CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA ● MARCH 6, 2023

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

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 approval of the New Potato Addition being a replat of part of Block 1, and 2, North Park Addition, located at 4203 and 4305 North State Line Avenue. Damitboy Inc., and LK Sena Inc., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

2. Consider approval of the replat of Lots 2-5, Block 1, Forest Lake Commercial Subdivision No. 1, located at 6516 Farmers Lane. Mike Craven, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

3. Consider approval of the replat of Lot 1, Block 1, Summerlane Estates Revised, located at 18 Summer Lane. Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

4. S-773: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley Street. Sandra Carroll, owner.

5. S-772: [TABLED] Specific Use Permit to allow the location of cellular tower on an approximate 7.13-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.

6. Z-23-2: rezoning on an approximate 1.74-acre tract of land (being Lot 3R), Rose Acres, located in the 4600 block of Rose Acres. Agriculture to Multiple Family-1. Mike Craven, MCCM Properties, LLC, owner and Byron Leonoudakis, agent.

7. Z-23-3: rezoning on an approximate 6.25-acre tract of land (being Tract 339), Nancy Dycas HRS, A-145, located at 610 S. Wake Village Road. Agriculture to Industrial-1. Charles Bergen, Synergy Direct, Inc., owner, and Paul Dickerson, agent.

8. Z-23-4: rezoning on Lots 3, 4, 5, and 6, Block 144, City Triggs Addition, located at 1401 Pine Street. Office to General Retail. Estiza Dennis, owner.

9. Z-23-5: rezoning on an approximate 22.35-acre tract of land (being Tract 14 & 17), R G Cannon HRS, A-733 and 48A M E P & P HRS, A-421, located at 4001 Summerhill Road. Single Family-1 to General Retail. Doug Brubaker, Superintendent Texarkana ISD, owner, and Russell Sparks, agent.

10. Amendment to PD-05-7 for site plan approval on Lot 1, Park Pavilion, on a portion of a 7.76-acre tract of land, located on the northeast corner of Gibson Lane and Pavilion Parkway. Kyle Rutherford representing Christus St. Michael, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.

11. Z-23-6: rezoning on Lot 2, Martha S Pace Subdivision, an approximate 1.499-acre tract of land, located in the 3400 block of Galleria Oaks Drive. Single Family-1 to Multiple Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner and Brian Henry, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from February 6, 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

Version:

Summary Sheet

Update Date: 3/2/2023 8:41 AM

Lead Department: Planning & Zoning Commission

Action Officer: Laura Puckett, Administrative Coordinator

Subject: Consider approval of the New Potato Addition being a replat of part of Block 1, and 2, North Park Addition, located at 4203 and 4305 North State Line Avenue. Damitboy Inc., and LK Sena Inc., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 3/6/2023

Attachments

a. PlatComments-NewPotatoAddition-March2023P&Z (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission 03/06/2023 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached memorandum.

Potential Options:

Approval 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:

March 6, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: March 1, 2023

Subject: **Consider approval of the New Potato Addition being a replat of part of Block 1 and 2 North Park Addition**

This is a request by Damitboy Inc and LK Sena Inc, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the **New Potato Addition being a replat of part of Block 1 and 2 North Park Addition.** The purpose of this plat is to combine this 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 – See attached email.
    b. Bowie Cass – No issues and not in service area
    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. Mylar copy and electronic copy via email submitted to Public Works office after recording
    c. Existing alley has been requested to be abandoned. Staff has received comments and approval from all utilities except Windstream (sent another email 3-1-23). I am attaching an email from engineer with the responses he received. Please reference alley abandonment on plat with City Council ordinance number (will be sent to Council in March for approval) and future relocated utility easement.

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

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-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

TEX-Henslee, Dustin

From: Zac Pianalto <zspianalto@aep.com>
Sent: Thursday, February 16, 2023 9:48 AM
To: TEX-Henslee, Dustin; Dusty Wiley
Cc: Todd Butler; Jeffrey Wood (jwood@mtgengineers.com)
Subject: RE: Plat Review - New Potato 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,

SWEPCO has no objections to the replat of the New Potato Addition for the Tidal Wave Auto Spa, between Slim Chickens and Zips. Currently SWEPCO facilities are in the existing utility easement serving businesses along N State Line. Before construction begins the new owner will reimburse SWEPCO to relocate the existing lines into the new easement. SWEPCO will need the new SWEPCO Easement drawing so we can get the new easement recorded at Bowie County.

Thank you,
Zac

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@txkusa.org>
Sent: Thursday, February 16, 2023 9:20 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@txkusa.org>; todc@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-Black, Chris <cblack@txkusa.org>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; gstrickland@summitutilities.com; william.c.porterfield@windstream.com; Beau Redfearn <bredfearn@swrea.com>; TWU-McBride, Len <len.mcbride@txkusa.org>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>
Subject: [EXTERNAL] Plat Review - New Potato Addition

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious, please click the '**Report to Incidents**' button. No button, forward to incidents@aep.com.

All,

We have received a request for approval of the plat for New Potato Addition, being a replat of part of Blk 1 and 2 North Park Addition. The purpose is to combine this into one lot. **Please note, applicant has also requested the abandonment of the existing alley.**

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

Attached is the application, checklist, and plat for the proposed plat. This plat will be on the March 6, 2023 P&Z agenda so please provide any comments back to me via email by **12 PM, March 1, 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

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

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

TEX-Henslee, Dustin

From: TEX-Wade, Jonathan
Sent: Wednesday, March 1, 2023 8:33 AM
To: TEX-Henslee, Dustin
Subject: FW: 4203 & 4305 N. State Line Ave; Texarkana, TX-Easement Abandonment/relocation for future Tidal Wave Auto Spa

From: Todd Butler <Tbutler@ozarkcivil.com>
Sent: Friday, February 24, 2023 2:20 PM
To: TEX-Wade, Jonathan <Jonathan.Wade@txkusa.org>
Subject: 4203 & 4305 N. State Line Ave; Texarkana, TX-Easement Abandonment/relocation for future Tidal Wave Auto Spa

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.

Good afternoon Jonathan,

I sent out an email to the following utility providers that were on the list you sent. See responses below.

Windstream:

Sent letter to Michael Latham, Chris Jackson and rejected email from Cliff Porterfield
No response. Resent letter on 2/24/23

Summit Utilities:

Sent letter to Brandon Brooks, Ronnie Watkins and Greg Strickland
Response from Brandon Brooks
Mr. Butler, there are no natural gas mains in the alley/easement. We do have mains on Stateline Ave that should not conflict with this proposal. If you need anything else, please let me know. Thank you.

Cableone/Spark light:

Sent letter to Joe Langley
Response Email 2/17/23
From: Joe Langley
Yes, we are located in the current power easement on the SWEPCO poles.
Mainly need to know when SWEPCO will be relocating to the new easement. Also, if the new construction will need internet service, then a conduit will need placed between the demarc and the new pole in the new easement. I'll try to keep an eye out for notifications that come in from SWEPCO, but go ahead and send any dates that they give for relocation.

Ritter Communications:

Sent letter to Philip Mc Dowell and Tracy McNeil

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

Response from Philip McDowell/Email 2/17/23

Tray, tray.mcneill@rittercommunications.com
This appears to be where China Inn and a car wash is now.
We don't have any service drops, but we do have facilities at the easement along Stateline.
Todd,
Tray will be your best POC in regards to this.

SWREA:

Sent letter to Beau Redfern and Jeremy Lindsey

Response from Beau Redfern
SWREA does not serve this area. If you have any questions let me know.
Thanks

BCEC:

Sent letter to Tod Corbin

Mr. Butler,
Bowie-Cass Electric Cooperative doesn't have any electric lines near Stateline Avenue within the city limits of Texarkana.
If you have any questions, please let me know.
Tod Corbin
Bowie-Cass Electric Cooperative, Inc.

Todd Butler, P.E. | President

479.367.7835 | Direct
479.464.8850 | Office
3214 N.W. Avignon Way, Ste. 4
Bentonville, AR 72712
tbutler@ozarkcivil.com

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

TEX-Henslee, Dustin

From: TEX-Wade, Jonathan
Sent: Wednesday, March 1, 2023 8:37 AM
To: chris.jackson@windstream.com
Cc: TEX-Henslee, Dustin
Subject: FW: 4203 & 4305 N. State Line Ave; Texarkana, TX-Easement Abandonment/relocation for future Tidal Wave Auto Spa

Mr. Jackson,

Just wanted to verify that there were no Windstream comments on the below project. If you need any additional information, please let me know.

Thank you,

Jonathan Wade, PE, CFM
City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@txkusa.org

From: Todd Butler <Tbutler@ozarkcivil.com>
Sent: Friday, February 24, 2023 2:20 PM
To: TEX-Wade, Jonathan <Jonathan.Wade@txkusa.org>
Subject: 4203 & 4305 N. State Line Ave; Texarkana, TX-Easement Abandonment/relocation for future Tidal Wave Auto Spa

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Bowie-Cass Electric Cooperative, Inc.

Todd Butler, P.E. | President

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3214 N.W. Avignon Way, Ste. 4
Bentonville, AR 72712
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Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

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: February 17, 2023

Re: **New Potato Addition – Combine 2 Parcels into a 1 Lot Plat**

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

1. There is an existing eight-inch (8") water main on the west side of Stateline Avenue.
2. There is an existing six-inch (6") sanitary sewer main running from the north boundary line to the south boundary of the proposed 1 Lot Plat approximately 80 feet east of the west boundary line of said Lot. See attached Memo referencing the easement abandonment.
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, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, O & M Coordinator, TWU
Pam White, Administrative Coordinator, TWU

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

Texarkana Water Utilities

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

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

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

MEMORANDUM

To: Jonathan Wade, P.E., CFM, City Engineer, City of Texarkana, Texas

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

Date: February 2, 2023

Re: **Easement Abandonment – A Portion of the Utility Easement in Block 1 of the North Park Subdivision**

The Utility staff has reviewed the above referenced request for an easement abandonment and has the following comments:

1. There is an existing six-inch (6") sanitary sewer main in this easement.
2. The Utility does not object to the abandonment of this section of the utility easement provided the sewer is relocated and an easement is provided as shown on the attached drawing C6.0 dated January 1, 2023.
3. The size and location of the existing sewer main has not been field verified. The developer's representative shall field verify the size and location of the existing utilities before any construction.

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, M & O Coordinator, TWU
Pam White, Administrative Coordinator, TWU

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: Combine 2 Parcels into a 1 Lot Plat

Plat Title: New Potato Addition

Current Legal Description: 0.598ac & 0.538 ac in Blocks 1 and 2 North Park Addition

Total Acreage: 1.135 ***Number of Lots:*** 1 ***Zoning:*** Commercial

Owner/Developer Information:

Name: Current - Damitboy Inc & LK Sena Inc.---Selling to New Potato Creek Holdings, 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	Jeffrey Wood	2/15/23
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

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 _____ 2/15/23 _____

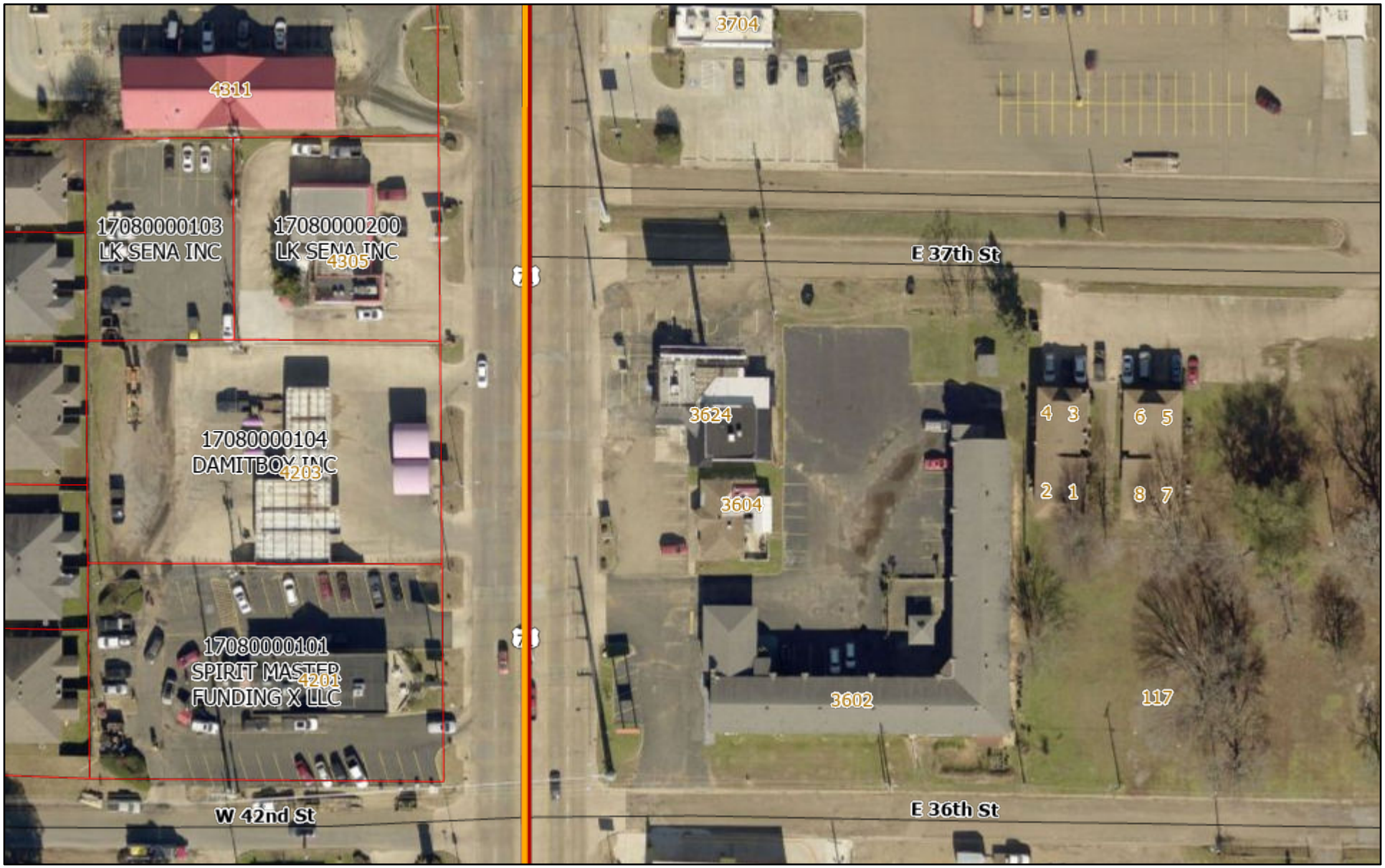
Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

Location Map



2/16/2023, 9:02:14 AM

1:1,128

0 0.01 0.01 0.03 mi

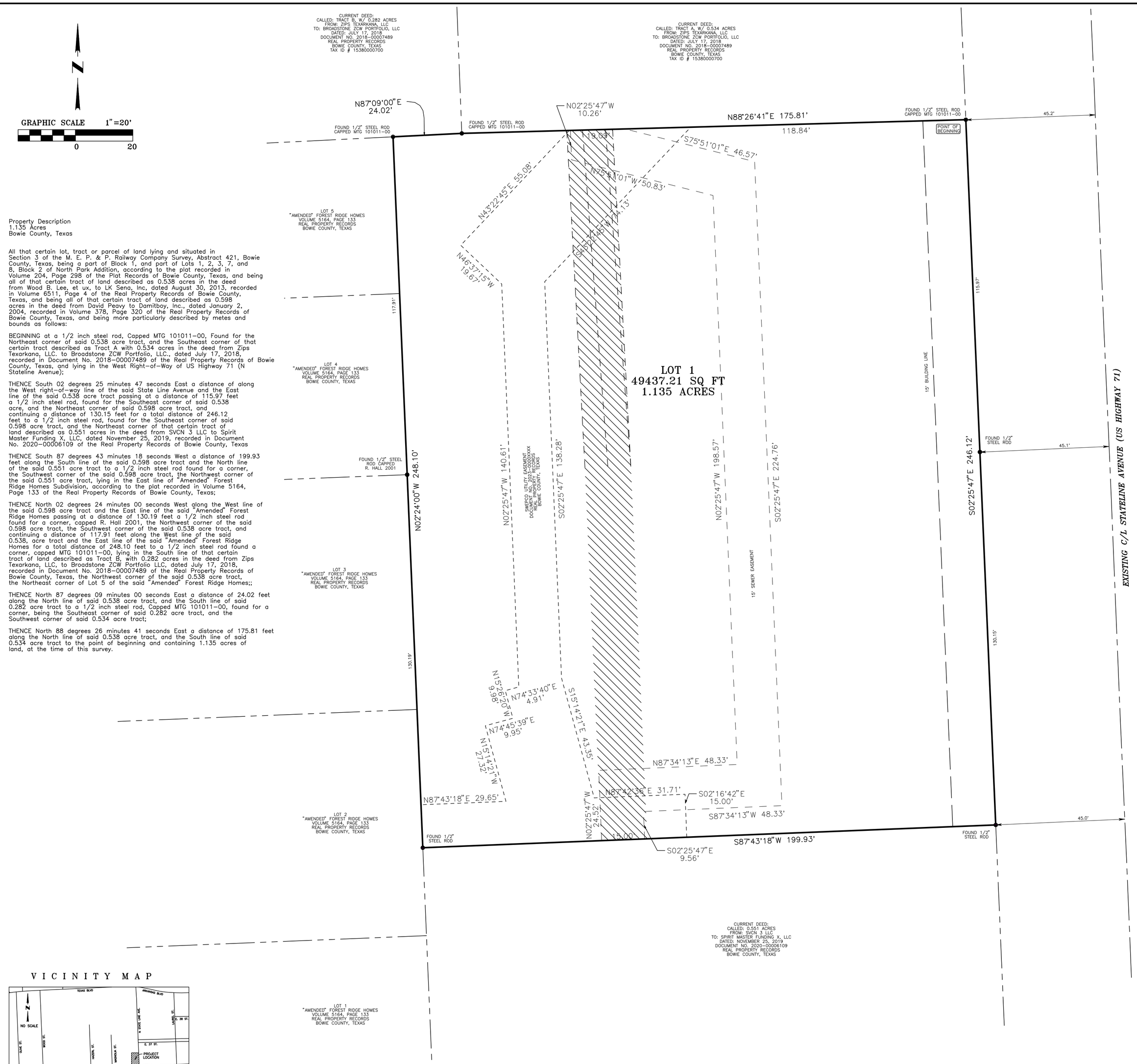
0 0.01 0.03 0.05 km

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

TWU Geograp

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-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato



