSED CABLING:
(9) POWER CABLES
(3) AG 6 1" CABLES
(6) AG 4 1.125" CABLES
(3) 1/2" FIBER LINES

POWER AND FIBER FROM RAYCAP

NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY, ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

1 TOWER ELEVATION

SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)

SCALE: N.T.S.

VENDOR:



at&t
Your World. Delivered.

11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:



COMMUNICATIONS
A SOLUTIONS PROVIDER

BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2022

SITE NAME:

MOORES LANE

SITE NUMBER:

ARL01846

SITE ADDRESS:

PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.



NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
O	6/8/22	CONST ISSUE	JV
1	11/2/22	CONST ISSUE	JV

SHEET TITLE:

**TOWER ELEVATION,
ORIENTATION & DETAILS**

SHEET NUMBER:	PROJECT #:	REVISION
A4	ARL01846	1
BY: JWM	CKD BY: JWM	

S-772



Specific Use Permit to allow the location of a cell tower

1 message

Mon, Nov 28, 2022 at 10:54 AM

James Franklin <jfranklin1939@gmail.com>
To: Preethi.Wesley@yahoo.com

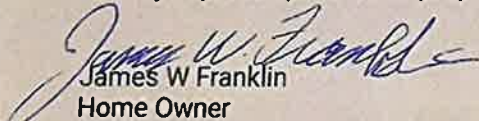
My name is James W Franklin. I own the property located next to the proposed site of a cell tower.

It has been my experience as a Mortgage Broker that cell towers located adjacent to homes will have a direct impact on property values. If any of my neighbors decided to sale their properties, it would be very difficult.

I also personally have health concerns for myself and anyone living in close proximity to a cell tower due to the RF waves generated by the tower. My research indicates that individuals with health issues should not reside closer than a half mile from the cell tower.

I understand that a cell tower was located on Richmond Rd in close proximity to homes valued in the \$400,000 range. These properties haven't sold in 20 years.

It is my express opinion, this proposal be denied.


James W Franklin
Home Owner
2803 Landon Lane
Texarkana, Texas 75503

S-772

Date: November 28, 2022

To: City of Texarkana Planning and Zoning Commission

Sub: Complaint and Objection of cell tower at Legal Description: 7.13 acre tract of land (being tract 44A),
 JM Goffe HRS, A-244
 Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503
 Case # S-772

Dear Sir/Madam,

We, the undersigned, are the residents and homeowners of Landon Lane, Whitney Lane and Eli Lane, Texarkana Texas. We on the behalf of the residents, of our locality and neighborhood would hereby like to formally object to the proposed installation of a cell tower in the above-mentioned location. We are concerned that this proposed installation would have direct impact on our property values. It is perceived as a permanent defect to the values of our homes. We are also very concerned about the Radio frequency radiation that will negatively affect the residents of the surroundings areas. Research has raised concerns about the health risks of exposure to this radiation, including harm to the nervous and reproductive systems, and higher risk of cancer. We therefore request this proposal of installation of cell tower be denied.

Thank you.

Stephanie Moreland
 5806 Whitney Lane

Oscar Moreland
 5806 Whitney Lane

Pam K. Wong
 2808 Landon Lane

David Robinson

2902 Landon Lane

Natela Kisin
 2806 Landon Ln.

Ff Kisin
 2806 Landon Ln.

MIKYOUNG LEE

2707 LONDON LN

CYNTHIA BRAXTON
 LONDON

2623 Serenity Ln

John R Barfield
 5802 Whitney Ln

Buck Brubaker
 2704 LONDON

Attachment: Opposition letter and Petition (3922 : S-772: SUP for Cell Tower at 2718 Moores Lane)

S-772

Date: November 28, 2022

To: City of Texarkana Planning and Zoning Commission

Sub: Complaint and Objection of cell tower at Legal Description: 7.13 acre tract of land (being tract 44A),
JM Goffe HRS, A-244

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Case # S-772

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We therefore request this proposal of installation of cell tower be denied.

Thank you.

Holly S. Dechner
2705 LANDON LN
TXK, TX

John Kennedy
2624 Serenity Ln.
TX, TX 75503

Kim Sawyer
5702 Eli St
TXK, TX

Erik Sawyer
5702 Eli St
Texarkana TX

Attachment: Opposition letter and Petition (3922 : S-772: SUP for Cell Tower at 2718 Moores Lane)

S-772

Date: November 28, 2022

To: City of Texarkana Planning and Zoning Commission

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JM Goffe HRS, A-244

Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503

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We therefore request this proposal of installation of cell tower be denied.

Thank you.



2805 LANDON
TX 75503

2907 Landon
Debbie Proctor
Ave Proctor

Monda Lambert
2906 Landon Ln
Texarkana, TX 75503

Craig Forand
2903 Landon Ln
Texarkana, TX 75503

Jauren Beuller
2905 Landon Lane
Texarkana TX 75503

Sandra Prater
2908 Landon Ln.
Texarkana, TX

Nedra Frady
2906 Landon Lane
Texarkana, Texas
75503

John Frady
2906 Landon Lane
Texarkana, TX 75503

R.R. Dand
2804 LANDON LN
TEXARKANA, TX
75503
Stephanie Moreland
2806 Whitney Lane
Texarkana, TX 75503

Attachment: Opposition letter and Petition (3922 : S-772: SUP for Cell Tower at 2718 Moores Lane)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2023 9:52 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Amendment to PD-15-1 for site plan approval on an approximate 3.485-acre tract of land (being Tract 51), J.A. Talbot HRS, A-564, located at 5808 Richmond Road Blake Rich, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 2/6/2023

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Site Plan (PDF)
- e. Elevation A (PDF)
- f. Elevation B (PDF)
- g. Elevation C (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
02/02/2023 9:55 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
02/06/2023 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Blake Rich, owner, and Kayla Wood, MTG Engineering and Surveying, agent, for site plan approval on an approximate 3.485-acre tract of land (being Tract 51), J.A. Talbot HRS, A-564, located at 5808 Richmond Road. The current zoning is Planned Development-Office. The property is currently vacant property. The proposed use is a development of single-family homes in multi-family development.

The adjacent zoning is Single Family-1 to the north, south, east, and west. The adjacent land use is residences to the north, south, and west and vacant land and cemetery to the east.

The Future Land Use Map designates this property as "Suburban Residential".

City of Texarkana, Texas

The site plan consists of the following:

1. The construction of fifteen (15) homes, each one being 1300 sq. ft.
2. The proposed building siding or other material based on availability.
3. The access driveway will be off Richmond Road. Curb cut approval is required from TXDOT. Driveway permit will have to be approved by TxDOT.
4. Two parking spaces will be provided for each residence. All parking spaces shall be a minimum of 180 sq. ft. in size.
5. A masonry 4' x 8' monument style sign. No Electronic messaging will be allowed.
6. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
7. Property will have to be platted (one house per lot).
8. Developer will be required to send the city a copy of the HOA for review since this is a private street.

Staff recommends for approval of the site plan.

Please see attached correspondence from Texarkana Water Utilities.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the site plan with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

February 6, 2023



SITE PLAN APPROVAL 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. 23-000208

Case Amendment to PD-15-1 (0)
Date 1-18-23

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: N/A Block: N/A Addition: N/A
(Or see attached metes and bounds legal description)

Project location/address:
5808 Richmond Road, Texarkana Tx 75503

Present zoning: Office Proposed zoning (if applicable) _____

Proposed use: ~~Townhome Development~~ single family homes in multi-family development

1300 SF each 2 per home
Total square footage of proposed building: ~~2688/per building~~ Number of parking spaces ~~4/per building~~

Number of required parking spaces per Ordinance N/A Handicapped spaces 0

Material of building façade siding/mixed based on availability

SIGNAGE: Type (i.e. monument, pole) Monument

Size 4x8

Material to be used for structure (if monument style) masonry

Kayla R. Wood

Attorney or Agent Signature

5930 Summerhill Rd.
Address

Texarkana, TX, 75503
City, State, Zip

903-838-8533
Home Phone & Cell Phone

kwood@mtgengineers.com
Email Address

Alvin Oj

Property Owner Signature

4605 Texas Blvd.
Address

Texarkana, TX, 75503
City, State, Zip

903 733 0480
Home Phone & Cell Phone

Blake55123@hotmail
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 (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Property Description
3.485 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being all of that certain tract of land described as 3.752 acres in the deed from Wyley Alan Walraven to Total Corrective Wellness, dated December 14, 2004, recorded in Volume 4484, Page 217 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe found for a corner, the Northwest Corner of the said 3.752 acre tract, the Southwest Corner of that certain tract of land described as 1.32 acres in the deed from Herman R. Burham, et ux to Dennis Ray Burham, et ux, dated November 10, 1976, recorded in Volume 607, Page 839 of the Deed Records of Bowie County, Texas, lying in the East line of that certain tract of land described in the deed from Sheila Jean Dyer Loper, et al to Barry Eugene Dyer, dated November 27, 2013, recorded in Volume 6569, Page 125 of the Real Property Records of Bowie County, Texas;

THENCE North 85 degrees 24 minutes 20 seconds East a distance of 254.08 feet along the North line of the said 3.752 acre tract and the South line of the said 1.32 acre tract, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner, the Northeast Corner of the said 3.752 acre tract, the Northwest Corner of that certain tract of land described in the deed from Moores Chapel Presbyterian Church to Eleanor Chastain, et al, Trustees of Northwood Presbyterian Church, dated June 27, 1976, recorded in Volume 602, Page 412 of the Deed Records of Bowie County, Texas, lying in the South line of the said 1.32 acre tract;

THENCE South 04 degrees 52 minutes 52 seconds West a distance of 630.24 feet along the East line of the said 3.752 acre tract, the West line of the said Presbyterian Church Tract and the West line of that certain tract of land described in the deed from Jesse L. Drake, et ux to John O. Bivens, et al, Trustees of the Moores Chapel Presbyterian Church, dated February 6, 1970, recorded in Volume 515, Page 229 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner, lying in the North right-of-way line of Farm to Market Road 559;