Property Description
1.135 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in Section 3 of the M. E. P. & P. Railway Company Survey, Abstract 421, Bowie County, Texas, being a part of Block 1, and part of Lots 1, 2, 3, 7, and 8, Block 2 of North Park Addition, according to the plat recorded in Volume 204, Page 298 of the Plat Records of Bowie County, Texas, and being all of that certain tract of land described as 0.538 acres in the deed from Wood B. Lee, et ux, to LK Sena, Inc, dated August 30, 2013, recorded in Volume 6511, Page 4 of the Real Property Records of Bowie County, Texas, and being all of that certain tract of land described as 0.598 acres in the deed from David Peavy to Damitboy, Inc., dated January 2, 2004, recorded in Volume 378, Page 320 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 the Northeast corner of said 0.538 acre tract, and the Southeast corner of that certain tract described as Tract A with 0.534 acres in the deed from Zips Texarkana, LLC, to Broadstone ZCW Portfolio, LLC., dated July 17, 2018, recorded in Document No. 2018-00007489 of the Real Property Records of Bowie County, Texas, and lying in the West Right-of-Way of US Highway 71 (N Stateline Avenue);

THENCE South 02 degrees 25 minutes 47 seconds East a distance of along the West right-of-way line of the said State Line Avenue and the East line of the said 0.538 acre tract passing at a distance of 115.97 feet a 1/2 inch steel rod, found for the Southeast corner of said 0.538 acre, and the Northeast corner of said 0.598 acre tract, and continuing a distance of 130.15 feet for a total distance of 246.12 feet to a 1/2 inch steel rod, found for the Southeast corner of said 0.598 acre tract, and the Northeast corner of that certain tract of land described as 0.551 acres in the deed from SVCN 3 LLC to Spirit Master Funding X, LLC, dated November 25, 2019, recorded in Document No. 2020-00006109 of the Real Property Records of Bowie County, Texas

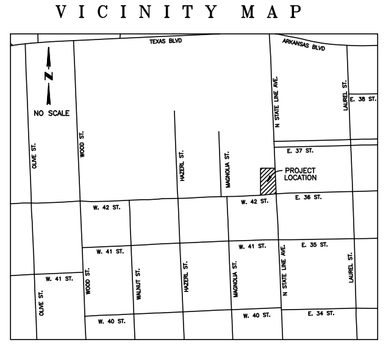
THENCE South 87 degrees 43 minutes 18 seconds West a distance of 199.93 feet along the South line of the said 0.598 acre tract and the North line of the said 0.551 acre tract to a 1/2 inch steel rod found for a corner, the Southwest corner of the said 0.598 acre tract, the Northwest corner of the said 0.551 acre tract, lying in the East line of "Amended" Forest Ridge Homes Subdivision, according to the plat recorded in Volume 5164, Page 133 of the Real Property Records of Bowie County, Texas;

THENCE North 02 degrees 24 minutes 00 seconds West along the West line of the said 0.598 acre tract and the East line of the said "Amended" Forest Ridge Homes passing at a distance of 130.19 feet a 1/2 inch steel rod found for a corner, capped R. Hall 2001, the Northwest corner of the said 0.598 acre tract, the Southwest corner of the said 0.538 acre tract, and continuing a distance of 117.91 feet along the West line of the said 0.538, acre tract and the East line of the said "Amended" Forest Ridge Homes for a total distance of 248.10 feet to a 1/2 inch steel rod found a corner, capped MTG 101011-00, lying in the South line of that certain tract of land described as Tract B, with 0.282 acres in the deed from Zips Texarkana, LLC, to Broadstone ZCW Portfolio LLC, dated July 17, 2018, recorded in Document No. 2018-00007489 of the Real Property Records of Bowie County, Texas, the Northwest corner of the said 0.538 acre tract, the Northeast corner of Lot 5 of the said "Amended" Forest Ridge Homes;;

THENCE North 87 degrees 09 minutes 00 seconds East a distance of 24.02 feet along the North line of said 0.538 acre tract, and the South line of said 0.282 acre tract to a 1/2 inch steel rod, Capped MTG 101011-00, found for a corner, being the Southeast corner of said 0.282 acre tract, and the Southwest corner of said 0.534 acre tract;

THENCE North 88 degrees 26 minutes 41 seconds East a distance of 175.81 feet along the North line of said 0.538 acre tract, and the South line of said 0.534 acre tract to the point of beginning and containing 1.135 acres of land, at the time of this survey.

VICINITY MAP



CERTIFICATE OF DEDICATION BY OWNER

We, New Potato Creek Holdings, 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 New Potato Addition, a Replat of part of Block No. 1, and parts of Lots No 1-3, and Lots 7-8 of Block No. 2 of North Park Addition, a subdivision of a part of the M. E. P. and P. Railway Company Headright Survey, Abstract 421, Bowie County, Texas, and by this instrument, we hereby dedicate the easements as shown on this plat for utility purposes.

_____
John Lapointe, Managing Member
New Potato Creek Holdings, LLC

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared John Lapointe, 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

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the New Potato Addition, a Replat of part Block No. 1, and Part of Lots No. 1-3, and Lots 7-8, Block No. 2 of North Partk Addition, a subdivision of a part of the M. E. P. and P. Railway Company Survey, Abstract 421, 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

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 November 30, 2022, 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 the New Potato Addition, a Replat of of Part of Block No. 1, and Parts Lots No. 1-3, and 7-8 Block No. 2 of North Park Addition, a subdivision of a part of the M. E. P. and P. Railway Company Survey, Abstract 421, Bowie County, Texas.

_____
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 15, 2023

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

SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO COMBINE THE TRACTS DESCRIBED IN VOLUME 6511, PAGE 4, AND VOLUME 378, PAGE 320

2) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.

FLOOD STATEMENT:

By graphic plotting only, a this property is in Zone "X" In City of Texarkana, Texas, Number 480060, Panel 0360, Suffix E, Map Number 48037C0360E, Dated December 21, 2017. No field surveying was performed to determine this zone.

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.

NEW POTATO ADDITION
REPLAT OF PART OF BLOCK NO. 1, AND PARTS OF LOTS NO. 1-3, AND 7-8, BLOCK NO. 2 OF NORTH PARK ADDITION

1.135 ACRES IN THE
M. E. P. AND P.
RAILWAY COMPANY
SURVEY, ABSTRACT 421
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DH	JW	236011	02/15/2023

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2023 TBPE NO. 354

X:\2022 Projects\222312 4203 & 4305 State Line Ave\222312-plat info only.pro
Wed Feb 15, 2023 3:13PM

Attachment: PlatComments-NewPotatoAddition-March2023P&Z (3939 : Consider Plat New Potato Addition)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:41 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of the replat of Lots 2-5, Block 1, Forest Lake Commercial Subdivision No. 1, located at 6516 Farmers Lane. Mike Craven, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 3/6/2023

Attachments

a. PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission 03/06/2023 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for 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:

March 6, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: March 1, 2023

Subject: **Consider approval of Replat of Lot 2-5, Block 1 Forest Lake Commercial Subdivision No. 1**

This is a request by Mike Craven, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the **Replat of Lot 2-5, Block 1 Forest Lake Commercial Subdivision No. 1.** The purpose of this plat is to combine these 4 lots 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 – see attached email and easement documents
    b. Bowie Cass – No issues and not in service area
    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. Mylar copy and electronic copy via email submitted to Public Works office after recording

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-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Friday, February 17, 2023 9:39 AM
To: 'Cabe C Bonner'
Cc: Jeffrey Wood
Subject: RE: Plat Review - Replat Lots 2-5,Blk 1 Forest Lake Commercial No. 1

Mr. Bonner,

On the proposed plat, there is a 10' utility easement along the east side of Farmers Lane.

As far as the other issue you mention, what are you expecting or requesting on this?

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: Cabe C Bonner <ccbonner@aep.com>
Sent: Friday, February 17, 2023 9:31 AM
To: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Cc: Jeffrey Wood <jwood@mtgengineers.com>
Subject: FW: Plat Review - Replat Lots 2-5,Blk 1 Forest Lake Commercial No. 1

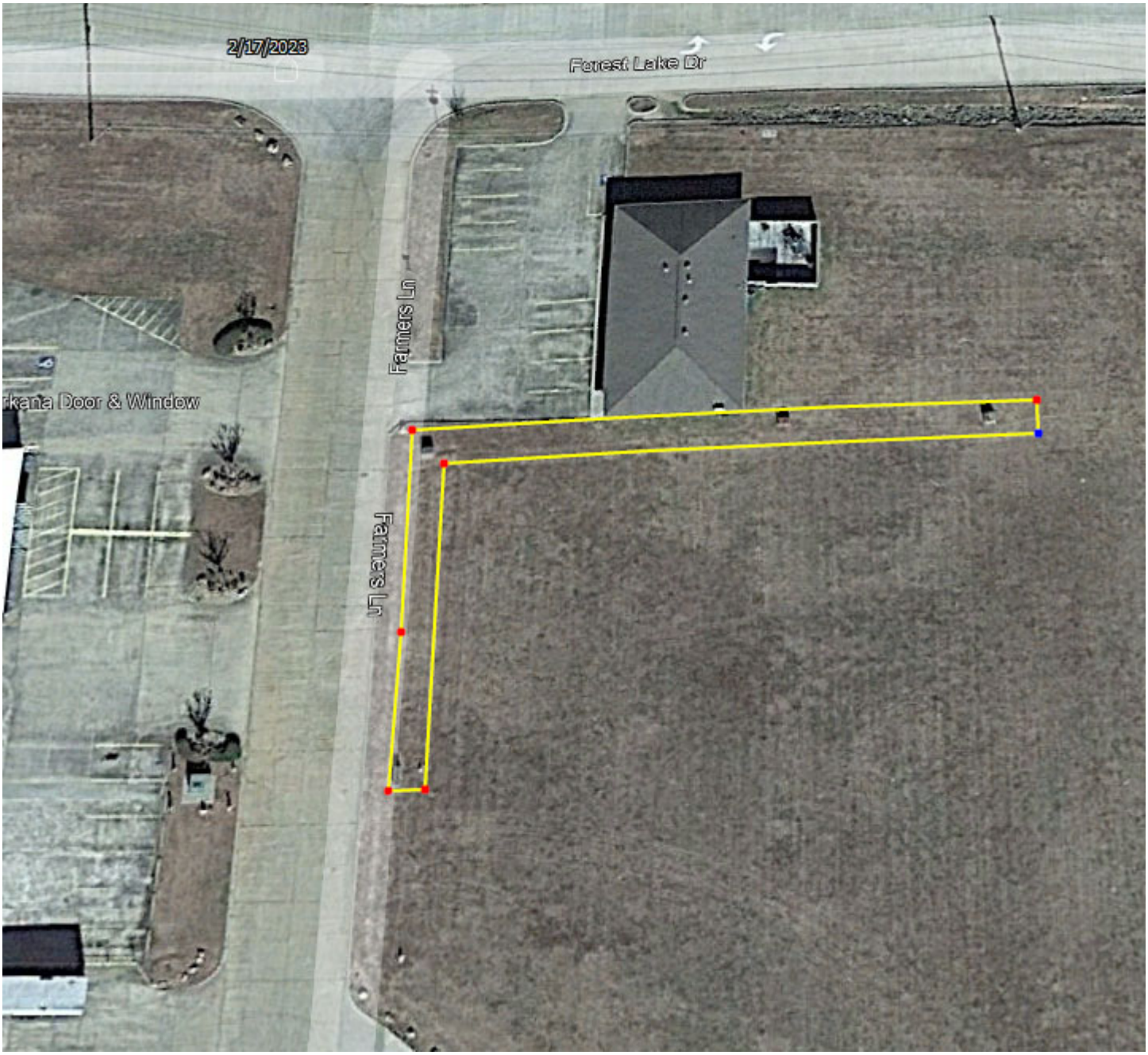
CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dustin,

We have UG facilities along the south end of 6516, and along the east edge of Farmers Ln running south. Please see the picture below for a rough idea of where our equipment is. I have also attached a picture of the old site layout that shows we tried to secure a 10' easement on the east side of Farmers Ln and on the south edge of 6516 (lots 1-4) to encompass the UG equipment.

Let me know if you have any other questions.
Thanks

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest



SOUTHWESTERN ELECTRIC POWER COMPANY
CABE C BONNER | ENGINEER
CCBONNER@AEP.COM | D:903.223.5721 | C:903.556.4205
3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: Zac Pianalto <zspianalto@aep.com>
Sent: Wednesday, February 15, 2023 2:17 PM
To: Cabe C Bonner <ccbonner@aep.com>
Subject: FW: Plat Review - Replat Lots 2-5,Blk 1 Forest Lake Commercial No. 1

Cabe,

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest

Please check if there are any SWEPCO facilities in conflict with the replat. For example pad mount transformer#_____ or underground cable crossing the lot to serve 6516 FARMERS LN? Then respond to Dusty Henslee.

Thank you,
Zac

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Wednesday, February 15, 2023 12:45 PM
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@txkusa.org>; todc@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-Black, Chris <cblack@txkusa.org>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; gstrickland@summitutilities.com; william.c.porterfield@windstream.com; Beau Redfearn <bredfearn@swrea.com>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>
Subject: [EXTERNAL] Plat Review - Replat Lots 2-5,Blk 1 Forest Lake Commercial No. 1

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious, please click the '**Report to Incidents**' button. No button, forward to incidents@aep.com.

All,

We have received a request for approval of the Replat Lots 2-5,Blk 1 Forest Lake Commercial No. 1. The purpose of the replat is combine these 5 lots into 1 lot.

Attached is the application, checklist, and plat for the proposed plat. This plat will be on the March 6, 2023 P&Z agenda so please provide any comments back to me via email by **12 PM, March 1, 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

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

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest

FOREST LAKE DR.

4

3

2

1

5' EASE.

10' EASE.

#350 IN 4" DUCT
140'

4" RIGID

4" RIGID

OBTAIN 10'

T3

5

6

FARMERS LANE

OBTAIN 10'

7

T2

4" RIGID

8

9

10

T1

4" RIGID

100' DRAINAGE CHANNEL & EASEMENT

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

VOL 1180 PAGE 68

5556

440-4425
FOREST LAKE COM
SUBDV.
DSM # 118M1

Form 760 Rev. 3-82

STATE OF TEXAS

County of Bowie

KNOW ALL MEN BY THESE PRESENTS:

That Gerald G. Haire of County, Texas,

GRANTOR, for and in consideration of the sum of One & no/100 ($1.00) Dollars, cash in hand paid by Southwestern Electric Power Company, a Delaware corporation, GRANTEE, whose address is 428 Travis Street, P. O. Box 21106, Shreveport, Louisiana 71156, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said Grantee an easement and right of way as hereinafter described for the construction, operation, maintenance and use of electric transmission and distribution lines consisting of variable number of wires, together with any and all necessary or desirable appurtenances and related facilities (including, among other things, structures, towers, poles, and supports, telephone and telegraph wires, props and guys), on, over, along, across and under the following described lands located in Bowie County, Texas to-wit:

An easement and right of way 20 feet in width and approximately 173.36 feet in length over and across: Being all that certain tract or parcel of land situated in Section One (1) of the T&P Railway Company Survey, A-594, Bowie County, Texas, an easement 10 feet to the left of and 10 feet to the right of and at right angles to the following described centerline:
COMMENCING at the SW corner of said T&P RR Co. Survey, A-594;
THENCE: S 88 deg 53 min 27 sec E along south line of said HRS 1118.32 feet to and iron pin for a point;
THENCE: N 89 deg 46 min 05 sec E along south line of said HRS 1456.75 ft. to an iron pipe on the south boundary line of Sec. One (1) of the T&P RR Survey and on the East right-of-way line of the KCS RR Co., and being 100 feet perpendicularly to the east of the centerline of said railroad, and the POINT OF BEGINNING;
THENCE N 89 deg 47 min 56 sec E 173.36 ft. along south boundary line of said Sec. One (1) T&P RR Co. Survey to SW corner of Lot 9, Blk. 2 of Forest Lake Commercial Subdivision, Bowie County, Texas, and the end of said easement.