THENCE North 61 degrees 14 minutes 10 seconds West a distance of 76.70 feet along the North right-of-way line of said Farm to Market Road 559, to a Brass Cap Right of Way Marker, found for a corner;

THENCE North 68 degrees 55 minutes 15 seconds West a distance of 151.13 feet along the North right-of-way line of said Farm to Market Road 559, to a Brass Cap Right of Way Marker, found for a corner;

THENCE North 61 degrees 05 minutes 41 seconds West a distance of 85.24 feet along the North right-of-way line of said Farm to Market Road 559, to a 1/2 inch steel rod capped JHG, found for a corner, lying in the

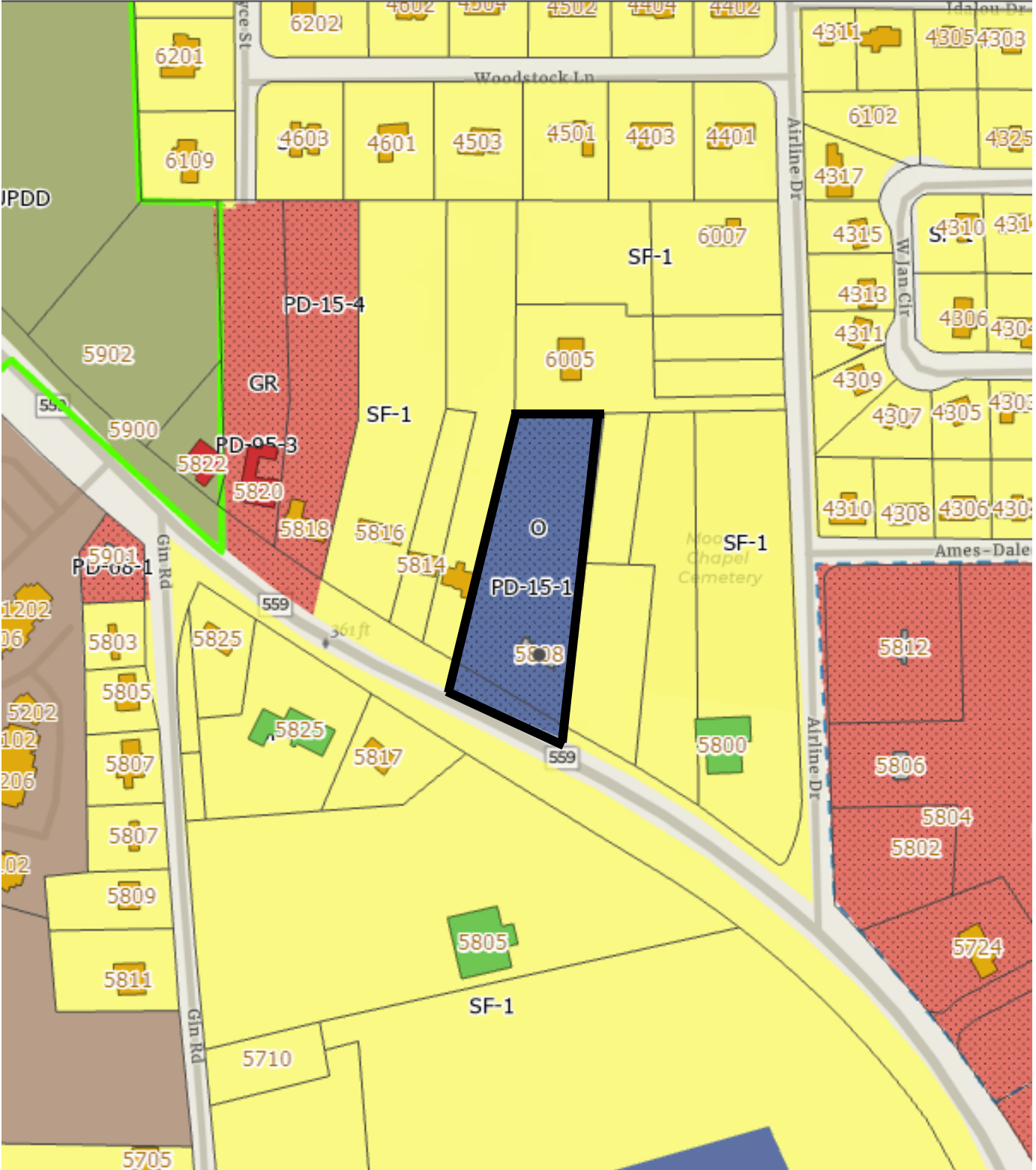
West line of the said 3.752 acre tract and the East line of the said Dyer tract;

THENCE North 09 degrees 56 minutes 12 seconds East a distance of 482.37 feet along the West line of the said 3.752 acre tract and the East line of the said Dyer tract, to the point of beginning and containing 3.485 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on January 20, 2015.

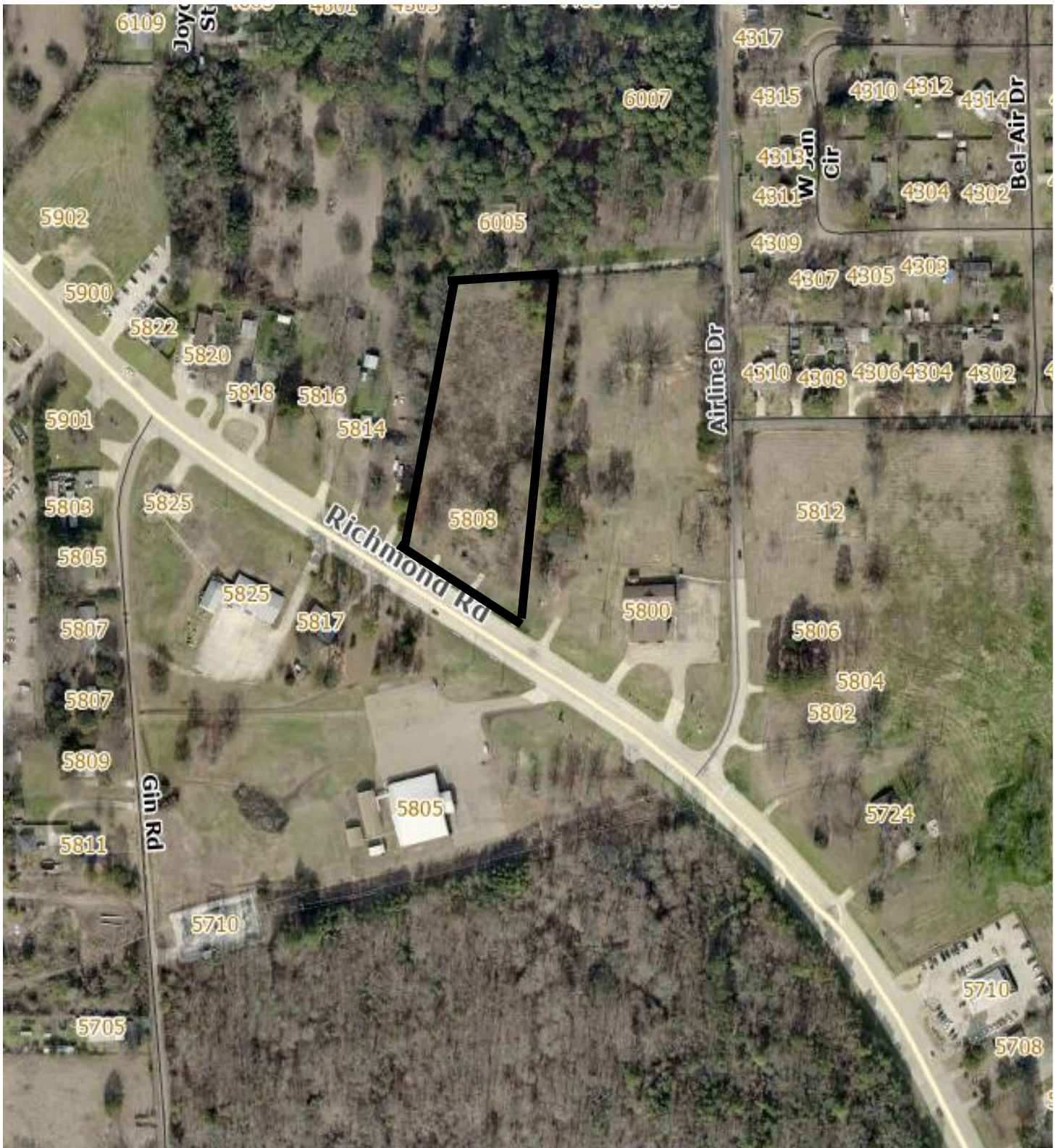
Amendment PD-15-1 (O)