Grantee shall have the right of ingress and egress over, along, and across adjacent lands owned, leased, or controlled by Grantor, to or from said right of way for any and all purposes relating to or in any way connected with the construction, operation, maintenance and use of lines, wires, structures, facilities and other property of Grantee located on the easement and right of way above described. Grantee shall have and is hereby granted the right of constructing, reconstructing, locating, relocating, inspecting, patrolling, hanging new wires on existing facilities or such additional facilities and appurtenances as may be required in the future, and maintaining, and removing said lines and appurtenances. Grantee shall have and is hereby granted the further right at all times to remove from said lands all undergrowth, trees and parts thereof (whether within or outside of said right of way), or other obstructions, which in the opinion of Grantee, constitute a hazard or endanger the safety and/or the reliability of said lines or their appurtenances and/or the public.

Grantor further agrees that the easement and right of way described herein shall include the right to Grantee of setting and maintaining any necessary anchors and guy cables in or over areas beyond the limits of the easement and right of way hereby granted, in the event that the construction or configuration of Grantee's facilities make it necessary or desirable.

No buildings, structures, or other improvements (other than fences) may be constructed above ground, and no trees (except fruit trees which do not endanger said line) shall be planted or permitted by Grantor on said right of way.

Grantee will repair or pay for any actual damages to land, crops, fences and bridges which might be sustained during the construction and maintenance of said transmission or distribution lines, and will pay the prevailing market price for any trees cut outside the easement area as above described.

The cash consideration hereinabove mentioned is paid by Grantee and accepted by Grantor as full and total payment for the easement and right of way, all trees, undergrowth, or other obstructions, trimmed or removed from said lands during the construction and maintenance of Company's facilities, and for all other rights and privileges hereinabove set forth.

TO HAVE AND TO HOLD the above described easement and rights unto said Grantee, its successors and assigns, forever or until said right of way is finally abandoned, and the provisions herein shall be binding upon the parties hereto, their heirs, successors and assigns.

And Grantor agrees to warrant and forever defend all and singular the above described easement and rights unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the hand and seal of Grantor is hereunto set, this 13 day of May, 19 88.

Gerald G. Haire

WITNESS:

Sophia Seal

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

VOL 1180 PAGE 69

Form 760 Rev. 3/82

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person (s) whose name (s) _____ subscribed to the foregoing instrument, and acknowledged to me that _____ he _____ executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19___.

_____
Notary Public
My commission expires _____.

(L. S.)

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF Bowie

BEFORE ME, the undersigned Notary Public, on this day personnally appeared Sophia Sue, known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that he saw Gerald S. Hare, the person who executed the foregoing instrument, subscribe the same, and that he had signed the same as a witness at the request of the Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of May, A. D. 1988.

Jane Hancock
Notary Public
My commission expires 3-15-1992.

(L. S.)

CORPORATION ACKNOWLEDGEMENT

5556 COMPARED

Right-of-Way and Easement
Gerald S. Hare

TO
Southwestern Electric Power Company
5-13-88

Sale of
Right-of-Way and Easement

This instrument filed for record on the _____ day of May 16 AM 9 48, a
o'clock ___M. and dul
recorded in Book ___ Page ___
of ___ records of this offic

County Clerk
County, Texa

By _____ Deput

When reocrded return to
Southwestern Electric Power Co

FILED FOR RECORD 16 DAY OF May A.D., 1988
RECORDED 16 DAY OF May A.D., 1988.

MARYLENE MEGASON, BOWIE COUNTY CLERK, BOWIE COUNTY, TEXAS.
BY: Jean Dillard, DEPUTY

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

8-1826
118 M1
FOR. LAKE SUBDV.

VOL 1182 PAGE 21

5737

Form 760 Rev. 3-82

STATE OF TEXAS

County of Bowie

KNOW ALL MEN BY THESE PRESENTS:

That Gerald G. Haire

of _____ County, Texas,

GRANTOR, for and in consideration of the sum of One & no/100 ($1.00) Dollars, cash in hand paid by Southwestern Electric Power Company, a Delaware corporation, GRANTEE, whose address is 428 Travis Street, P. O. Box 21106, Shreveport, Louisiana 71156, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said Grantee an easement and right of way as hereinafter described for the construction, operation, maintenance and use of electric transmission and distribution lines consisting of variable number of wires, together with any and all necessary or desirable appurtenances and related facilities (including, among other things, structures, towers, poles, and supports, telephone and telegraph wires, props and guys), on, over, along, across and under the following described lands located in Bowie Co., Texas to-wit:

An easement and right of way 10 feet in width and approximately 1161 feet in length over and across:

Per attached description being made a part of this easement

'88 MAY 19 AM 9 35

Grantee shall have the right of ingress and egress over, along, and across adjacent lands owned, leased, or controlled by Grantor, to or from said right of way for any and all purposes relating to or in any way connected with the construction, operation, maintenance and use of lines, wires, structures, facilities and other property of Grantee located on the easement and right of way above described. Grantee shall have and is hereby granted the right of constructing, reconstructing, locating, relocating, inspecting, patrolling, hanging new wires on existing facilities or such additional facilities and appurtenances as may be required in the future, and maintaining, and removing said lines and appurtenances. Grantee shall have and is hereby granted the further right at all times to remove from said lands all undergrowth, trees and parts thereof (whether within or outside of said right of way), or other obstructions, which in the opinion of Grantee, constitute a hazard or endanger the safety and/or the reliability of said lines or their appurtenances and/or the public.

Grantor further agrees that the easement and right of way described herein shall include the right to Grantee of setting and maintaining any necessary anchors and guy cables in or over areas beyond the limits of the easement and right of way hereby granted, in the event that the construction or configuration of Grantee's facilities make it necessary or desirable.

No buildings, structures, or other improvements (other than fences) may be constructed above ground, and no trees (except fruit trees which do not endanger said line) shall be planted or permitted by Grantor on said right of way.

Grantee will repair or pay for any actual damages to land, crops, fences and bridges which might be sustained during the construction and maintenance of said transmission or distribution lines, and will pay the prevailing market price for any trees cut outside the easement area as above described.

The cash consideration hereinabove mentioned is paid by Grantee and accepted by Grantor as full and total payment for the easement and right of way, all trees, undergrowth, or other obstructions, trimmed or removed from said lands during the construction and maintenance of Company's facilities, and for all other rights and privileges hereinabove set forth.

TO HAVE AND TO HOLD the above described easement and rights unto said Grantee, its successors and assigns, forever or until said right of way is finally abandoned, and the provisions herein shall be binding upon the parties hereto, their heirs, successors and assigns.

And Grantor agrees to warrant and forever defend all and singular the above described easement and rights unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the hand and seal of Grantor is hereunto set, this 13 day of May, 1988.

X Gerald G. Haire

WITNESS:

Sophia Teal

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

Form 760 Rev. 3/82

ACKNOWLEDGEMENT

VOL 1182 PAGE 22

THE STATE OF TEXAS

COUNTY OF _____.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person (s) whose name (s) _____ subscribed to the foregoing instrument, and acknowledged to me that _____ he _____ executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19___.

_____
Notary Public

(L. S.)

My commission expires _____.

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF Bowie

BEFORE ME, the undersigned Notary Public, on this day personnally appeared Sophia Teel, known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that she saw Gerald G. Haire, the person who executed the foregoing instrument, subscribe the same, and that he had signed the same as a witness at the request of the Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of May, A. D. 1988.

Jane Hammock
Notary Public

(L. S.)

My commission expires 3-15-1992.

CORPORATION ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF _____.

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said _____, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D. 19___.

_____
Notary Public

(L. S.)

My commission expires _____.

Right-of-Way and Easement

TO

Southwestern Electric Power Company

Sale of Right-of-Way and Easement

This instrument filed for record on the _____ day of _____, 19___, at _____ o'clock _____M, and duly recorded in Book _____, Page _____ of _____ records of this office

_____
County Clerk
_____ County, Texas

By _____ Deputy

When recorded return to

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

8-1826
118 MI

All that certain tract or parcel of land situated in Section One (1) of the Texas and Pacific Railway Company Survey, A-594, Bowie Co., Texas, an easement ten (10) feet to the left of and at right angles to the following described lines:

Commencing at the Southwest corner of said T & P Railroad Company Survey, A-594:
THENCE South 88 degrees 53 minutes 27 seconds East along south line of said HRS 1118.32 feet to an iron pin for a point;
THENCE North 89 degrees 46 minutes 05 seconds East along south line of said HRS 1456.75 feet to an iron pipe on the South boundary line of Section One (1) of the Texas and Pacific Railway Survey and on the East right-of-way line of the Kansas City Southern Railway Company, and being 100.00 feet perpendicularly to the east of the centerline of said railroad;
THENCE North 89 degrees 47 minutes 56 seconds East 173.36 feet along south boundary line of said Section One (1) Texas and Pacific Railway Survey to the Point of Beginning;

Easement Line No. 1:
THENCE North 89 degrees 47 minutes 56 seconds East 160.04 feet to a point;
THENCE North 00 degrees 12 minutes 10 second East 415.93 feet to a point and the end of said easement.

~~Easement Line No. 2:~~ 0034. DELETE EASEMENT LINE NO. 2
Commencing at the said POINT OF BEGINNING, being the Southwest corner of Lot 9, Block 2 of Forest Lake Commercial Subdivision, Bowie County, Texas;
THENCE North 89 degrees 47 minutes 56 seconds East 160.04 feet to a point;
THENCE North 00 degrees 12 minutes 10 seconds East 335.93 feet to the POINT OF BEGINNING;
THENCE North 88 degrees 37 minutes 41 seconds West 160.07 feet to a point, and the end of said easement.

Easement Line No. 3:
Commencing at the Southwest corner of Lot 9, Block 2 of Forest Lake Commercial Subdivision, Bowie County, Texas;
THENCE North 89 degrees 47 minutes 56 seconds East 220.04 feet to the POINT OF BEGINNING;
THENCE North 00 degrees 12 minutes 10 seconds East 324.53 feet to a point and the end of said easement.

Easement Line No. 4
Commencing at the Southwest corner of Lot 9, Block 2 of Forest Lake Commercial Subdivision, Bowie, County, Texas;
THENCE North 89 degrees 47 minutes 56 seconds East 410.00 feet to a point;
THENCE North 00 degrees 12 minutes 10 seconds East 329.06 feet to the POINT OF BEGINNING:
THENCE North 88 degrees 37 minutes 41 seconds West 100.00 feet to a point and the end of said easement.

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

VOL 1182 PAGE 24

5737

ETR-TU Easement

COMPARED

'88 MAY 19 AM 9 35

MARYLENE MEGASON

5-13-88

FILED FOR RECORD 19 DAY OF May A.D., 1988
RECORDED 19 DAY OF May A.D., 1988.

MARYLENE MEGASON, BOWIE COUNTY CLERK, BOWIE COUNTY, TEXAS.
BY: Jean Dillard, DEPUTY

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

VOL 1213 PAGE 158

8-1826
118M1
FOREST LAKE

Form 760 Rev. 3-82

8787

STATE OF TEXAS

County of Bowie

KNOW ALL MEN BY THESE PRESENTS:

That Gerald Haire

03 JUL 29 PM 3 09

of Bowie County, Texas,

GRANTOR, for and in consideration of the sum of One and 00/100 Dollars, cash in hand paid by Southwestern Electric Power Company, a Delaware corporation, GRANTEE, whose address is 428 Travis Street, P. O. Box 21106, Shreveport, Louisiana 71156, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said Grantee an easement and right of way as hereinafter described for the construction, operation, maintenance and use of electric transmission and distribution lines consisting of variable number of wires, together with any and all necessary or desirable appurtenances and related facilities (including, among other things, structures, towers, poles, and supports, telephone and telegraph wires, props and guys), on, over, along, across and under the following described lands located in _____, _____ to-wit:

An easement and right of way 160 feet in width and approximately 10 feet in length over and across:

COMMENCING at the Southwest corner of Lot 9, Block 2 of Forest Lake Commercial Subdivision No. 1, being situated in Section 1 (one) of the T&PRC Survey, A-594, Bowie County, Texas;

THENCE: N 00° 12' 10" E 10.00 feet to the **POINT OF BEGINNING** of the herein described easement;
THENCE: N 00° 12' 10" E 10.00 feet to a point;
THENCE: N 89° 47' 59" E 160.04 feet to a point;
THENCE: S 00° 12' 10" W 10.00 feet to a point;
THENCE: S 89° 47' 59" W 160.04 feet to a **POINT OF BEGINNING** and the end of said easement.

Grantee shall have the right of ingress and egress over, along, and across adjacent lands owned, leased, or controlled by Grantor, to or from said right of way for any and all purposes relating to or in any way connected with the construction, operation, maintenance and use of lines, wires, structures, facilities and other property of Grantee located on the easement and right of way above described. Grantee shall have and is hereby granted the right of constructing, reconstructing, locating, relocating, inspecting, patrolling, hanging new wires on existing facilities or such additional facilities and appurtenances as may be required in the future, and maintaining, and removing said lines and appurtenances. Grantee shall have and is hereby granted the further right at all times to remove from said lands all undergrowth, trees and parts thereof (whether within or outside of said right of way), or other obstructions, which in the opinion of Grantee, constitute a hazard or endanger the safety and/or the reliability of said lines or their appurtenances and/or the public.

Grantor further agrees that the easement and right of way described herein shall include the right to Grantee of setting and maintaining any necessary anchors and guy cables in or over areas beyond the limits of the easement and right of way hereby granted, in the event that the construction or configuration of Grantee's facilities make it necessary or desirable.

No buildings, structures, or other improvements (other than fences) may be constructed above ground, and no trees (except fruit trees which do not endanger said line) shall be planted or permitted by Grantor on said right of way.

Grantee will repair or pay for any actual damages to land, crops, fences and bridges which might be sustained during the construction and maintenance of said transmission or distribution lines, and will pay the prevailing market price for any trees cut outside the easement area as above described.

The cash consideration hereinabove mentioned is paid by Grantee and accepted by Grantor as full and total payment for the easement and right of way, all trees, undergrowth, or other obstructions, trimmed or removed from said lands during the construction and maintenance of Company's facilities, and for all other rights and privileges hereinabove set forth.

TO HAVE AND TO HOLD the above described easement and rights unto said Grantee, its successors and assigns, forever or until said right of way is finally abandoned, and the provisions herein shall be binding upon the parties hereto, their heirs, successors and assigns.

And Grantor agrees to warrant and forever defend all and singular the above described easement and rights unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the hand and seal of Grantor is hereunto set, this 28 day of June, 1988.

Gerald D. Haire

WITNESS: Sophia O Teal

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

VOL 1213 PAGE 159

Form 760 Rev. 3/82

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person (s) whose name (s) _____ subscribed to the foregoing instrument, and acknowledged to me that _____ he _____ executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19___.

_____
Notary Public

(L. S.) My commission expires _____.

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF Bowie.

BEFORE ME, the undersigned Notary Public, on this day personnally appeared Sophia Teel, known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that she saw Gerald Haire, the person who executed the foregoing instrument, subscribe the same, and that he had signed the same as a witness at the request of the Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28 day of June, A. D. 1988.

Jane Wommack
Notary Public

(L. S.) My commission expires 3-15-1992.

CORPORATION ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF _____.

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said _____, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D. 19___.

_____
Notary Public

(L. S.) My commission expires _____.

COMPARED

Right-of-Way and Easement

Gerald Haire

TO

Southwestern Electric Power Company

Sale of Right-of-Way and Easement

This instrument filed for record on the _____ day of _____, 19__, at _____ o'clock _____M, and duly recorded in Book _____, Page _____ of _____ records of this office

_____ County Clerk
_____ County, Texas
By _____ Deputy
When recorded return to

MARYLENE MEGASON, COUNTY CLERK, BOWIE COUNTY, TEXAS
BY: Jean Willard DEPUTY

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

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: February 21, 2023

Re: **Replat of Lots No. 2-5, Block No. 1 of Forest Lake Commercial Subdivision No. 1**

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

1. There is an existing eight-inch (8") water main on the north side of Forest Lake Drive and an existing six-inch (6") water main on the west side of Farmers Lane.
2. There is an existing ten-inch (10") sanitary sewer main on the south side of Forest Lake Drive and an existing ten-inch (10") sanitary sewer main on the east side of Farmers lane.
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, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, O & M Coordinator, TWU
Pam White, Administrative Coordinator, TWU

Texarkana Water Utilities is an equal opportunity provider and employer

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest

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: Combine 4 Lots into 1 Lot

Plat Title: Replat of Lots No. 2-5, Block No. 1 of Forest Lake Commercial Subdivision No. 1

Current Legal Description: Lots 2-5, Block 1 of Forest Lake Commercial Subdivision No. 1

Total Acreage: 0.572 ac ***Number of Lots:*** 1 ***Zoning:*** C

Owner/Developer Information:

Name: MCCM Properties, LLC

Address: P. O. Box 3128, Texarkana TX 75504

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	2/14/23
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest

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	[X]
Location Map for proposed development	[X]
Title and Name of Subdivision	[X]
Legal Description and identification of tract being subdivided or resubdivided	[X]
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	[X]
Adjacent dedicated streets, alleys, and easements	[X]
Outline of proposed tract (shall stand out compared to other boundary lines)	[X]
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	[X]
All block, lot and street boundary lines	[X]
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	[X]
100 Year FEMA Flood Zones	[X]
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	[X]
Shown all necessary dimensions	[X]
Supplemental Survey Reference Markers	[X]
Certificate of ownership	[X]
Certificate of surveyor	[X]
Certificate of approval by planning and zoning commission	[X]

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 _____ 2/14/23 _____

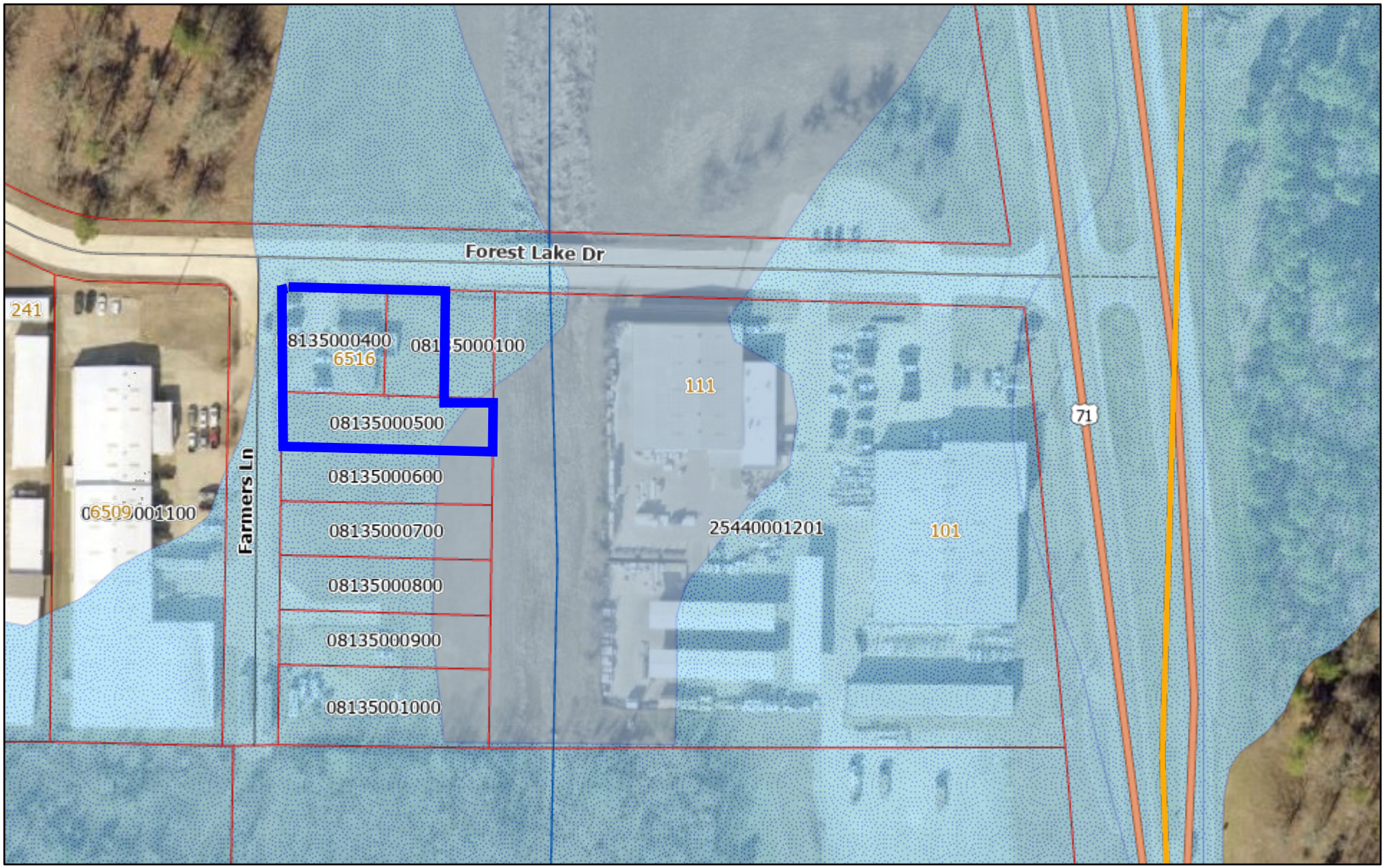
Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest

Location Map



2/15/2023, 12:36:21 PM

1:1,834

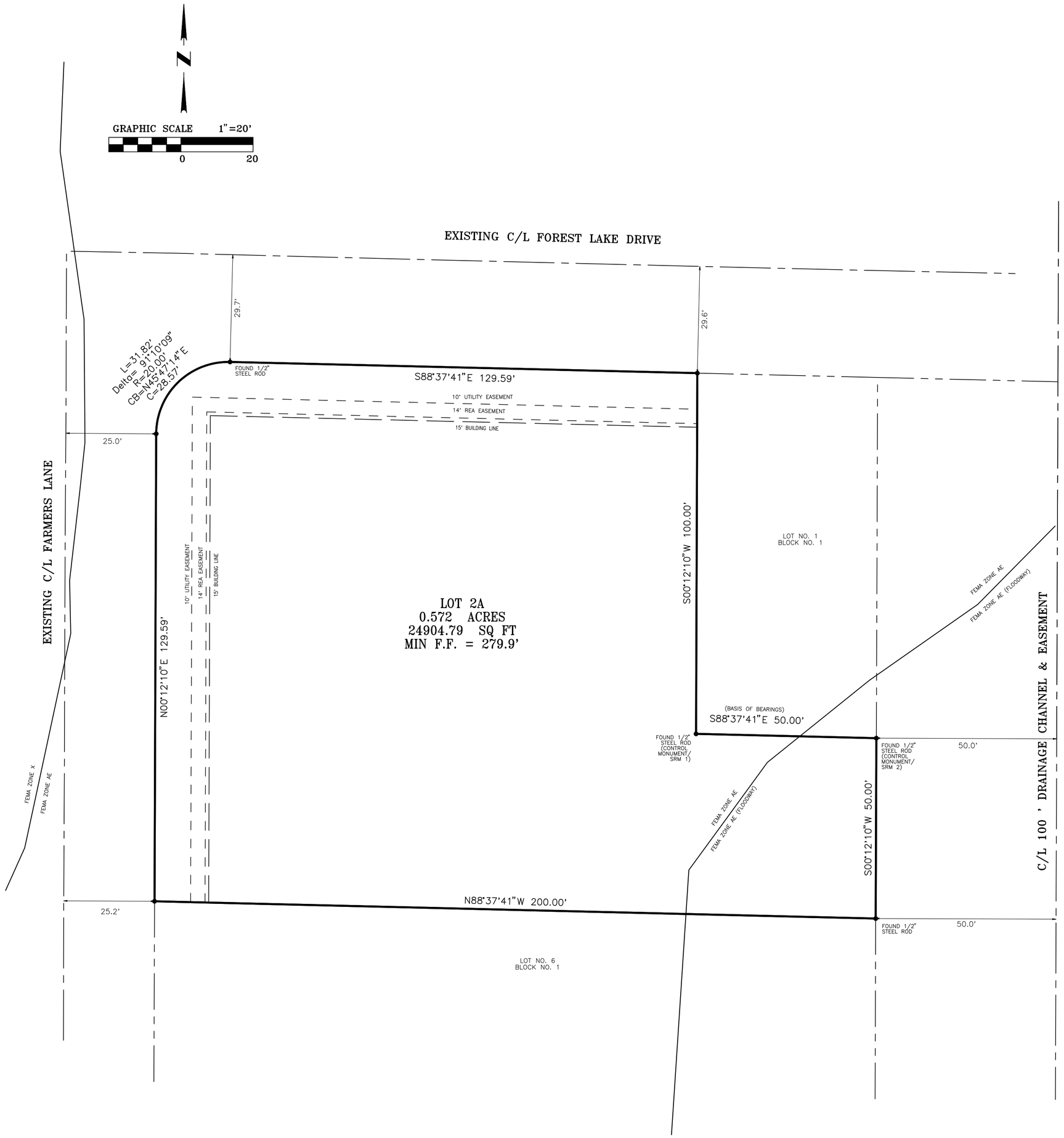
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

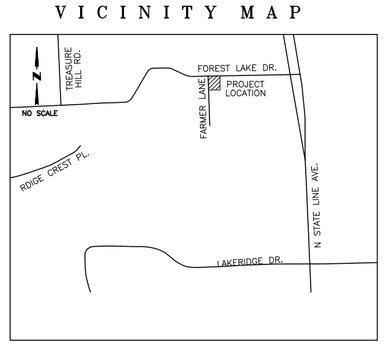
Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, TWU Geograp

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-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 :



VICINITY MAP



Property Description
0.572 Acres

All of Lots No. 2, 3, 4, and 5, Block No. 1 of Forest Lake Commercial Subdivision No. 1, a subdivision of a part of the Texas and Pacific Railway Company Survey, Abstract 594, Bowie County, Texas, according to the plat recorded in Volume 1185, Page 280 of the Real Property Records of Bowie County, Texas.

CERTIFICATE OF DEDICATION BY OWNER

We, MCCM 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 the Replat of Lots No. 2-5, Block No. 1 of Forest Lake Commercial Subdivision No. 1, a subdivision of a part of the Texas and Pacific Railway Company Headright Survey, Abstract 594, Bowie County, Texas.

_____

Michael Craven, Managing Member
MCCM Properties, LLC

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Michael Craven, 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

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lots No. 2-5, Block No. 1 of Forest lake Commercial Subdivision No. 1, a subdivision of a part of the Texas and Pacific Railway Company Survey, Abstract 594, 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

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 February 10, 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 the Replat of Lots No. 2-5, Block No. 1 of Forest Lake Commercial Subdivision No. 1, a subdivision of a part of the Texas and Pacific Railway Company Survey, Abstract 594, Bowie County, Texas.

_____
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 15, 2023

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

SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO COMBINE LOTS 2-5

2) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.

3) ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

FLOOD STATEMENT:

By graphic plotting only, a this property is in Zone "AE", and Zone "AE Floodway" in City of Texarkana, Texas, Number 480060, Panel 0360, Suffix E, Map Number 48037C0360E, Dated December 21, 2017. No field surveying was performed to determine this zone.

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.

REPLAT OF LOTS NO. 2-5, BLOCK NO. 1 OF FOREST LAKE COMMERCIAL SUBDIVISION NO. 1

0.572 ACRES IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT 594 BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DH	JW	236011	2/13/23

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2023 TBPE NO. 354

X:\2023 Projects\236011 Red River Lumber Admin Building\02 Surveying\236011-Plat.pro
Wed Feb 15, 2023 8:14AM

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

6094

VOL 1185 PAGE 280

88 NOV 27 PM 3 54

6094

CERTIFICATE OF ENGINEER OR SURVEYOR

I, C.T. Patterson III do hereby certify that I am a Registered Land Surveyor in the State of Texas, and that the map of Forest Lake Commercial Subdivision NO.1, Bowie County, Texas, attached hereto, correctly reflects the results of survey made by me on the ground; that the corner monuments are in place at points of the boundaries as shown on the attached map, that there are no encroachments or discrepancies, and that the addition as shown on the attached map is known as Forest Lake Commercial Subdivision NO. 1, and is a part of the Texas and Pacific Railway A-594 Survey Bowie County, Texas.

C.T. Patterson III

C.T. Patterson III
Registered Public Surveyor, Registration NO. 3045
State of Texas
(Seal)

STATE OF TEXAS
C.T. PATTERSON III
3045
REGISTERED PUBLIC SURVEYOR

6094 1-1
5-27-88

"CURVE DATA"
R=130.0'
Δ=13°19'55"
L=30.25'
C=N81°47'26"W, 30.19'

SET I.R.

"C"

R=130.0'

.86'

50' 50' 103.58'

LOT 3

14' DEA EASEMENT

30.17'

60.07'

LOT 2

50'

15'

(10' U.T.)

50'

"B"

LOT 5

LOT 4

160.07'

100.00'

LOT 1

50'

50'

50'

50'

FARMERS LANE 50' ROW

N89°37'41"W 360.17'

PROPOSED SURVEY REFERENCE MARKER

"A"

50'

100.00'

LOT 4

15'

20'

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

6094 1-1
5-27-88

We, the undersigned, do hereby certify the plat of Forest Lake Commercial Subdivision NO.1 a part of the T & P Railroad Survey A 594, in 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,Texas, for its approval, 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

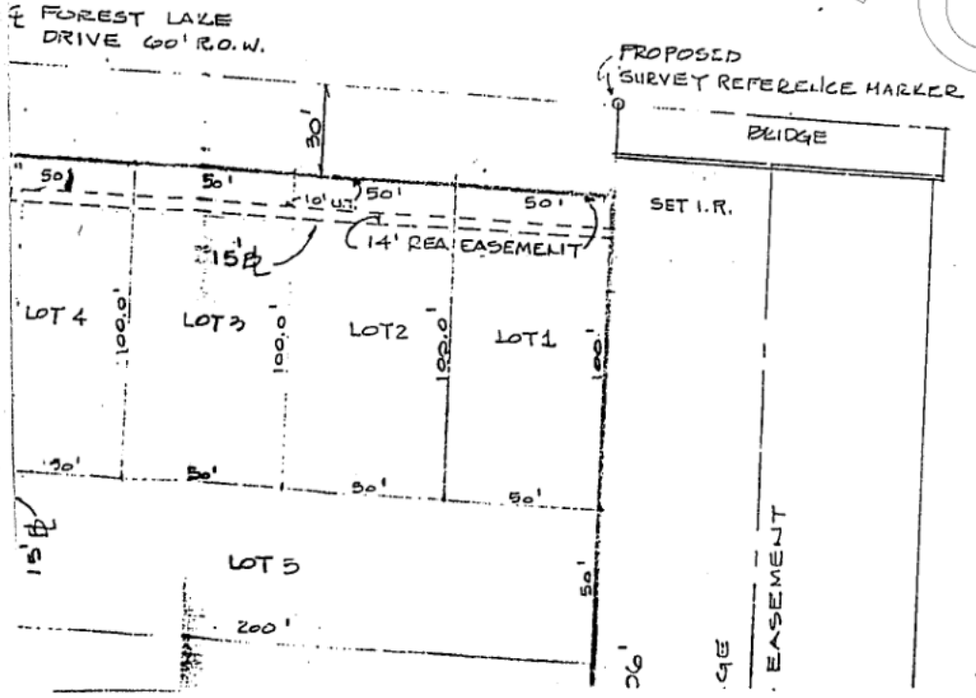
2nd day of May, 1988.

This Certificate of Approval Expires 30th day of Aug., 1988.

M. W. McDonald
Chairman

Debbie Black
Secretary

HAIRE & LAVELLE



Forest Lake Commercial Subdivision No. 1

eing all that certain tract or parcel of land situated in section of the Texas and Pacific Railway Company Survey, A-594, Bowie Coun Texas, more particularly described as follows:

Commencing at the Southwest corner of said T & P Railroad Company S A-534;

Thence South 88 degrees 53 minutes 27 seconds East along south line HRS 1118.32 feet to an iron pin for a point;

Thence North 89 degrees 46 minutes 05 seconds East along south line EES 1456.75 feet to an iron pipe on the South boundary line of Sect (1) of the Texas and Pacific Railway Survey and on the East right-o line of the Kansas City Southern Railway Company, and being 100.00 perpendicularly to the east of the centerline of said railroad;

Thence North 89 degrees 47 minutes 56 seconds East 173.36 feet along boundary line of said Section One (1) Texas and Pacific railway sur the Point of Beginning;

Thence North 89 degrees 47 minutes 56 seconds East 410.0 feet along boundary line of said Section One (1) Texas and Pacific railway surv point on the west bank of drainage ditch;

Thence North 00 degrees 12 minutes 10 seconds East 419.06 feet along west bank of drainage ditch to point a on the south right-way-line o Forest Lake Drive;

Thence North 88 degrees 37 minutes 41 seconds West 380.17 feet along south right-of-way of Forest Lake Drive to the point of curve to rig

Thence along south right-of-way of Forest Lake Drive being a curve to right described by curve length of 30.25 feet, radius of 130.0 feet a delta angle of 13 degrees 19 minutes 55 seconds whose chord is North degrees 47 minutes 26 seconds West 30.19 feet;

Thence South 00 degrees 12 minutes 10 seconds West 433.86 feet to the of Beginning, containing 3.998 acres more or less.