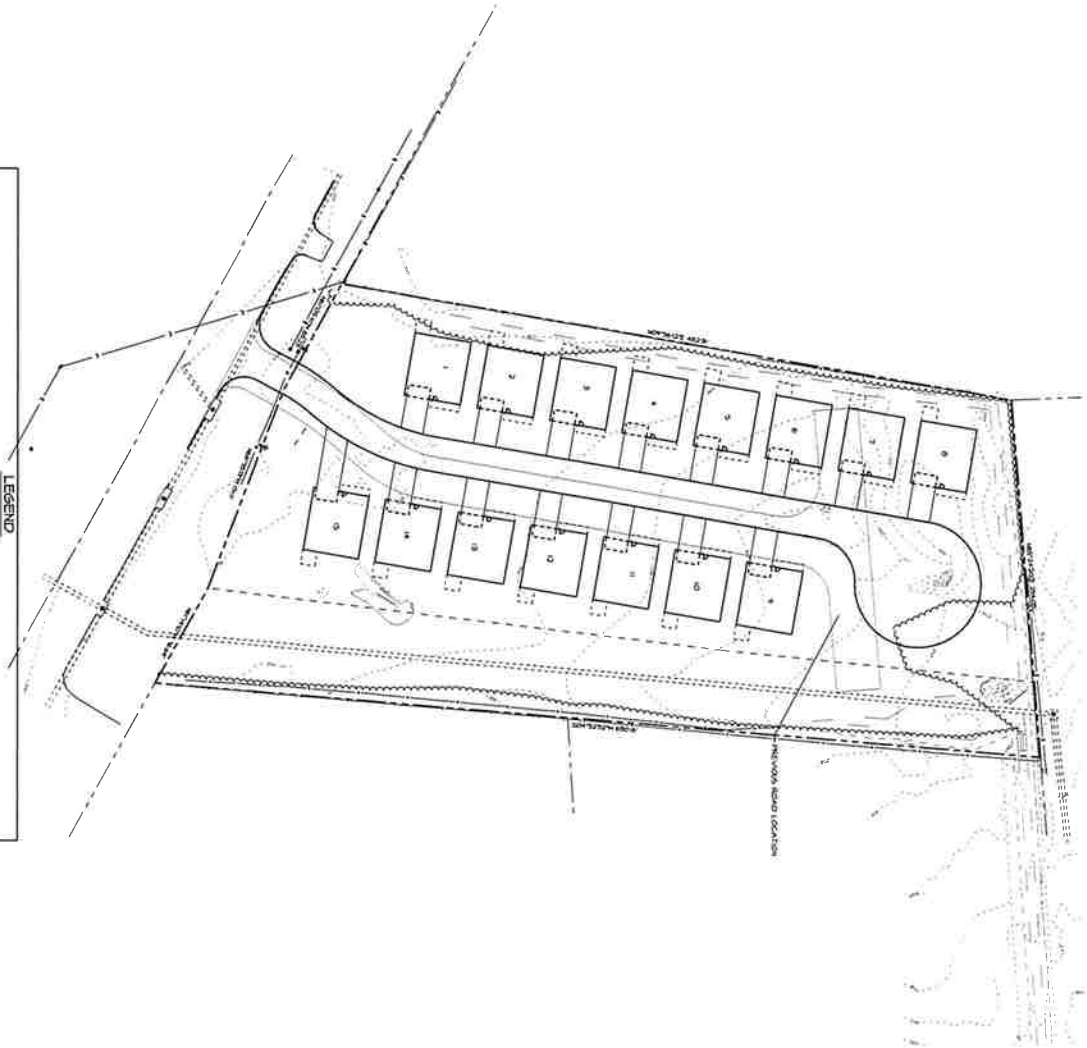
5808 Richmond Road



Attachment: Maps (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

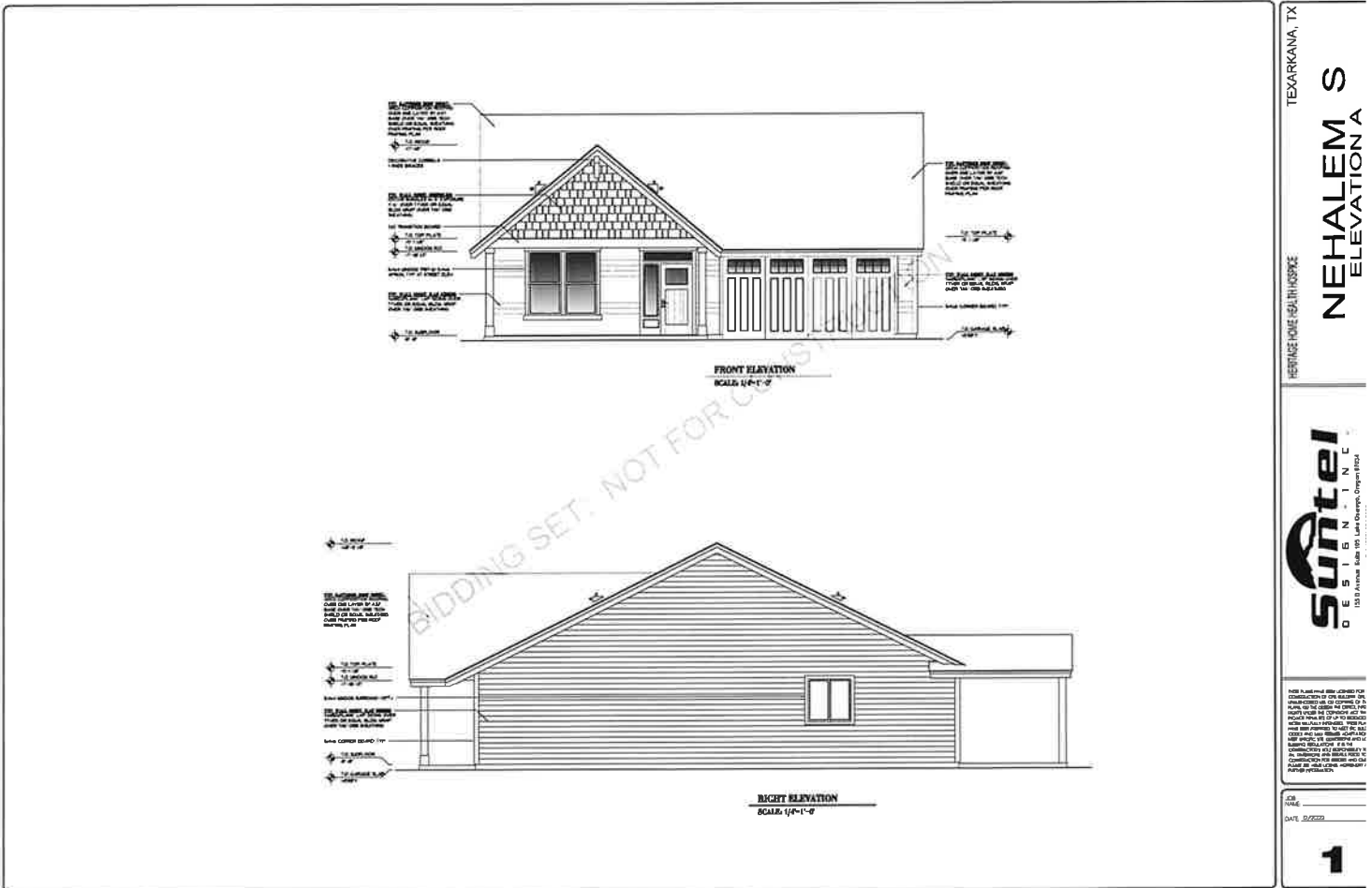
5808 Richmond Road



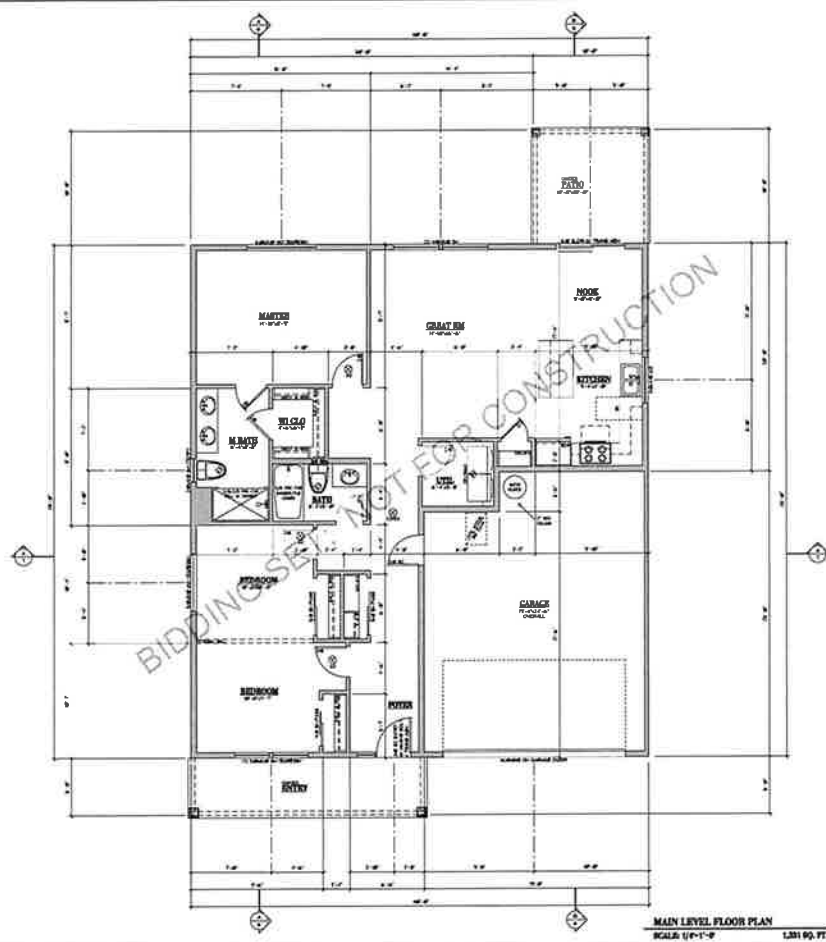


1. COMBINATION SHALL INCLUDE VARIOUS HEIGHTS, AND VERTICAL LOCATION OF ALL SPOILING AND DITCHING SHALL BE INDICATED BY A SERIES OF DIMENSION LINES. DIMENSIONS SHALL BE INDICATED BY DIMENSION LINES WITH DIMENSION VALUES. DIMENSION LINES SHALL BE PLACED OUTSIDE THE COMBINATION.
2. COMBINATION SHALL INCLUDE THE APPROPRIATE ADEQUATE NUMBER OF DIMENSIONS FROM TO SHOWING THE LOCATION OF THE COMBINATION. DIMENSIONS SHALL BE INDICATED BY DIMENSION LINES WITH DIMENSION VALUES. DIMENSION LINES SHALL BE PLACED OUTSIDE THE COMBINATION.
3. DIMENSIONS SHALL INCLUDE THE APPROPRIATE ADEQUATE NUMBER OF DIMENSIONS FROM TO SHOWING THE LOCATION OF THE COMBINATION. DIMENSIONS SHALL BE INDICATED BY DIMENSION LINES WITH DIMENSION VALUES. DIMENSION LINES SHALL BE PLACED OUTSIDE THE COMBINATION.