31 March 1988.

VOL 1435 PAGE 281

CERTIFICATE OF DEDICATION BY OWNERS

We, GERALD HAIRE and DAN MAULDIN, BEING the owners of the tract of land shown on the attached map or plat of FOREST LAKE Commercial Subdivision No. 1, a subdivision of part of the TEXAS AND PACIFIC RAILWAY CO. surveyed, A-594 in BOWIE COUNTY, TEXAS having caused the same to be surveyed plated and subdivided as shown, and which addition shall hereafter be known as FOREST LAKE COMMERCIAL SUBDIVISION NO. 1, a part of the TEXAS AND PACIFIC RAILROAD CO. Survey, A-594, in BOWIE COUNTY, TEXAS and by these represents, We [illegible], dedicate to the public in fee simple [illegible]

Unofficial Copy

Unofficial Copy

VOL 1185 PAGE 282

Forest Lake Commercial Subdivision No. 1

6094 1-1
5-27-88

NG COMMISSION

eing all that certain tract or parcel of land situated in section one (1) of the Texas and Pacific Railway Company Survey, A-554, Bowie County, Texas, more particularly described as follows:

Commencing at the Southwest corner of said T & P Railroad Company Survey, A-534;

Thence South 88 degrees 53 minutes 27 seconds East along south line of said HRS 1118.32 feet to an iron pin for a point;

Thence North 89 degrees 46 minutes 05 seconds East along south line of said 1456.75 feet to an iron pipe on the South boundary line of Section one (1) of the Texas and Pacific Railway Survey and on the East right-of-way line of the Kansas City Southern Railway Company, and being 100.00 feet perpendicularly to the east of the centerline of said railroad;

Thence North 89 degrees 47 minutes 56 seconds East 173.36 feet along south boundary line of said Section One (1) Texas and Pacific railway survey to the Point of Beginning;

Thence North 89 degrees 47 minutes 56 seconds East 410.0 feet along south boundary line of said Section One (1) Texas and Pacific railway survey to a point on the west bank of drainage ditch;

Thence North 00 degrees 12 minutes 10 seconds East 419.06 feet along the west bank of drainage ditch to point a on the south right-way-line of Forest Lake Drive;

Thence North 88 degrees 37 minutes 41 seconds West 380.17 feet along the south right-of-way of Forest Lake Drive to the point of curve to right;

Thence along south right-of-way of Forest Lake Drive being a curve to the right described by curve length of 30.25 feet, radius of 130.0 feet and delta angle of 13 degrees 19 minutes 55 seconds whose chord is North 81 degrees 47 minutes 25 seconds West 30.19 feet;

Thence South 00 degrees 12 minutes 10 seconds West 433.86 feet to the Point of Beginning, containing 3.998 acres more or less.

day of ____, 198__.

man

ary

1 c2

31 March 1988.

CERTIFICATE OF DEDICATION BY OWNERS

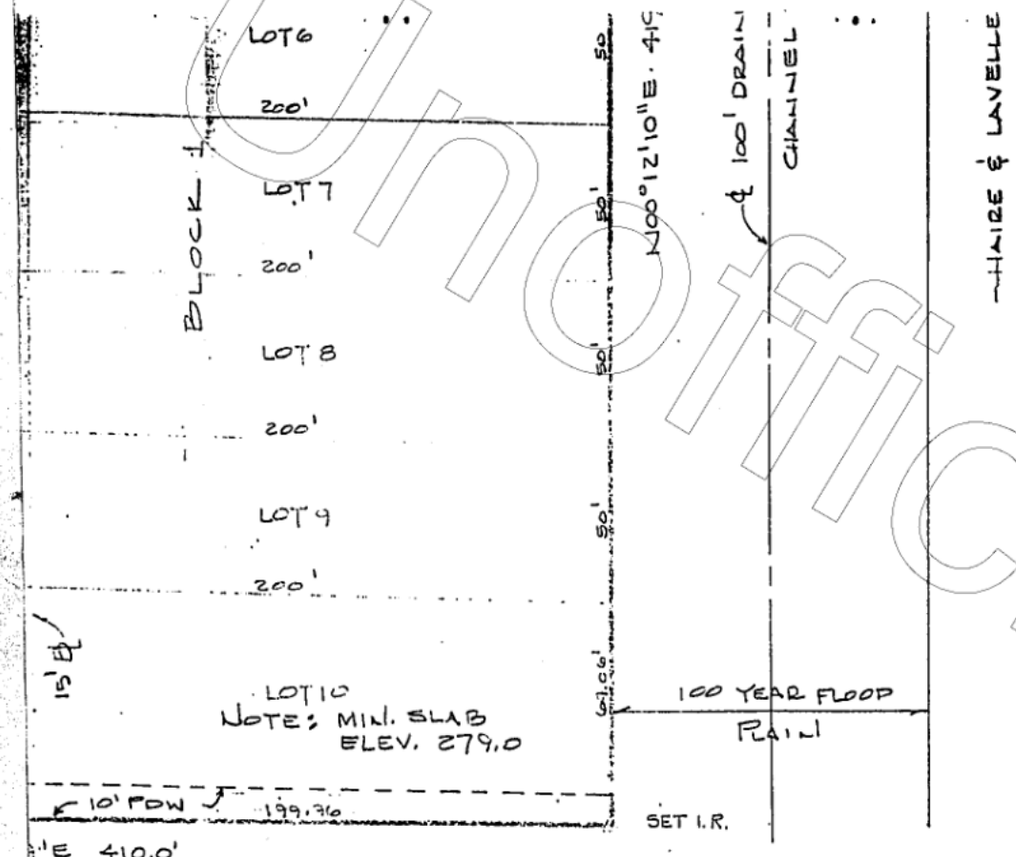
We, GERALD HAIRE and DAN MAULDIN, BEING the owners of the tract of land shown on the Plat of Forest Lake Commercial Subdivision No. 1, a

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

VOL 1185 PAGE 283

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)



FINAL PLAT

REST LAKE COMMERCIAL SUBDIVISION No. 1

GERALD HAIRE, DAN MAULDIN

OWNERS

Gerald Haire 5/17/88
GERALD HAIRE DATE

Dan Mauldin 5/17/88
DAN MAULDIN DATE

NOTARY ACKNOWLEDGMENT

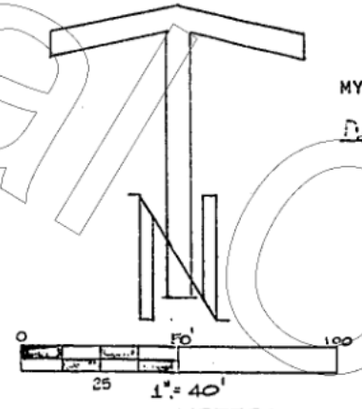
STATE OF TEXAS)
COUNTY OF BOWIE)

BEFORE ME, the undersigned, a Notary Public in a
listed owner known to me to be the person whose name
on the foregoing instrument and acknowledged to me th
the same for the purpose and consideration therein ex

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17
MAY, 198[illegible].

Notary Public In and
County, Texas

MY COMMISSION EXPIRES:
Nov. 1988



NOTES:
1. ⊙ SUPPLEMENTAL SURVEY REFERENCE MARKER
2. △ SET CORNERS
3. ▲ FOUND CORNERS
4. U.E.---- UTILITY EASEMENT 7.5'
5. BUILDING LINE SHALL BE 50' BORDERING FOREST LA AND 25' BORDERING FARMER'S LANE.
6. PDW- PRIVATE DRAINAGEWAY, OWNER MAINTA

VOL. 1185 PAGE 284

Unofficial Copy

CERTIFICATE OF DEDICATION BY OWNERS

We, GERALD HAIRE and DAN MAULDIN, BEING the owners of the tract of land shown on the attached map or plat of FOREST LAKE Commercial Subdivision No. 1, a subdivision of part of the TEXAS AND PACIFIC RAILWAY CO. surveyed, A-594 in BOWIE COUNTY, TEXAS having caused the same to be surveyed plated and subdivided as shown, and which addition shall hereafter be known as FOREST LAKE COMMERCIAL SUBDIVISION NO. 1, a part of the TEXAS AND PACIFIC RAILROAD CO. Survey, A-594, in BOWIE COUNTY, TEXAS and by these represents, We hereby dedicate to the public in fee simple, the street shown on this plat, and by this instrument, We hereby dedicate the easements shown thereon for Drainage and Utility purposes.

Gerald Haire 5/1...

GERALD HAIRE DATE

Dan Mauldin 5/19/85

DAN MAULDIN DATE

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF BOWIE)

BEFORE ME, the undersigned, a Notary Public in and for said listed owner known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that e executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of MAY, 1985.

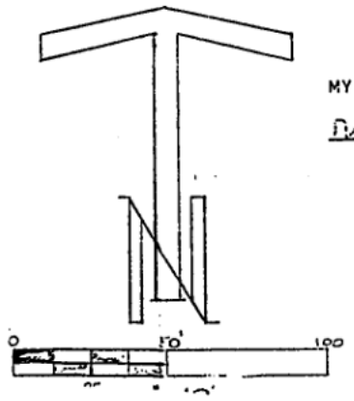
Notary Public in and for the Bowie County, Texas

MY COMMISSION EXPIRES:

NOV 1988

HAIRE & LAVELLE

VOL 1185 PAGE 285



NOTES:

1. ⊙ SUPPLEMENTAL SURVEY REFERENCE MARKER
2. △ SET CORNERS
3. ▲ FOUND CORNERS

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

pd R

#6094

25.00

VOL 1185 PAGE 286

'88 MAY 27 PM 3 50

BOWIE COUNTY CLERK
NEW BOSTON, TEXAS
MARYLENE MEGASON

Forest Lake Commercial
Subdivision
to
The Public

Filed by:
Gerald Hare

FILED FOR RECORD 27 DAY OF May A.D., 1988
RECORDED 31 DAY OF May A.D., 1988.

MARYLENE MEGASON, BOWIE COUNTY CLERK, BOWIE COUNTY, TEXAS.
BY: Jean Dillard, DEPUTY

Unofficial Copy

Attachment: PlatComments-ReplatLots2to5Blk1-ForestLakeCommercialNo1-March2023P&Z (3940 : Consider Replat Lots 2-5, Block 1 Forest Lake Commercial Subd.)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:41 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of the replat of Lot 1, Block 1, Summerlane Estates Revised, located at 18 Summer Lane. Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 3/6/2023

Attachments

a. PlatComments-ReplatLot1Blk2SummerlaneEstates-March2023P&Z (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please 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:

March 6, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: March 1, 2023

Subject: **Consider approval of Replat of Lot 1, Block 1 Summerlane Estates Revised**

This is a request by Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the **Replat of Lot 1, Block 1 Summerlane Estates Revised**. The purpose of this plat is to split this lot into 2 lots.

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 issues
    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

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-ReplatLot1Blk2SummerlaneEstates-March2023P&Z (3941 : Consider Replat Lot 1, Block 1, Summerlane Estates

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: February 17, 2023

Re: **Replat of Lot 1, Block 2 Summerlane Estates Revised**

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 north side of Summer Lane and an existing six-inch (6") water main on the west side of Larkwood Lane.

2. There is an existing eight-inch (8") sanitary sewer main south of/and adjacent to the north boundary line, of the proposed Lot 1B. The proposed Lot 1A will no longer be served by sanitary sewer. It will be the responsibility of the owner to extend the sewer main to serve the proposed Lot 1A.

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, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, O & M Coordinator, TWU
Pam White, Administrative Coordinator, TWU

Texarkana Water Utilities is an equal opportunity provider and employer

Attachment: PlatComments-ReplatLot1Blk2SummerlaneEstates-March2023P&Z (3941 : Consider Replat Lot 1, Block 1, Summerlane Estates

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: To divide Lot 1 Block 2 of Summerlane Estates into Two Lots

Plat Title: Replat of Lot No. 1 Block No. 2 of Summerlane Estates Revised

Current Legal Description: Lot No. 1 Block No. 2 of Summerlane Estates Revised

Total Acreage: 1.313 ***Number of Lots:*** 2 ***Zoning:*** SF1

Owner/Developer Information:

Name: Michael Morriss

Address: 18 Summer Ln, Texarkana TX

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	2/15/23
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Attachment: PlatComments-ReplatLot1Blk2SummerlaneEstates-March2023P&Z (3941 : Consider Replat Lot 1, Block 1, Summerlane Estates

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	[X]
Location Map for proposed development	[X]
Title and Name of Subdivision	[X]
Legal Description and identification of tract being subdivided or resubdivided	[X]
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	[X]
Adjacent dedicated streets, alleys, and easements	[X]
Outline of proposed tract (shall stand out compared to other boundary lines)	[X]
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	[X]
All block, lot and street boundary lines	[X]
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	[X]
100 Year FEMA Flood Zones	[X]
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	[X]
Shown all necessary dimensions	[X]
Supplemental Survey Reference Markers	[X]
Certificate of ownership	[X]
Certificate of surveyor	[X]
Certificate of approval by planning and zoning commission	[X]

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 _____ 2/15/23 _____

Signature Date

Jeffrey Wood _____

Printed Name

Attachment: PlatComments-ReplatLot1Blk2SummerlaneEstates-March2023P&Z (3941 : Consider Replat Lot 1, Block 1, Summerlane Estates

Location Map



2/16/2023, 9:01:12 AM

1:2,257

0 0.01 0.03 0.06 mi

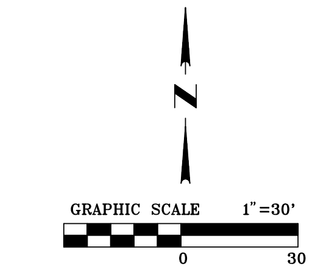
0 0.03 0.05 0.1 km

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

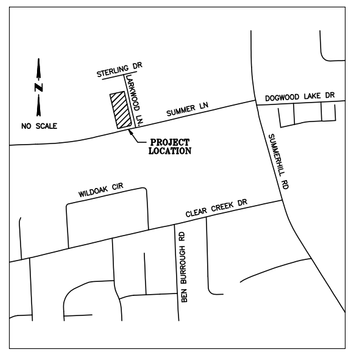
TWU Geograp

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

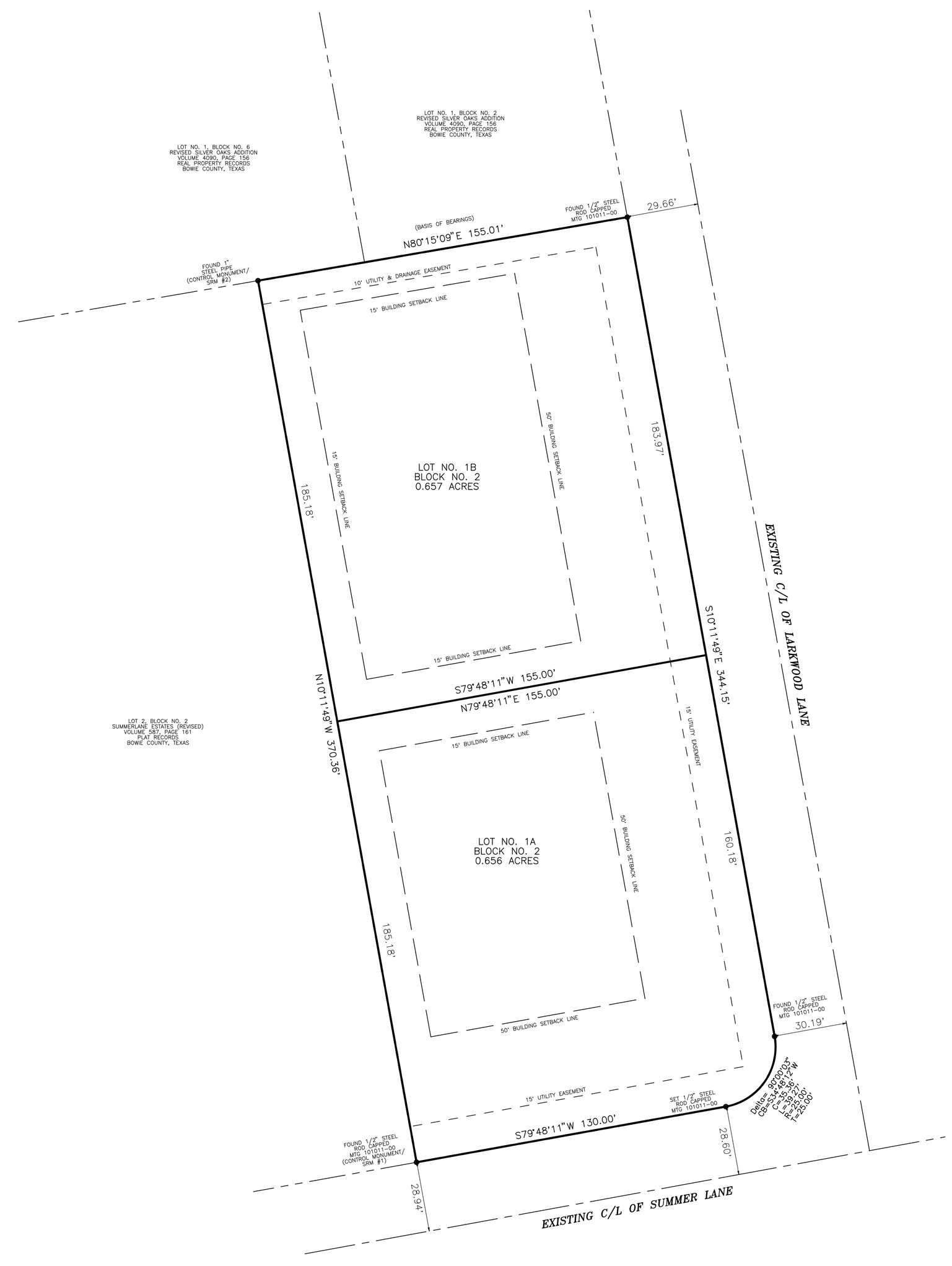
Attachment: PlatComments-ReplatLot1Blk2SummerlaneEstates-March2023P&Z (3941 : Consider Replat



VICINITY MAP



Survey Reference Marker Table		
	Northing	Easting
SRM #1	7252648.2209	3316229.6021
SRM #2	7253012.7350	3316164.0357



LOT 2, BLOCK NO. 2
SUMMERLANE ESTATES (REVISED)
VOLUME 587, PAGE 161
PLAT RECORDS
BOWIE COUNTY, TEXAS

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. 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. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

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 considered. No study concerning the existence of underground or overhead conditions or facilities has been made by the surveyor, and no such information or any boundary title research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

PROPERTY DESCRIPTION

ALL OF LOT NO. 1, BLOCK NO. 2 OF SUMMERLANE ESTATES (REVISED), A SUBDIVISION OF A PART OF THE JOSIAH W. FORT HEADRIGHT SURVEY, ABSTRACT NO. 218 AND PART OF THE JOHN W. LANE HEADRIGHT SURVEY, ABSTRACT 345, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 587, PAGE 161 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS

CERTIFICATE OF DEDICATION BY OWNER

We, X, 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 Replat of Lot No. 1, Block No. 2 of Summerlane Estates Revised, a subdivision of a part of the J. 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.