1955







TEXARKANA, TX

HERITAGE HOME HEALTH HOSPICE

NEHALEM
ELEVATION A

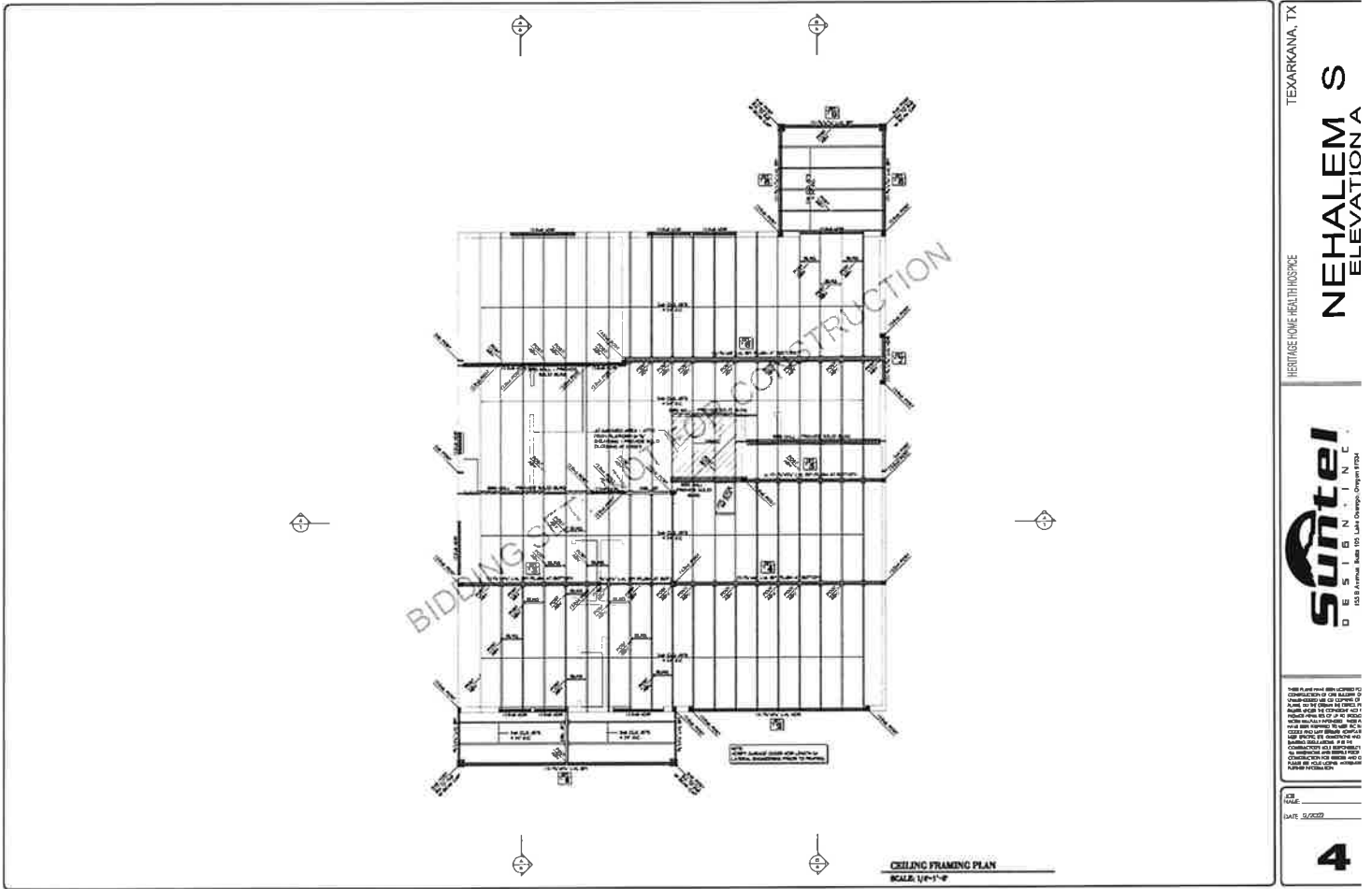
Sintel
C E S I E N T E
150 B Avenida Subur 105, La Orem, Oregon 97034

[illegible]

DATE: 8/20/2021

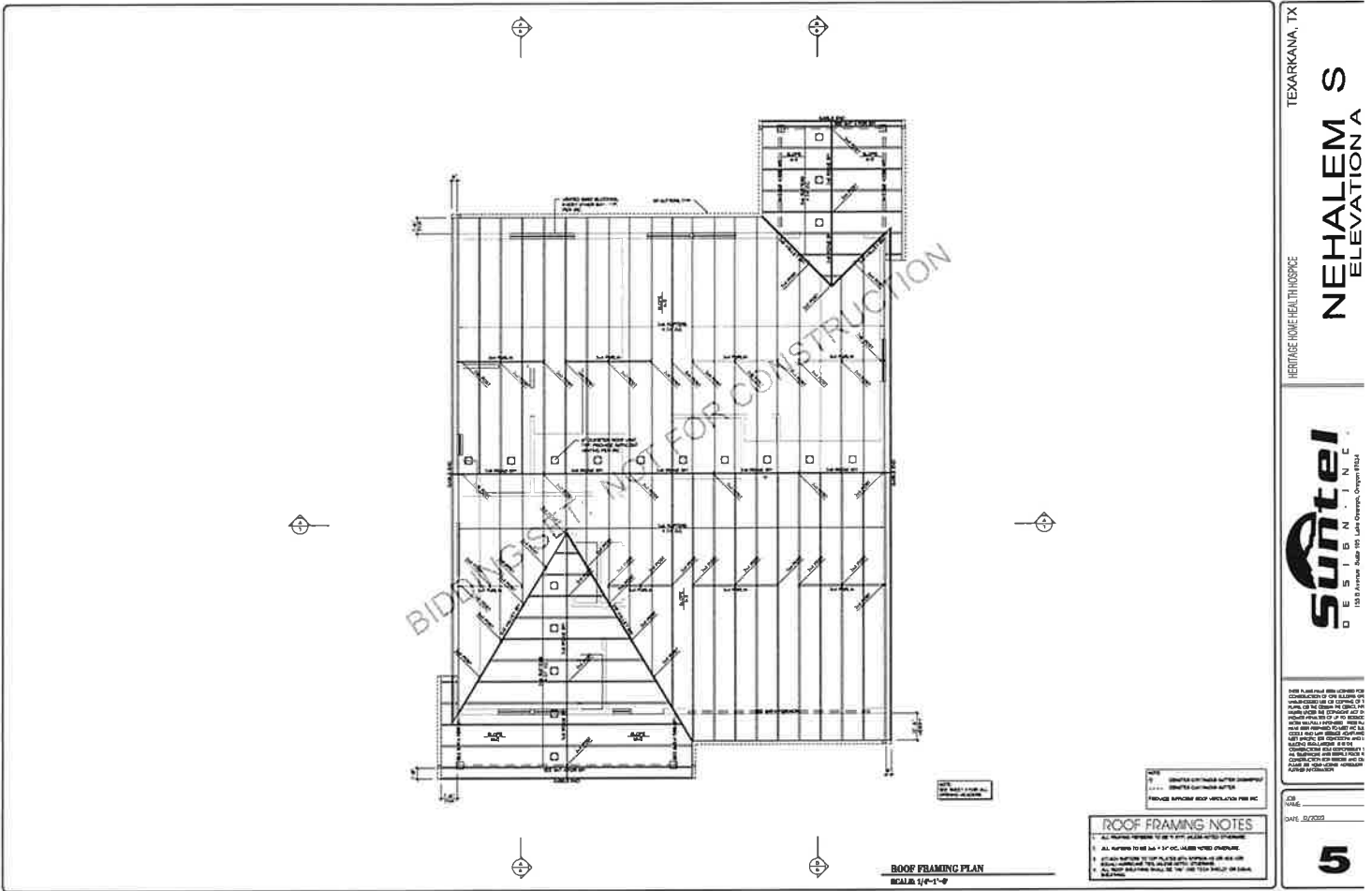
3

Amendment to PD-15-2 (O)



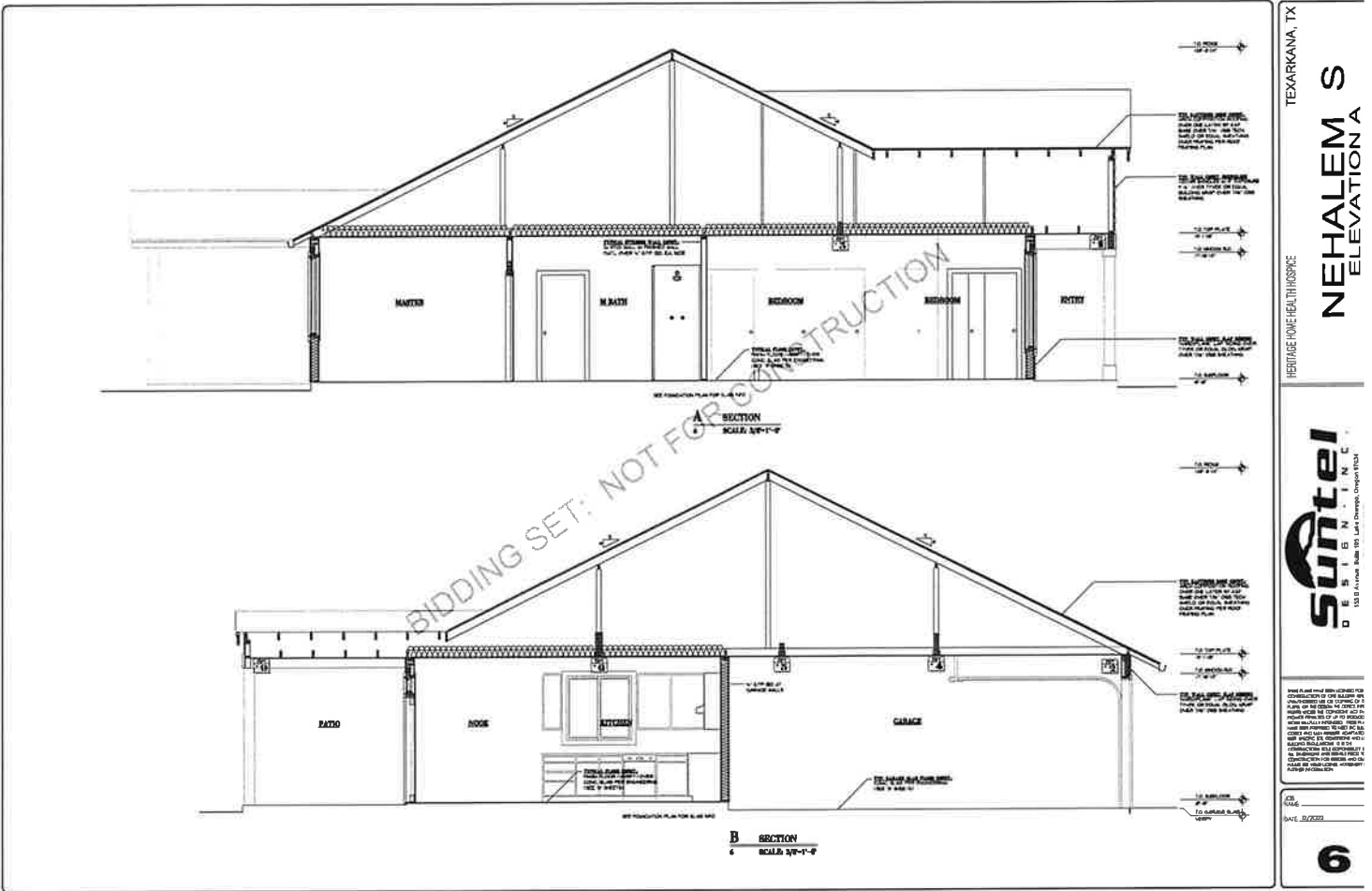
Attachment: Elevation A (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Amendment to PD-15-2 (O)