_____ _____
Michael Morriss, Owner Kodi M. Morris, Owner

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared xx, 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 xx, 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

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lot No. 1, Block No. 2 of Summerlane Estates Revised, a subdivision of a part of the J. 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

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 January 30, 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 Replat of Lot No. 1, Block No. 2 of Summerlane Estates Revised, a subdivision of a part of the J. 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: February 15, 2023

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

SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO DIVIDE LOT NO. 1 OF BLOCK NO. 2 INTO TWO LOTS.

2.) THIS PLAT IS NOT IN VIOLATION OF THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 587, PAGE 251 OF THE PLAT RECORDS, BOWIE COUNTY, TEXAS.

3) BEARINGS ARE BASED ON THE PLAT OF SUMMERLANE ESTATES (REVISED) ACCORDING TO THE PLAT RECORDED IN VOLUME 587, PAGE 161 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

4) ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

REPLAT OF LOT NO. 1 BLOCK NO. 2 OF SUMMERLANE ESTATES REVISED

1.313 ACRES IN THE J. W. FORT HEADRIGHT SURVEY, ABSTRACT 218 BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
BLB	JW	232041	1/31/2023

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2023 TBPE NO. 354

X:\2023 Projects\232041 18 Summer Ln. (Dr. Naples)\232041PLAT.pro
Wed Feb 15, 2023 3:37PM

Attachment: PlatComments-ReplatLot1Blk2SummerlaneEstates-March2023P&Z (3941 : Consider Replat Lot 1, Block 1, Summerlane Estates Revised)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:42 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-773: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley Street. Sandra Carroll, owner.		

Meeting Date: 3/6/2023

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sandra Carroll, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lot 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. This is currently vacant land. Ms. Carroll recently got approval for a single wide HUD code manufactured home, but the deal fell through, so she wants a double wide.

The adjacent zoning is Single Family-3 to the south, east, and west and Single Family-2 to the north. The adjacent land use is vacant land to the south, east, west, and north.

The Future Land Use Map designates this property as “Neighborhood Residential”.

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 for approval of this request with the following stipulations:

1. That one 2016 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 recommends 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:

March 6, 2023

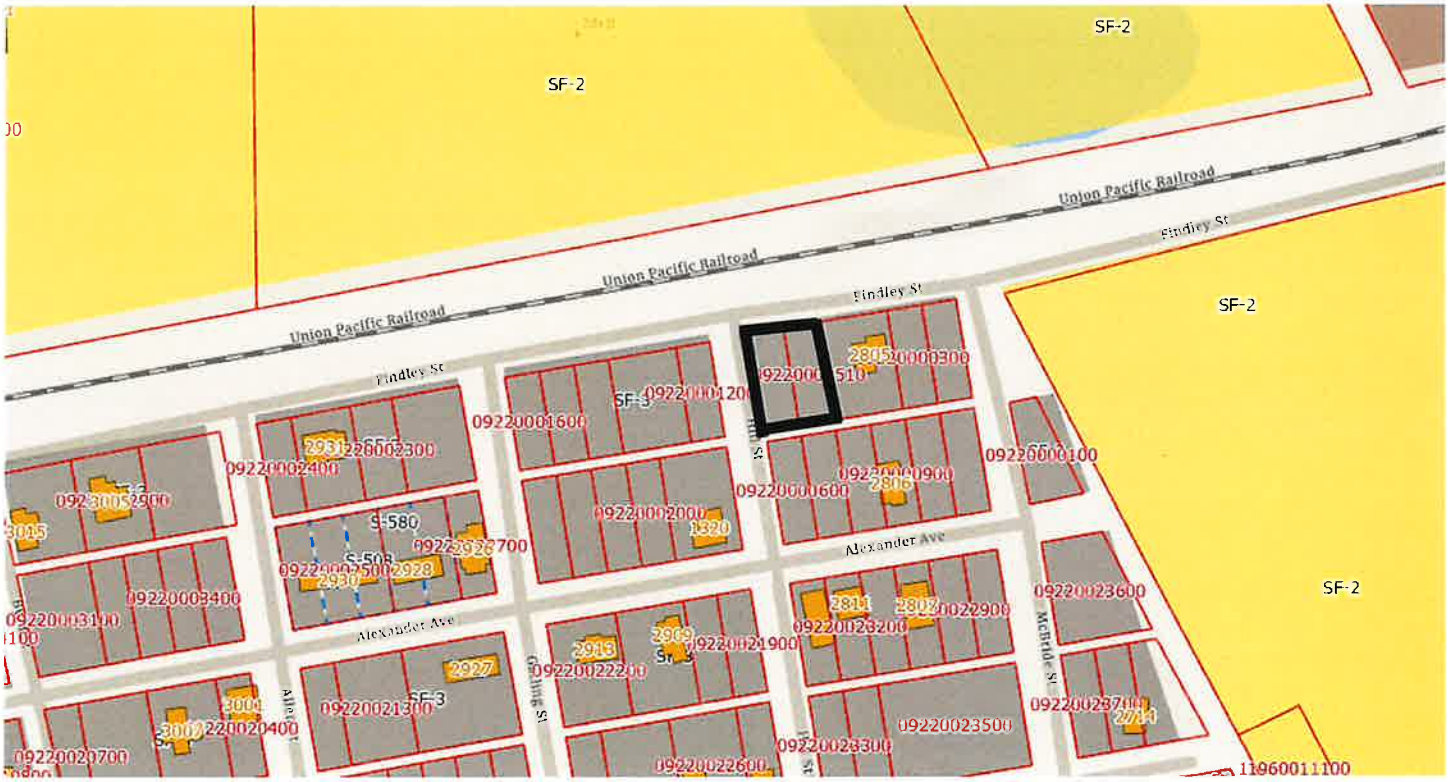
NOTICE OF PUBLIC HEARINGS

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, March 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: Sandra Carroll, owner

OWNER'S ADDRESS: 2107 McCormick Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2809 Findley Street, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the location of a double wide HUD code manufactured home

LEGAL DESCRIPTION: Lot 5 and 6, Block 2, Grandview Addition

CASE NUMBER: S-773 DATE MAILED: 02/21/2023

Attachment: Hearing Notice and Application (3942 : S-773 SUP to allow HUD cod mnfctrd home at 2809 Findley)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box
220 Texas
Texarkana TX 75
(903) 798-3
www.ci.texarkana.tx.us

Receipt No 22-01711

Case S-773

Date 2-13-23

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 516 Block 2 Addition Grandview Addition
(Or see attached legal description)

Location 2809 Findley Texarkana TX 75501

Present Zoning Zoned for manufactured Home

Requested Specific Use Permit for manufactured Home

The requested Specific Use Permit will be used for the following:

Change from Single to double wide Home for Residance / Home dwelling

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

The area has been zoned for manufactured Home now, originally it was not, approved for single w.d asking for approval of double wide Home now,

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Sandra Carroll
Property Owner Signature

Printed Name: Sandra Carroll

2107 mccormick st
Address

Texarkana TX. 75501
City, State, Zip

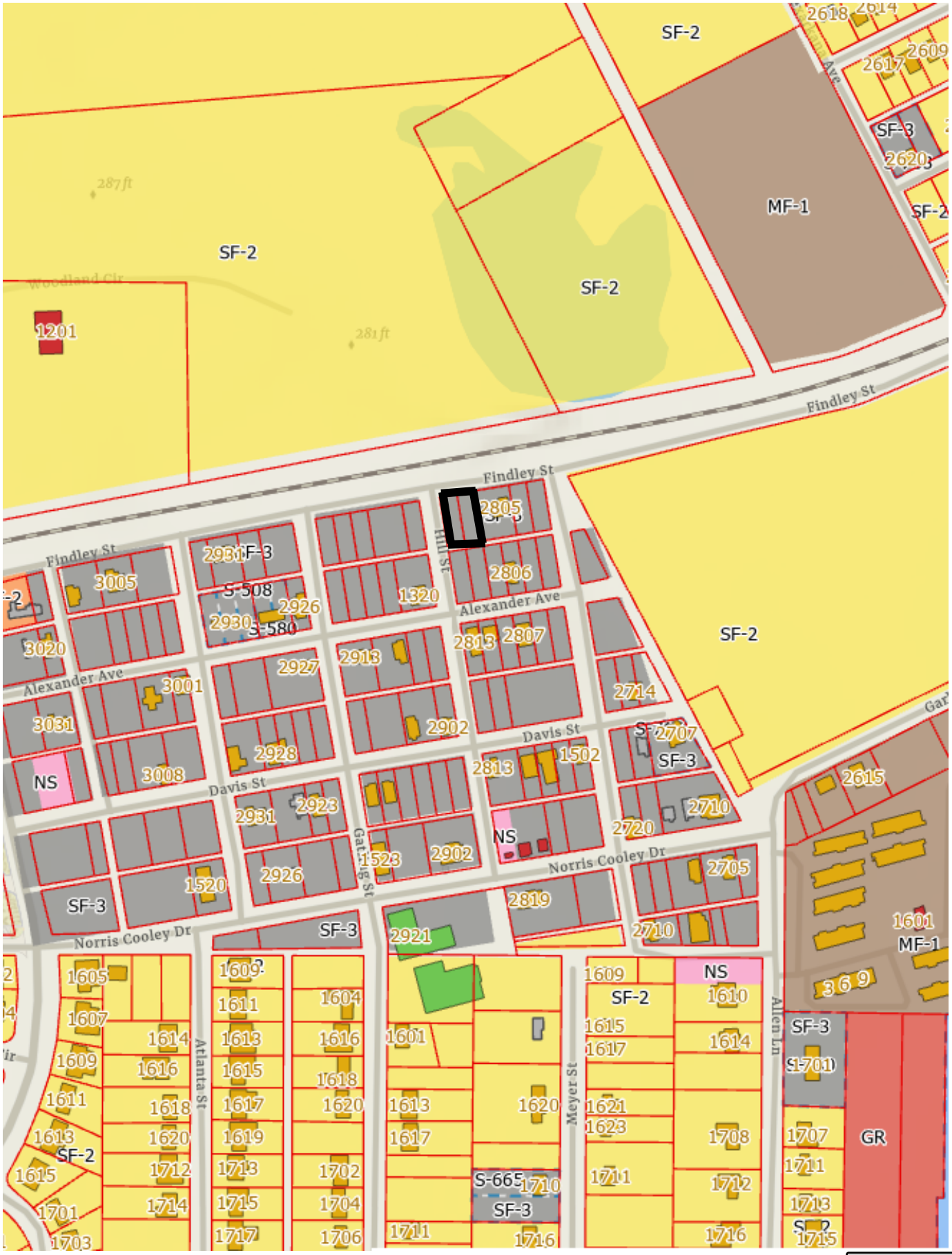
903-559-2412
Home Phone & Cell Phone

scarroll5468@gmail.com
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR P

Attachment: Hearing Notice and Application (3942 : S-773 SUP to allow HUD cod mnfctrd home at 2809 Findley)

2809 Findley Street



Attachment: Maps (3942 : S-773 SUP to allow HUD cod mnfctrd home at 2809 Findley)

2809 Findley Street



Attachment: Maps (3942 : S-773 SUP to allow HUD cod mnfctrd home at 2809 Findley)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:42 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-772: [TABLED] Specific Use Permit to allow the location of cellular tower on an approximate 7.13-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: 3/6/2023

Attachments

a. Hearing Notice and Application (PDF)
b. Site Plan (PDF)
c. Legal Description (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
03/06/2023 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

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.

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:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 6, 2023

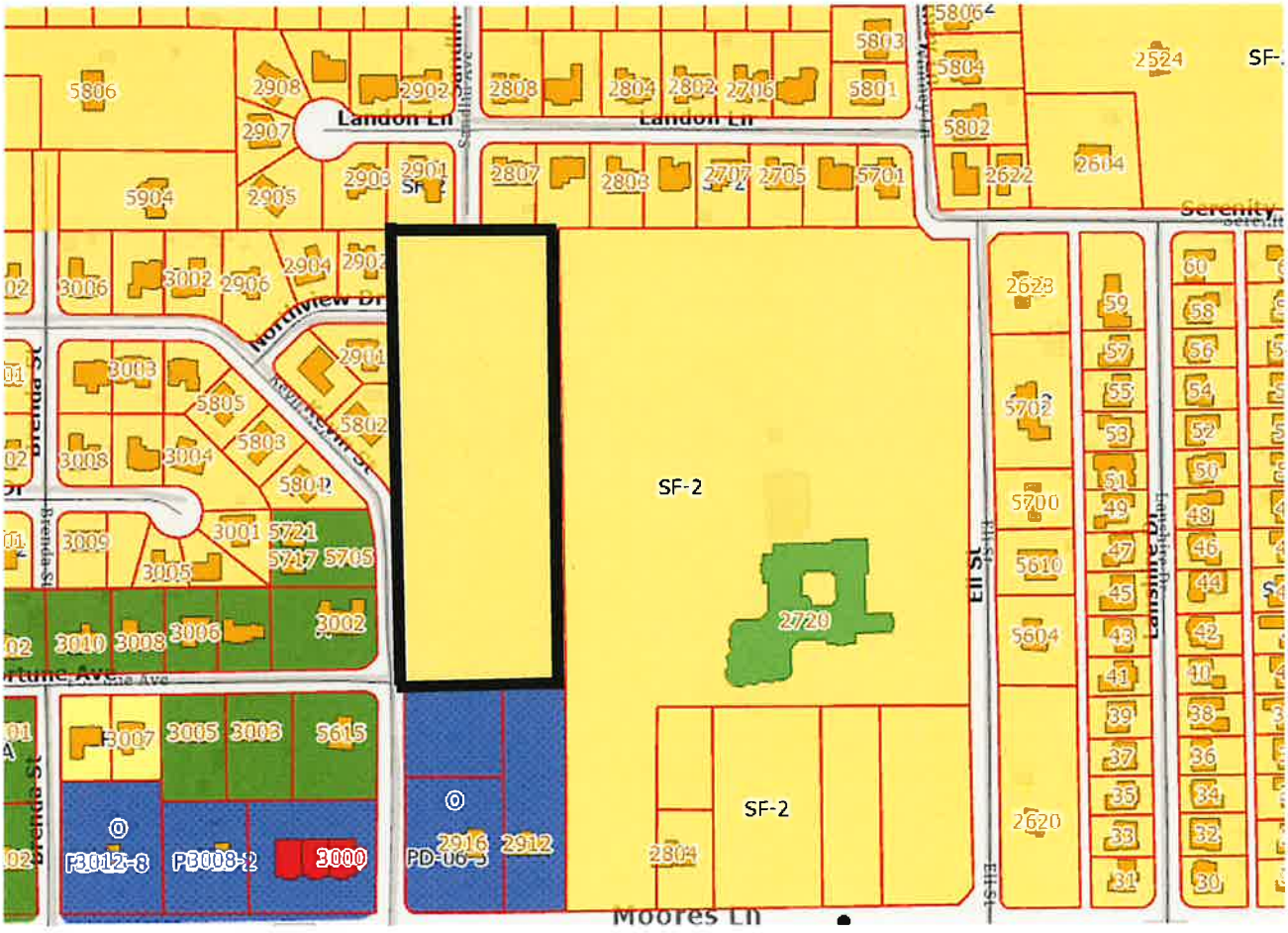
NOTICE OF PUBLIC HEARINGS

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, March 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, April 10, 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: 02/21/2023

Attachment: Hearing Notice and Application (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

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 telecommuniations 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.