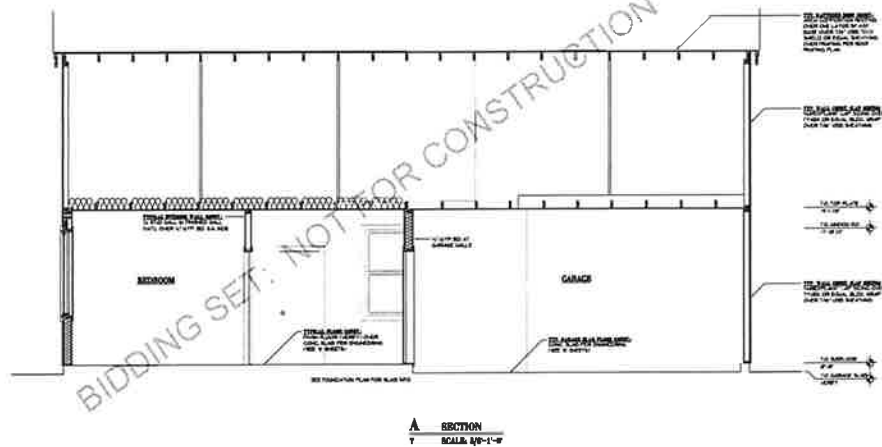
Attachment: Elevation A (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Amendment to PD-15-2 (O)



Attachment: Elevation A (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Amendment to PD-15-2 (O)



TEXARKANA, TX
 HERITAGE HOME HEALTHCARE

NEHALEM S
 ELEVATION A



Suntei
DESIGN INC.

1018 Avenue 10th 101 East Chicago, Chicago, IL 60641

7



TEXARKANA TX

EDUCATION HEALTH SERVICE

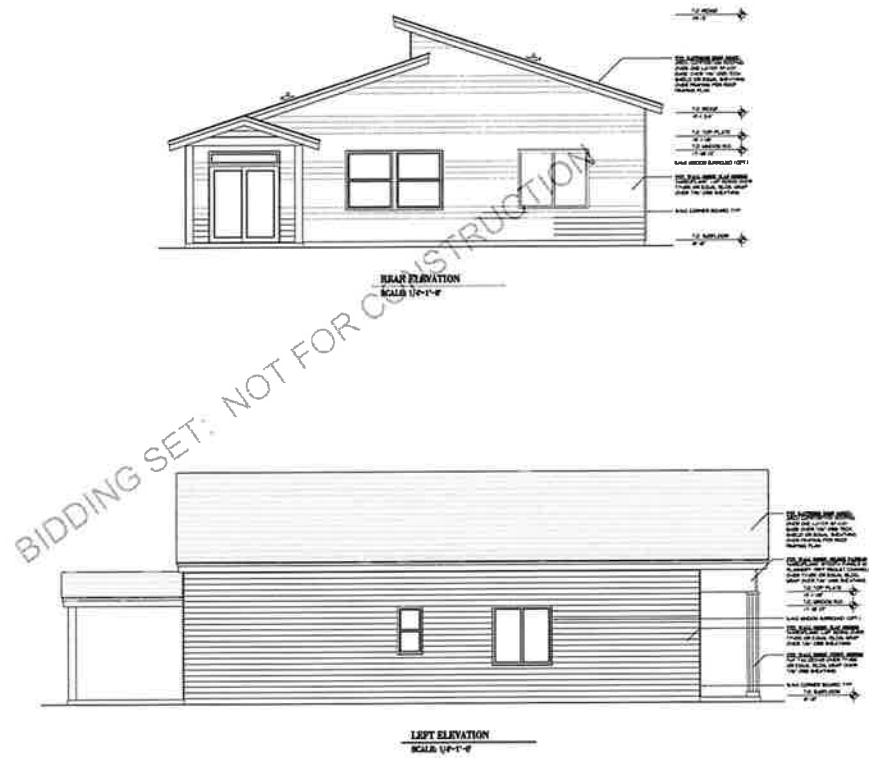
NEHALEM S
ELEVATION B

These plants need little watering for construction of the building or landscaping use and can grow in a variety of soils. On the downside, they don't really wear the composite as well as plastic mulch or up to 100% organic mulch usually preferred. They are also often difficult to lift in bulk and may require additional site specific soil conditions and watering regulations. If it is the construction job responsibility, an estimator or engineer will have to construct a form and fill or place job with loose material.

Oil
Rate _____
Date: 9/2002

1

Amendment to PD-15-1 (O)



TEXARKANA, TX

HERITAGE HOME HEALTHCARE

NEHALEM S
ELEVATION B

sunteel
DESIGN LINE

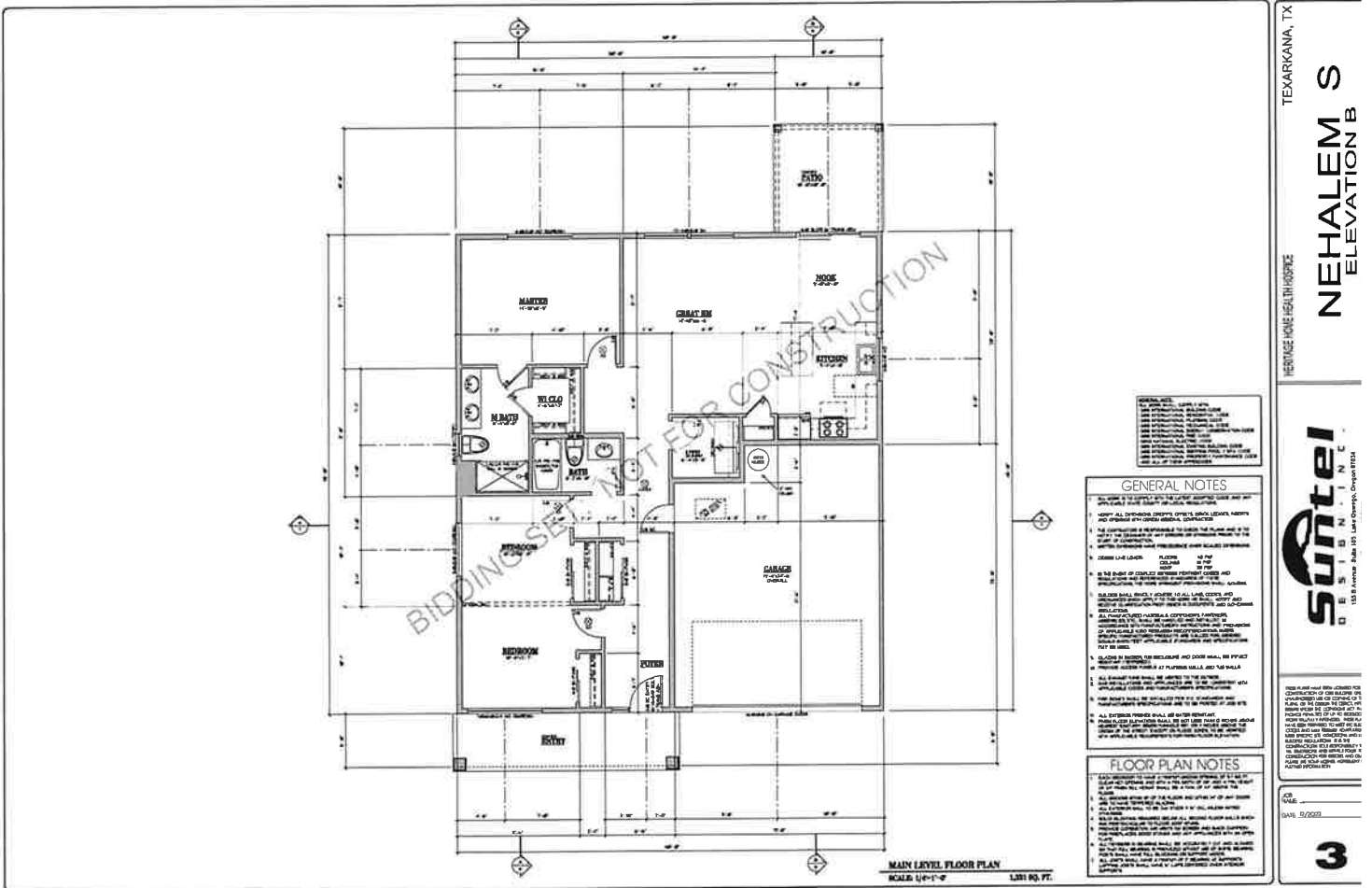
11111 Sunset Lane, Suite 100, Littleton, Colorado 80120

DATE: 5/20/20

2

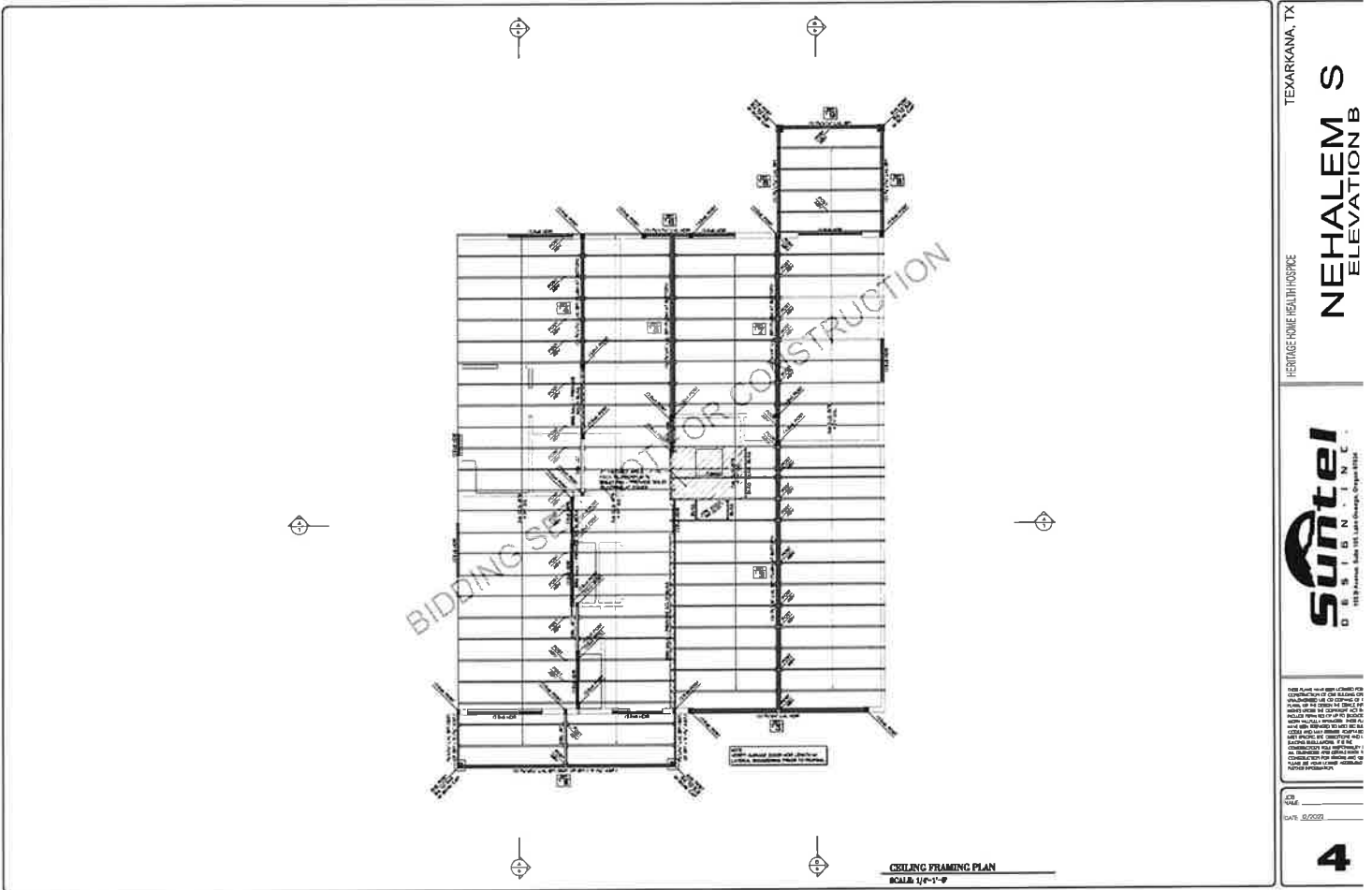
Attachment: Elevation B (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Amendment to PD-15-1 (O)



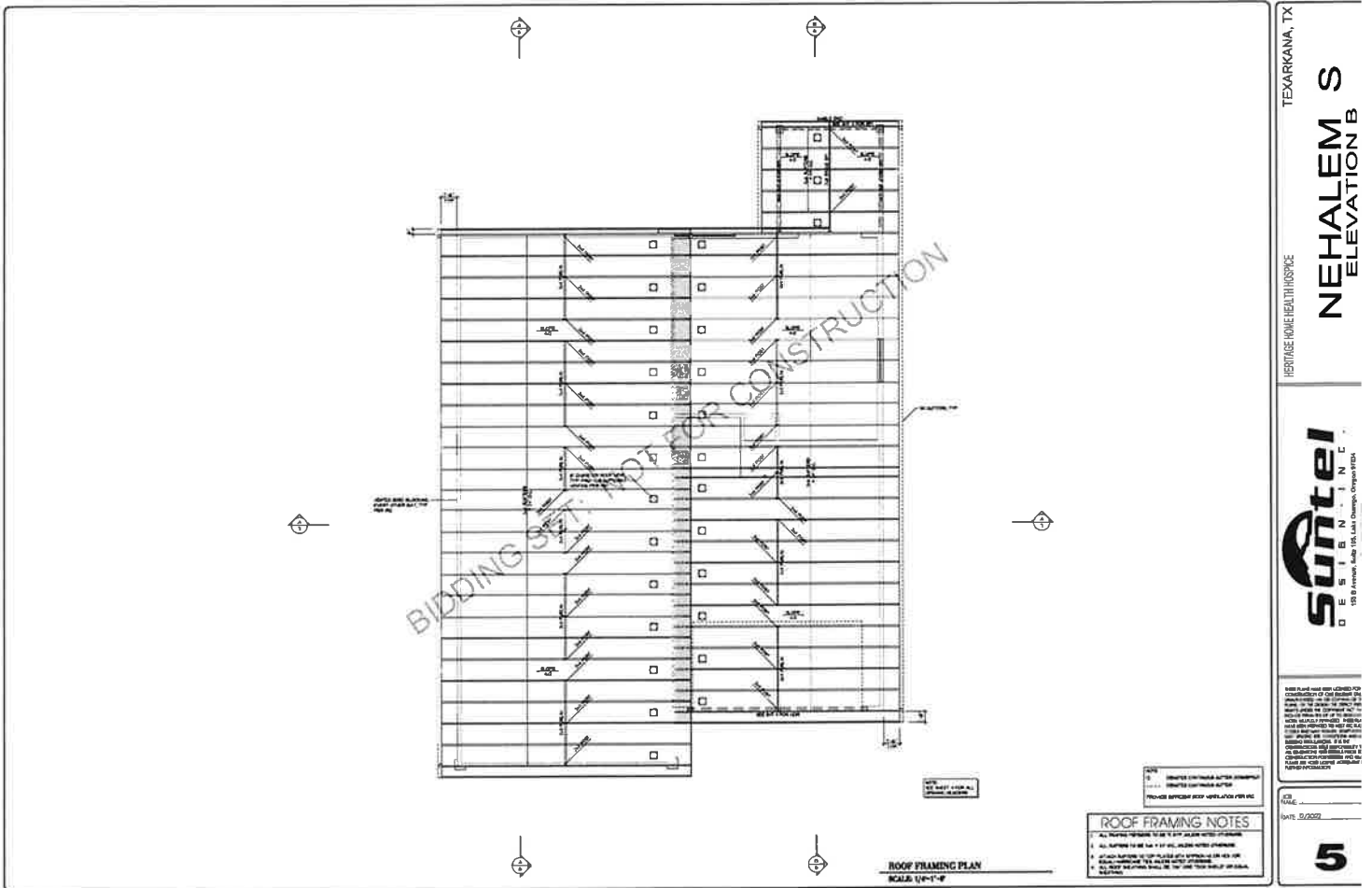
Attachment: Elevation B (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Amendment to PD-15-1 (O)



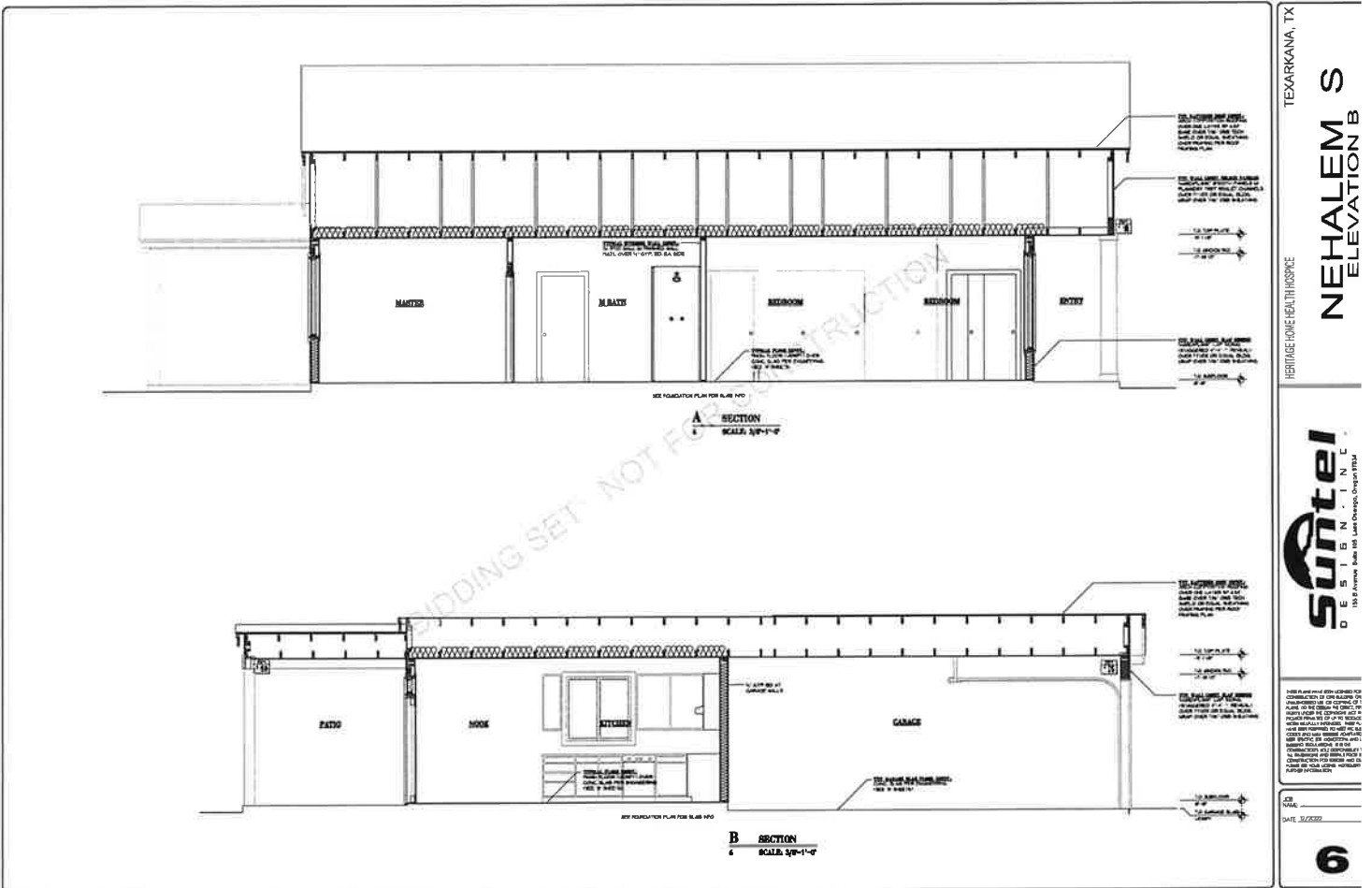
Attachment: Elevation B (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Amendment to PD-15-1 (O)