Attorney or Agent Signature	Property Owner Signature
1605 Quail Lane	2720 Moores Ln.
Address	Address
Ruston, LA 71270	Texarkana, TX 75503
City, State, Zip	City, State, Zip
318-324-9394 / 318-267-8256	903-223-0388 / 903-517-2991
Home Phone & Cell Phone	Home Phone & Cell Phone
wbarnett@integrisite.net	pcannon@walnutcoc.org
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 (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)



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

TRUE NORTH
(1° 11' E)
MAG

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:
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 AN 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 O ARKANSAS."

STATE OF TEXAS
JERROD DOTSON
142493
LICENSED
PROFESSIONAL ENGINEER
11/2/2

NO	DATE	DESCRIPTION	BY
A	3/9/22	PRELIMINARY ISSUE	JW
0	6/8/22	CONST ISSUE	JW
1	11/2/22	CONST ISSUE	JW

SHEET TITLE:
OVERALL LAYOUT PLAN

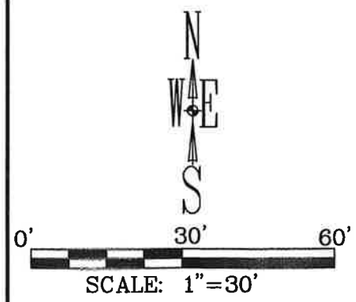
SHEET NUMBER: L1
PROJECT #: ARL01846
BY: JWM
CKD BY: JWM
REVISIO 1

Attachment: Site Plan (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

14615717.AE205.220608.3103A01U(D.ARL01846.NSB.Rev 0. Construction Drawings.dwg - Sheet:L1 - User: jones.mccoy - Nov 02, 2022 - 1:54pm

SITE NAME: MOORES LANE
SITE ID NO. ARL01846

S-772



SCALE: 1"=30'

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.

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'

SANDLIN AVENUE
50' PUBLIC RIGHT OF WAY
CONCRETE

PROCTOR
LOT 8, BLOCK 5
COLONY II REPLAT #3

POINT OF COMMENCEMENT
FOUND 1/2" REBAR

N 87°33'14" E 113.56' — 1/2" REBAR

S 87°33'14" W 154.85'

9.56' | 30.89' | 9.56' | 78.09' | 17.56' | 9.19'

10' DRAINAGE EASEMENT
TITLE SEARCH
LEASE/EASEMENT ITEM #3
BOOK 3439 PAGE 56
P.R.B.C.T.

POINT OF BEGINNING PROPOSED ACCESS AND UTILITY EASEMENT

N 16°11'54" W 100.12'

S 16°11'54" E 100.25'

N 28°53'57" E 114.03'

S 28°53'57" W 114.05'

PROPOSED UTILITY EASEMENT
0.039 of an Acre

POINT OF BEGINNING PROPOSED UTILITY EASEMENT

PROPOSED ACCESS AND UTILITY EASEMENT
0.121 OF AN ACRE

J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244

160' SET BACK FROM TOWER CENTERLINE

N 87°37'53" E 22.05'

4.50' | 17.55'

N 87°37'53" E 22.05'

N 02°22'07" W 30.00'

S 02°22'07" E 30.00'

N 87°37'53" E 75.00'

POINT OF BEGINNING
AT&T LEASE PARCEL

N 02°22'07" W 75.00'

AT&T MOBILITY
LEASE PARCEL
0.129 OF AN ACRE

S 02°22'07" E 75.00'

S 87°37'53" W 75.00'

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

N 01°29'48" W 132.39'

1/2" REBAR — S 88°42'57" W 110.10' — 1/2" REBAR

BOC

NORTHVIEW DRIVE
50' PUBLIC RIGHT OF WAY
CONCRETE

N 01°29'48" W 50.00'

BOC

1" PIPE

PATTERSON
LOT 6, BLOCK 2
NORTHVIEW ESTATES

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

BOUNDS
LOT 1, BLOCK 6
NORTHVIEW ESTATES



RECORDING INFORMATION

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

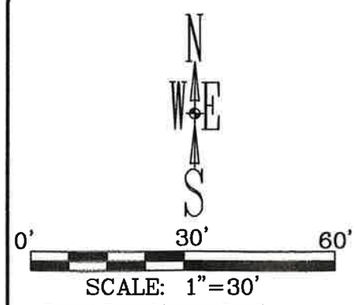
KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

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

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

Attachment: Site Plan (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



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 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;

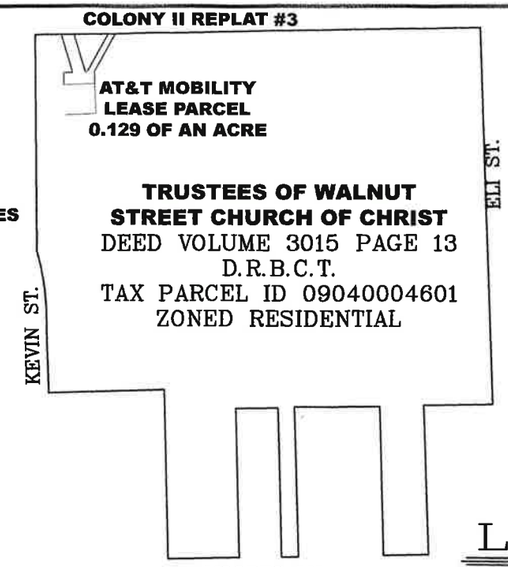
THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 68.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwesterly, 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 607.49 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.





RECORDING INFORMATION

LEGEND

LEASE BOUNDARY LINE
SURVEY TIE LINES
EASEMENT LINE
TREE LINE
OVERHEAD ELECTRIC LINE — OHE —
WATER LINE — W — W — W —
CHAIN LINK FENCE — x — x — x — x — x —

COMPUTED CORNER ○
SET 1/2" REBAR WITH CAP ●
FOUND AS NOTED ⊗
SET MAG NAIL WITH WASHER #6588 ⊘
SET 1/2" REBAR △

FIBER OPTIC SIGN (T)
TELEPHONE PEDESTAL [T]
GROUND TEST WELL ⊛
UNDERGROUND FIBER OPTIC PULL BOX (FO)
TREE
BACK OF CURB BOC
POWER POLE PP
UNDERGROUND ELECTRIC TRANSFORMER [E]
GAS SIGN [G]
WATER METER (W)
FIRE HYDRANT FH
WATER VALVE WV

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

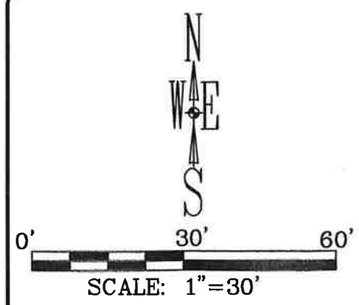
KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 249
SALEM, ARKANSAS 72576
TEL. (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

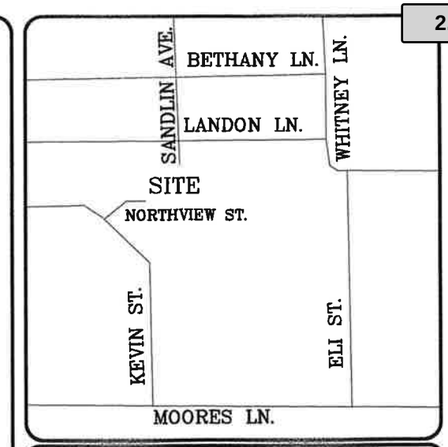
DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

Attachment: Site Plan (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846

S-772





RECORDING INFORMATION

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.

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 I, 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 I, 2003 and recorded August 6, 2003 in Book 4061 at Page 25. Does not affect lease or proposed easement



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

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 72576
TEL (870) 895-3600 FAX (870) 895-3814
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

Attachment: Site Plan (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

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 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 606, Page 389, 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, 171.96 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 116, 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, 66.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwesterly, 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 607.49 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.

Attachment: Legal Description (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

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 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;

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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;

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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 30.69 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:
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THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

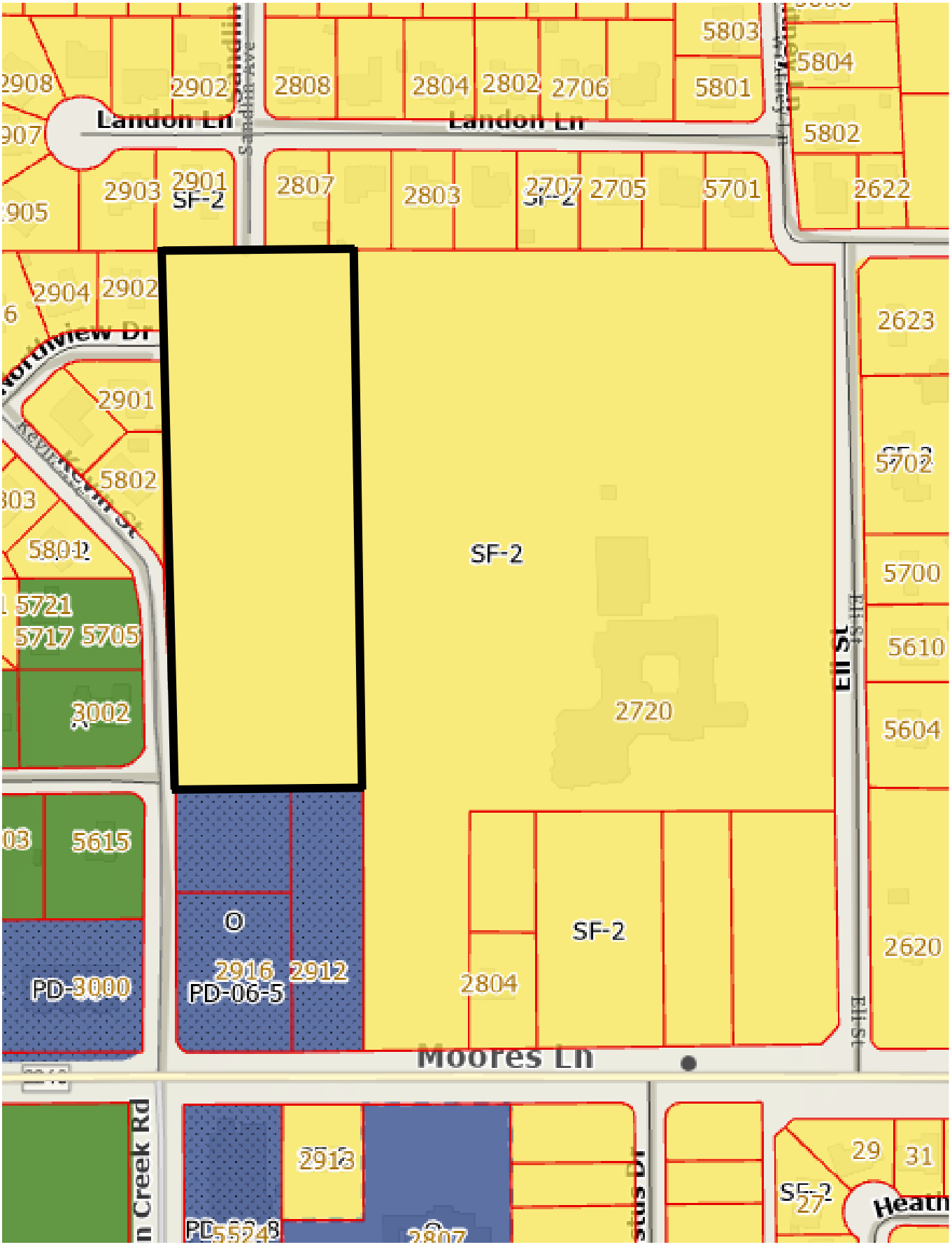
THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

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.

Attachment: Legal Description (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

S-772

2718 Moores Lane



Attachment: Maps (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

S-772

2718 Moores Lane



Attachment: Maps (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

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.

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

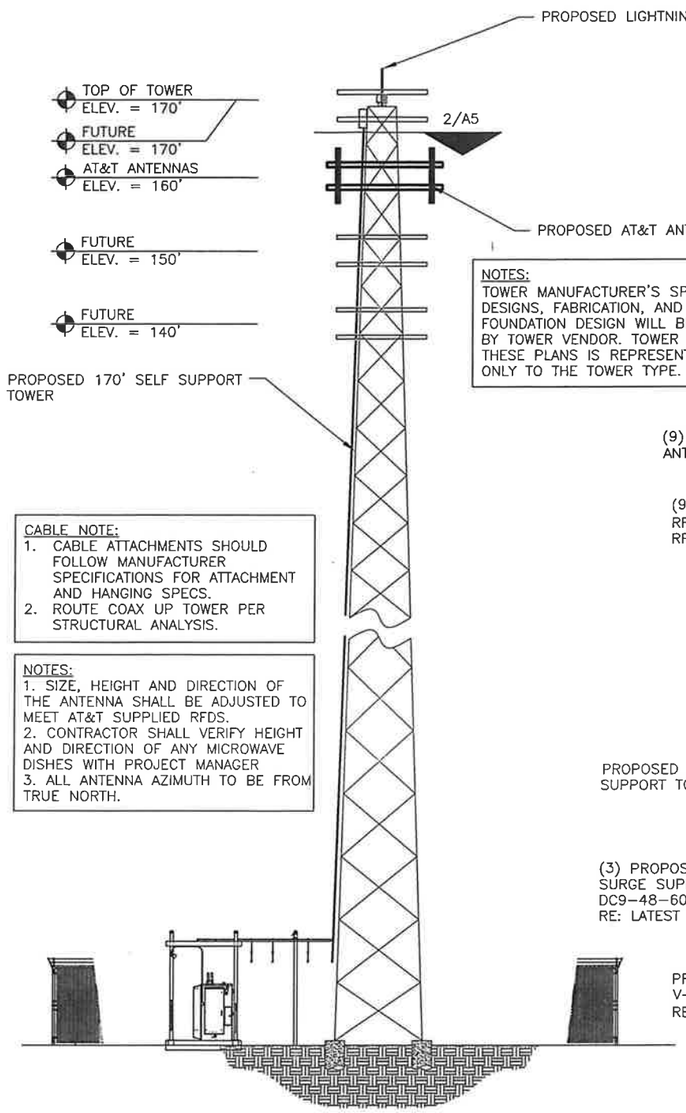
3. INSTALLATION:
   - 3.1. ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
   - 3.2. CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
   - 3.3. ALL CABLE CONNECTIONS 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.

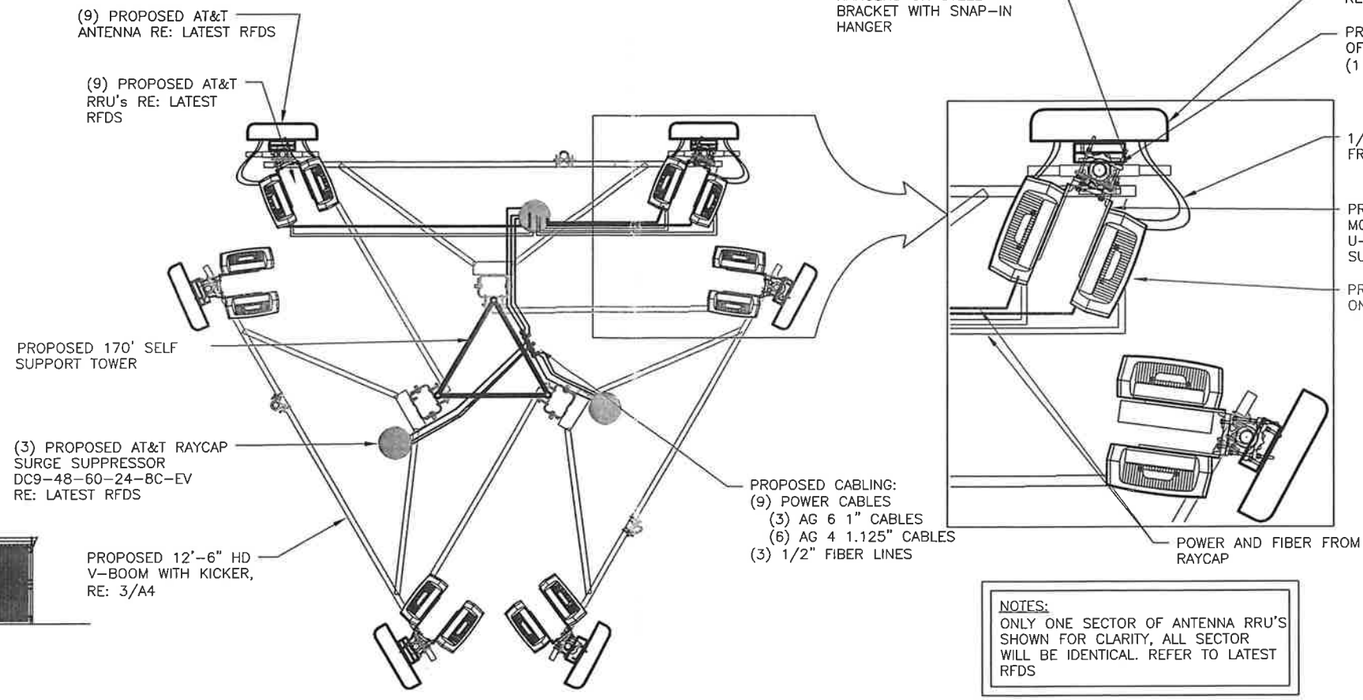
NOTES:
TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.