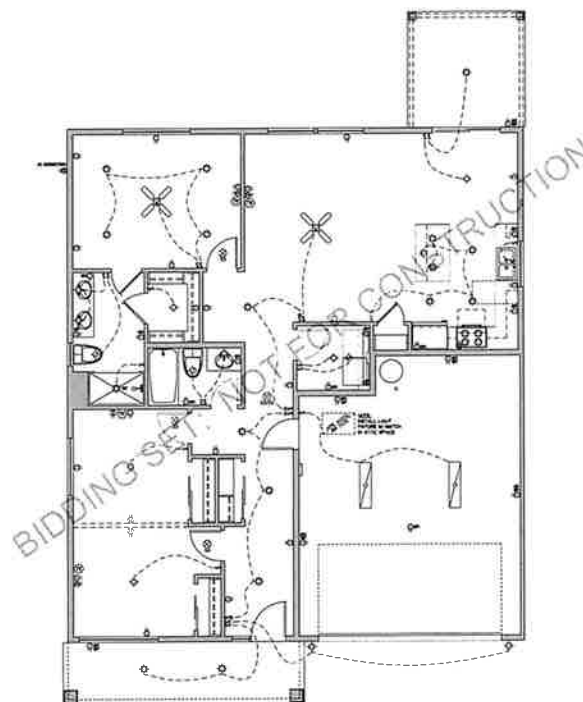


Attachment: Elevation B (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

Amendment to PD-15-1 (O)



Attachment: Elevation B (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)



MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

[illegible]

ELECTRICAL NOTES

- [illegible]

TEXARKANA, TX

HERITAGE HOME HEALTH HOSPICE

NEHALEM S
ELEVATION B

Suntei
DESIGN INC.
125 B Avenue Suite 105 Lake Oswego, Oregon 97034

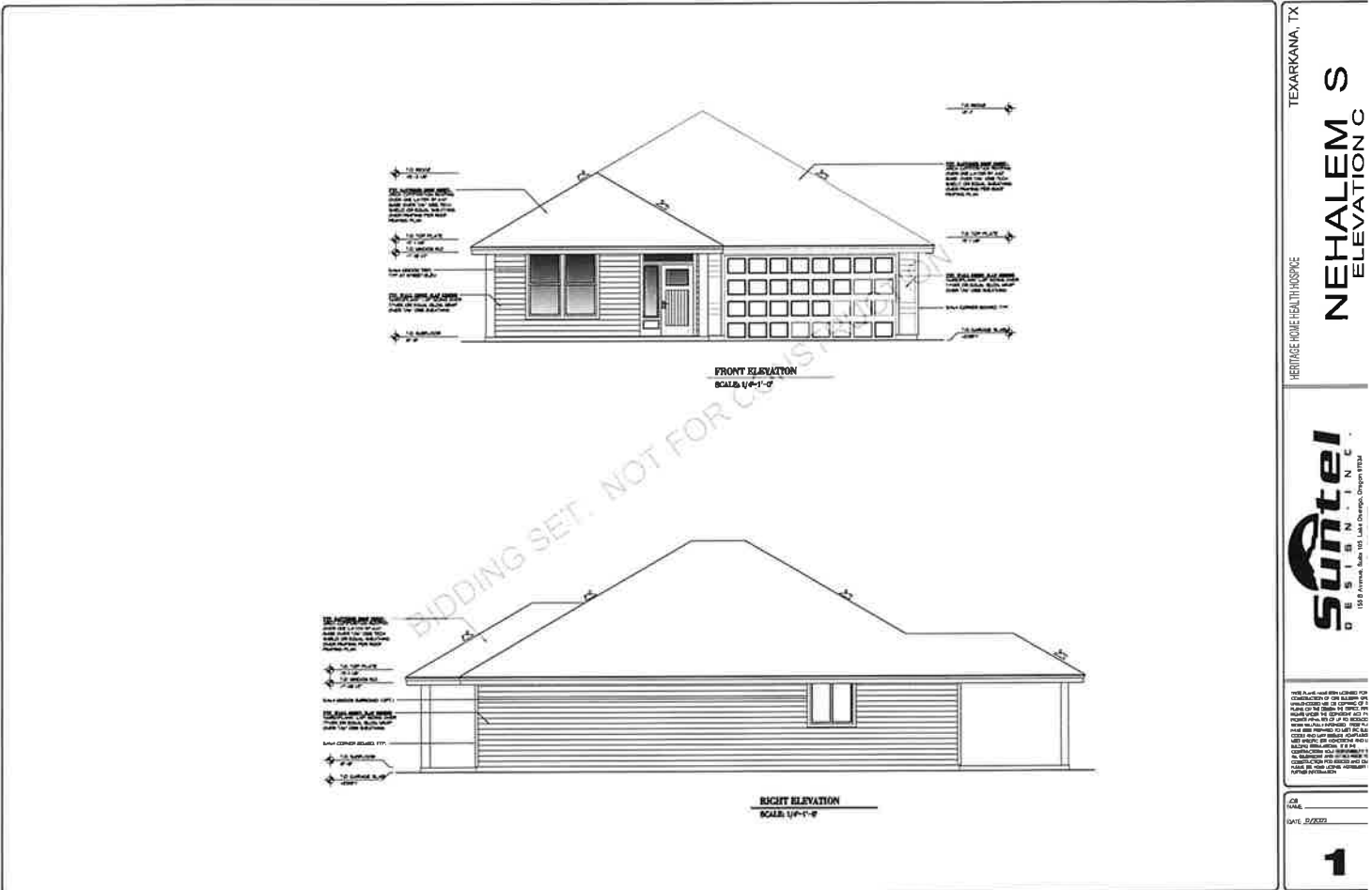
Attachment: Elevation B (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

JOB NAME _____
 DATE _____

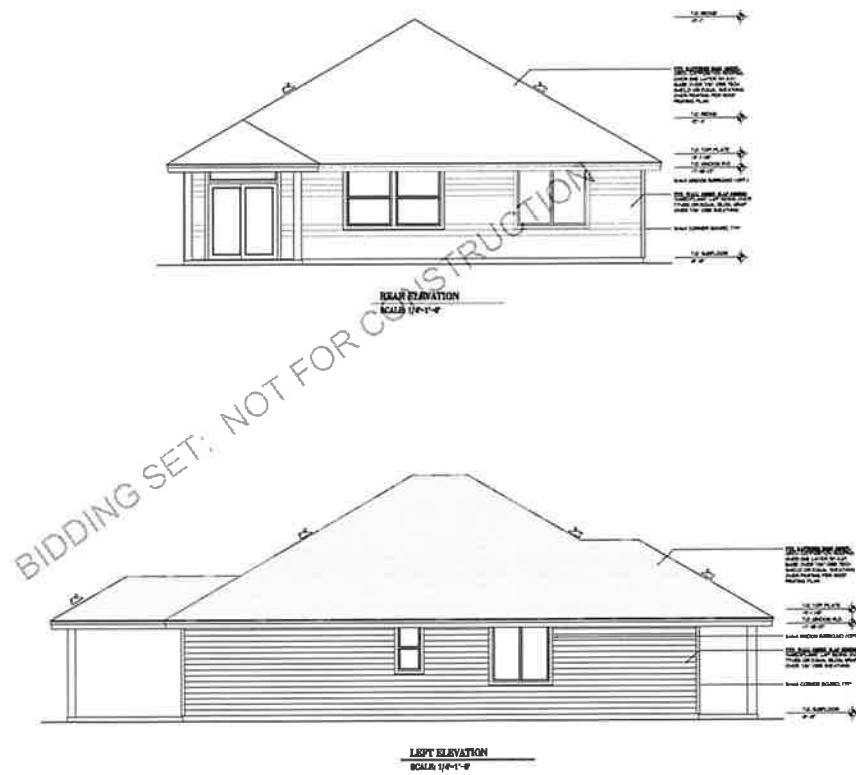
DATE 8/20/02

E

Amendment to PD-15-1 (O)



Attachment: Elevation C (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)



TEXARKANA, TX

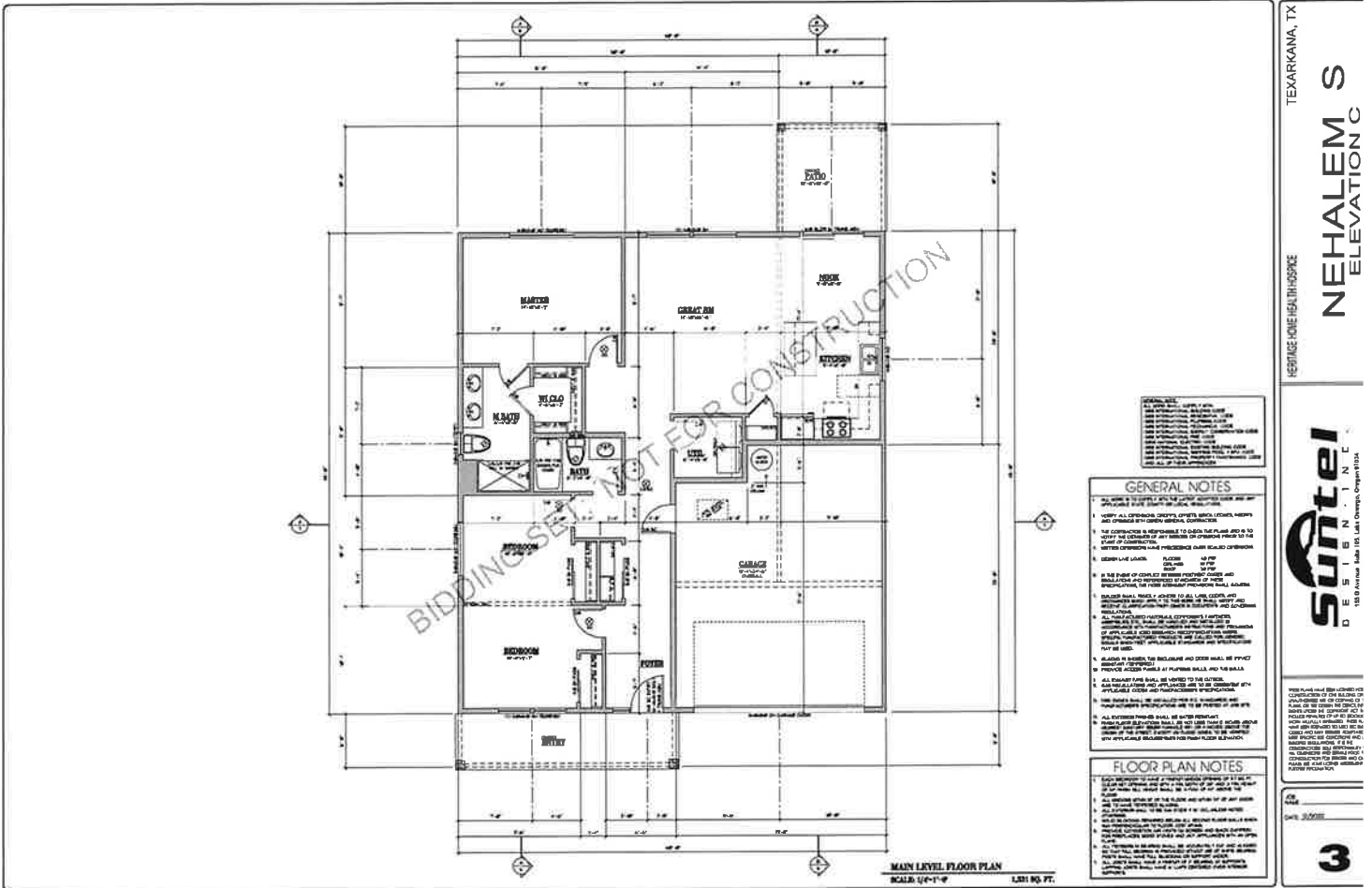
HERITAGE HOME HEALTH HOSPICE

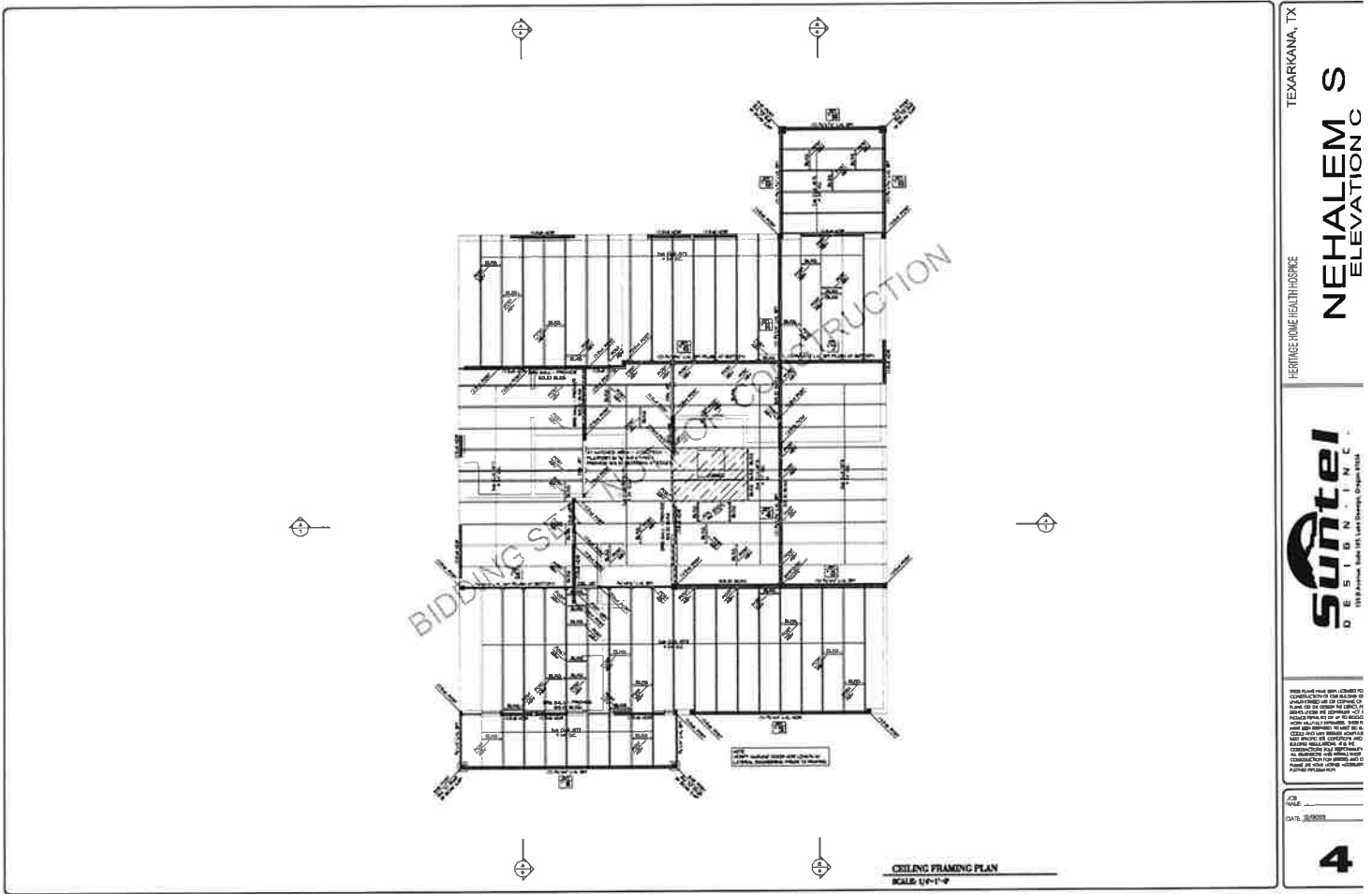
NEHALEM
ELEVATION C

THESE PLANS NEED BEEN LOANED FOR CONSTRUCTION OF THE RAILROAD. DAN UNPUBLISHED ARE OF COURSE OF 5 PLANS, ON THE OTHER HE SAYS, INFO BEING UNDER THE CONTRACT AND THE POLICE PAPERS OF UP TO BECOME MORE VALUABLE. INFORMATION THESE PLANS NEED BEEN REFERRED TO WITH THE RAILROADS AND HAVE SOME CONTACT WITH THE RAILROADS. HE SAYS HE HAS NO RECORDS REGARDING IT. IF THE CONSTRUCTION IS RESPONSIBILITY IS AN INQUIRY AND BEING MADE IT CONSTRUCTION FOR BEING AND THE PLANS ARE YOUR LOAN. WASHINGTON I FURTHER INFORMATION.

JOB NAME _____
DATE 12/20/22 _____

2





Attachment: Elevation C (3923 : Amendment to PD-15-1 site plan approval 5808 Richmond Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2023 9:52 AM

Lead Department: Planning & Zoning Commission

Action Officer: Laura Puckett, Administrative Coordinator

Subject: Consider the minutes from the Planning and Zoning meeting of January 3, 2023.

Meeting Date: 2/6/2023

Attachments

- a. January 3, 2023 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration 02/02/2023 9:56 AM	Mashell Daniel	Reviewer	Completed
Planning & Zoning Commission 02/06/2023 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes from January 3, 2023.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the January 3, 2023 Planning and Zoning Commission minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

February 6, 2023



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • JANUARY 3, 2023

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER**II. AGENDA ITEMS**

1. S-772: (TABLED) consider granting a Specific Use Permit to allow the location of a Cellular Tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent.

This case will be tabled until the February meeting.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Casey Boyette, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Kinsey, Northam, Boyette, Kernek, Sarine
ABSENT:	Joyce III, Coleman, Larkins, Bailey

2. Z-23-1: rezoning on an approximate 2.999-acre tract of land (being Tract 71B), Thomas Price HRS, A-466, located at 530 Sowell Lane from Planned Development-Office to Commercial. Wes Haley, representing Haley's Body Shop, owner.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Boyette, Commissioner
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Northam, Boyette, Kernek, Sarine
ABSENT:	Joyce III, Coleman, Larkins, Bailey

III. STAFF UPDATES

There are no staff updates

IV. CONSIDER APPROVAL OF MINUTES

Attachment: January 3, 2023 P&Z Minutes (3924 : P&Z meeting minutes from January 3, 2023)

1. Consider the minutes from the Planning and Zoning Commission meeting of December 5, 2022.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Boyette, Commissioner
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Northam, Boyette, Kernek, Sarine
ABSENT:	Joyce III, Coleman, Larkins, Bailey

V. ADJOURNMENT

Laura Puckett, Zoning Administrator

Gene Joyce, III, Chairperson