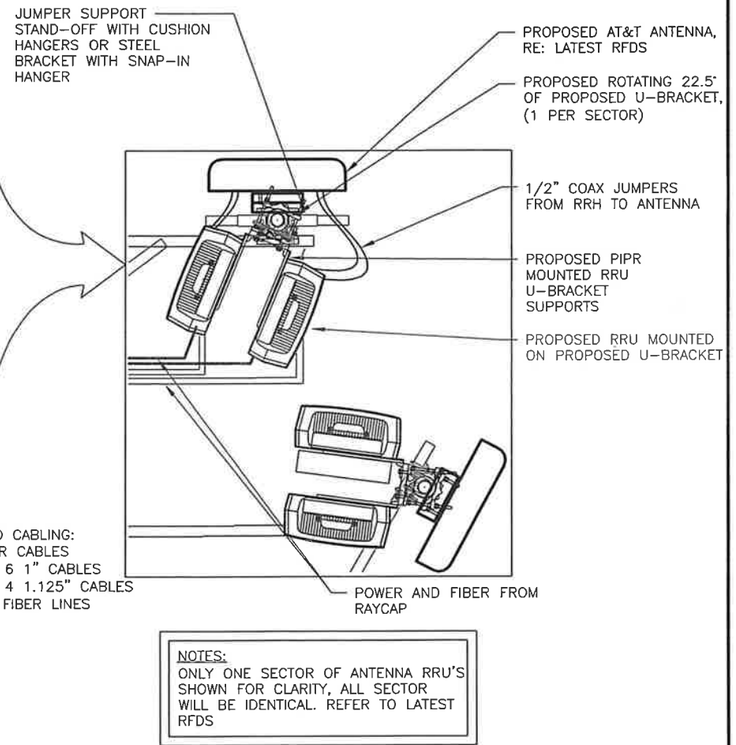
NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER



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.





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:
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 AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAV AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."
STATE OF TEXAS
JEROD DOTSON
142493
LICENSED
PROFESSIONAL ENGINEER
11/2/2

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	11/2/22	CONST ISSUE	JV

SHEET TITLE:
TOWER ELEVATION, ORIENTATION & DETAILS

SHEET NUMBER:	PROJECT #:	REVISIO
A4	ARL01846	1
	BY: JWM / CKD BY: JWM	

2.5.e

Attachment: Elevation (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

14615717.AE205.220608.3103A0HJSO.ARL01846.NSB.Rev 0_Construction Drawings.dwg - Sheet:A4 - User: james.mccoy - Nov 02, 2022 - 1:54pm

Specific Use Permit to allow the location of a cell tower

1 message

James Franklin <jfranklin1939@gmail.com> Mon, Nov 28, 2022 at 10:54 AM
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

Attachment: Opposition letter and Petition (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

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

Phu K. Wong
2808 Landon Lane

David Robinson
2902 Landon Lane

Natalia Kisin
2806 Landon Ln.

FJ Kisin
2806 Landon Ln.

MIkyoung Lee
2709 Lodovico Ln
Cypress ch Brayton
Langdon
2623 Serenity Ln

John R Barfield
5802 Whitney Ln

2704 LANDON

Attachment: Opposition letter and Petition (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

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.

Kelly S Cochran
2705 LANDON LN
TXK, TX

John Kennedy
2624 Serenity Ln.
TXK, TX 75503

Kim Sawyer
5702 Eli St
TXK, TX

Erik Sawyer
5702 Eli St
Texarkana TX

Attachment: Opposition letter and Petition (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

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.

2805 LANDON
TXK TX 75503

2807 Landon
Debbie Proctor
Ave Proctor

Monda Lambert
2900 Landon Ln
Texarkana, TX 75503

Craig Forand
2903 Landon Ln
Texarkana, TX 75503

Lauren Bennett
2905 Landon Lane
Texarkana TX 75503

Sandra Proctor
2903 Landon Ln.
Texarkana, TX

Nedra Grady
2906 Landon Lane
Texarkana, Texas
75503

John O'Grady
2906 Landon Lane
Texarkana TX 75503

R.F. DAVID
2804 LANDON LN
TEXARKANA, TX.
75503

Stephanie Moreland
5206 Whitney Lane
Texarkana, TX 75503

Attachment: Opposition letter and Petition (3943 : S-772: SUP to allow location of cell tower at 2718 Moores Ln)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:42 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-23-2: rezoning on an approximate 1.74-acre tract of land (being Lot 3R), Rose Acres, located in the 4600 block of Rose Acres. Agriculture to Multiple Family-1. Mike Craven, MCCM Properties, LLC, owner and Byron Leonoudakis, agent.		

Meeting Date: 3/6/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mike Craven, MCCM Properties, LLC, owner, and Byron Leonoudakis, agent, to rezone an approximate 1.74-acre tract of land (being Lot 3R), Rose Acres, located in the 4600 block of Rose Acres from Agriculture to Multiple Family-1. The proposed new site will be duplex housing for employees.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Agriculture to the north and south, Single Family-3 to the east and outside the city limits to the west. The adjacent land use is vacant land to the north and west, lumber yard to the south, event center to the east.

Staff recommends for approval of this request.

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

All notification and application requirements have been met to consider this request.

Potential Options:

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:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 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, March 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 10, 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: Mike Craven, MCCM Properties, LLC owner, and Byron Leonoudakis, agent

OWNER'S ADDRESS: 6516 Farmers Lane, Texarkana, Texas 75503

LOCATION OF REZONING: Rose Acres Road, Texarkana, Texas 75501

PROPOSED CHANGE: Construction of 6 duplexes for employee housing

ZONING CHANGE FROM: Agriculture TO: Multiple Family-1

LEGAL DESCRIPTION: on an approximate 1.74-acre tract of land (being Lot 3R), Rose Acres

CASE NUMBER: Z-23-2 DATE MAILED: 02/21/2023

Attachment: Hearing Notice and Application (3944 : Z-23-2: A to MF-1 in 4600 block Rose Acres)

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. 23-000190

Case Z-23-2

Date 1-30-23

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: 3R Block: _____ Addition: Rose Acres
(Or see attached legal description)

Location: Rose Acres Rd.

Present Zoning: Agriculture

Proposed Zoning: Multiple Family - 1

If the Zoning Classification is changed by the Commission, this property will be used as:

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:
WE ARE PLANNING TO BUILD 6 DUPLEXS FOR USE/RENT TO OUT EMPLOYEES

Attorney or Agent Signature

6201 JOYCE ST
Address

TEXARKANA
City, State, Zip

TEXAS 75503
Home Phone & Cell Phone

BYRON@RED RIVER LUMBER .COM
Email Address

Property Owner Signature

6516 FARMERS LANE
Address

TEXARKANA TX 75503
City, State, Zip

903 748 9625
Home Phone & Cell Phone

MCRAVEN@RED RIVER LUMBER .COM
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Cell 903 276-3131

Attachment: Hearing Notice and Application (3944 : Z-23-2: A to MF-1 in 4600 block Rose Acres)

EXH A
Z-23-2

Property Description
Tract 1 with 1.000 Acres
Bowie County, Texas
All that certain lot, tract or parcel of land being all of Lot No. 2 of Rosa Acres, a subdivision of Blocks 27, 28, 29, and the East-half of Block 30 of Tilson.s Subdivision of 397.39 acres in the Nancy Dycus Headright Survey, Abstract 145, Bowie County, Texas, according to the plat thereof, recorded in Volume 40, Page 284 of the Plat Records of Bowie County, Texas.

Property Description
Tract 2 with 0.157 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land being a portion of Lot No. 3 of Rose Acres, a subdivision of Blocks 27, 28, 29, and the East-half of Block 30 of Tilson.s Subdivision of 397.39 acres in the Nancy Dycus Headright Survey, Abstract 145, Bowie County, Texas, according to the plat thereof, recorded in Volume 40, Page 284 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner in the North right-of-way line of an asphalt roadway designated as Rose Acres Road, being the Southeast corner of the said Lot No. 3, and the Southwest corner of Lot No. 2 of the said Rosa Acres Subdivision;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 22.00 feet along the South line of the said Lot No. 3, and the North right-of-way line of the said Rosa Acres Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

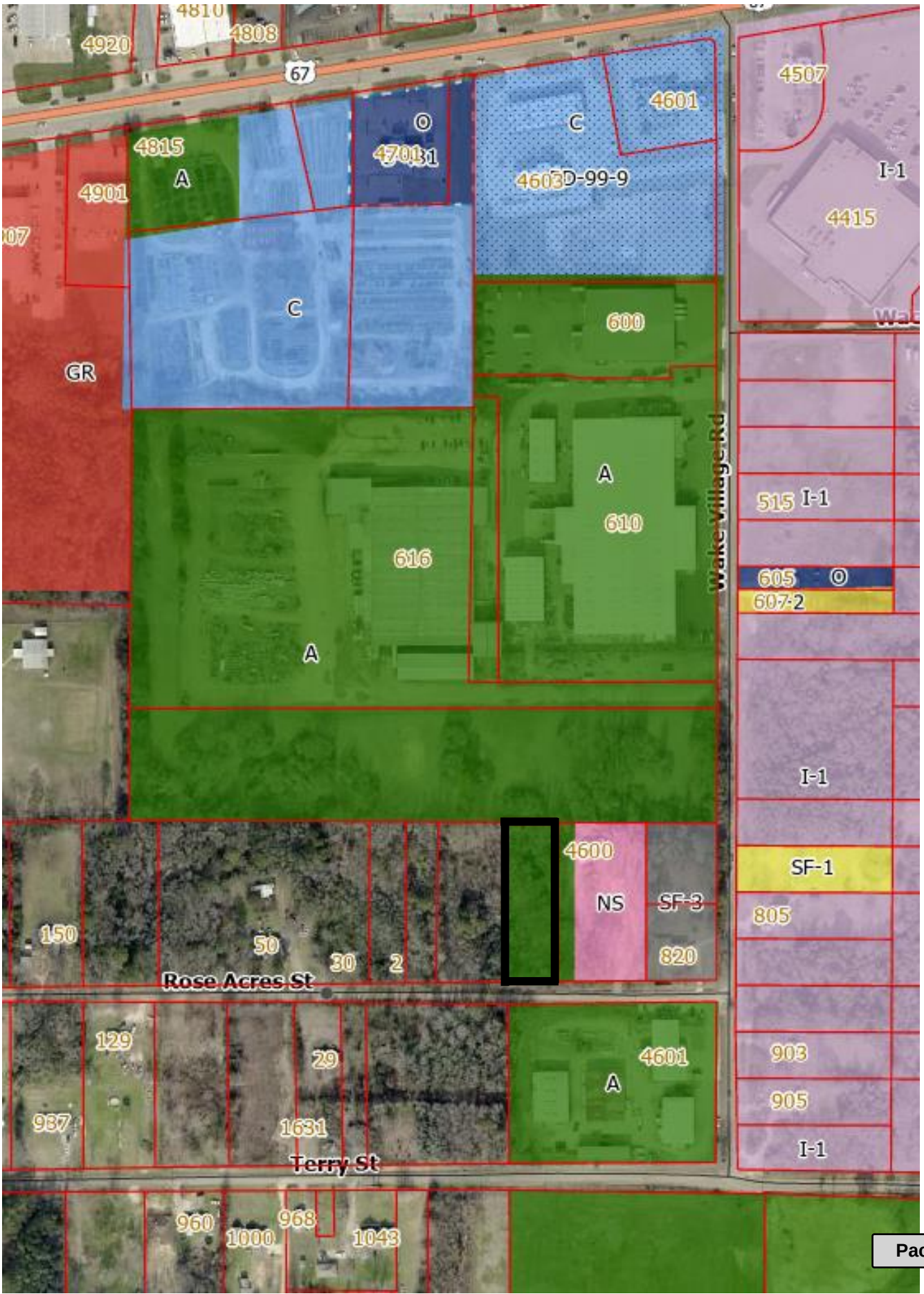
THENCE North 00 degrees 00 minutes 00 seconds West a distance of 310.00 feet across and through the said Lot No. 3 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the North line of the said Lot No. 3, and the South line of that certain tract of land described as 6.524 acres in the deed from C-L Associated, INC. to Fay J. Durrant, dated May 1, 2013, recorded in Volume 6443, Page 341 of the Real Property Records of Bowie County, Texas;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 22.00 feet along the North line of the said Lot No. 3, and the South line of the said 6.524 acre tract to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northeast corner of the said Lot No. 3, and the Northwest corner of the said Lot No. 2;

THENCE South 00 degrees 00 minutes 00 seconds East (basis of bearings) a distance of 310.00 feet along the common line between the said Lots No. 2 & 3 to the point of beginning, and containing 0.157 acres of land at the time of this survey.

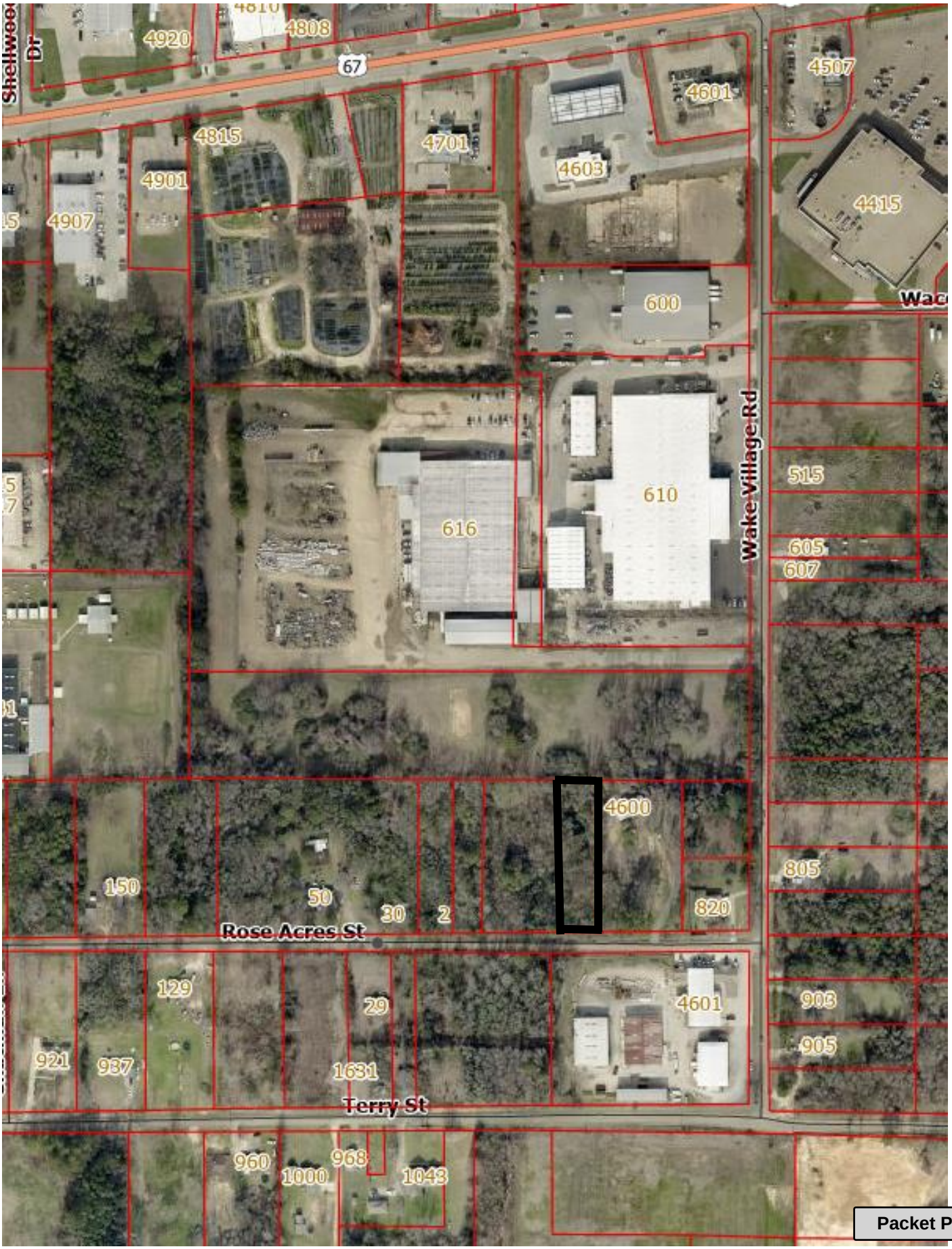
Attachment: Legal Description (3944 : Z-23-2: A to MF-1 in 4600 block Rose Acres)

ROSE ACRES



Attachment: Maps (3944 : Z-23-2: A to MF-1 in 4600 block Rose Acres)

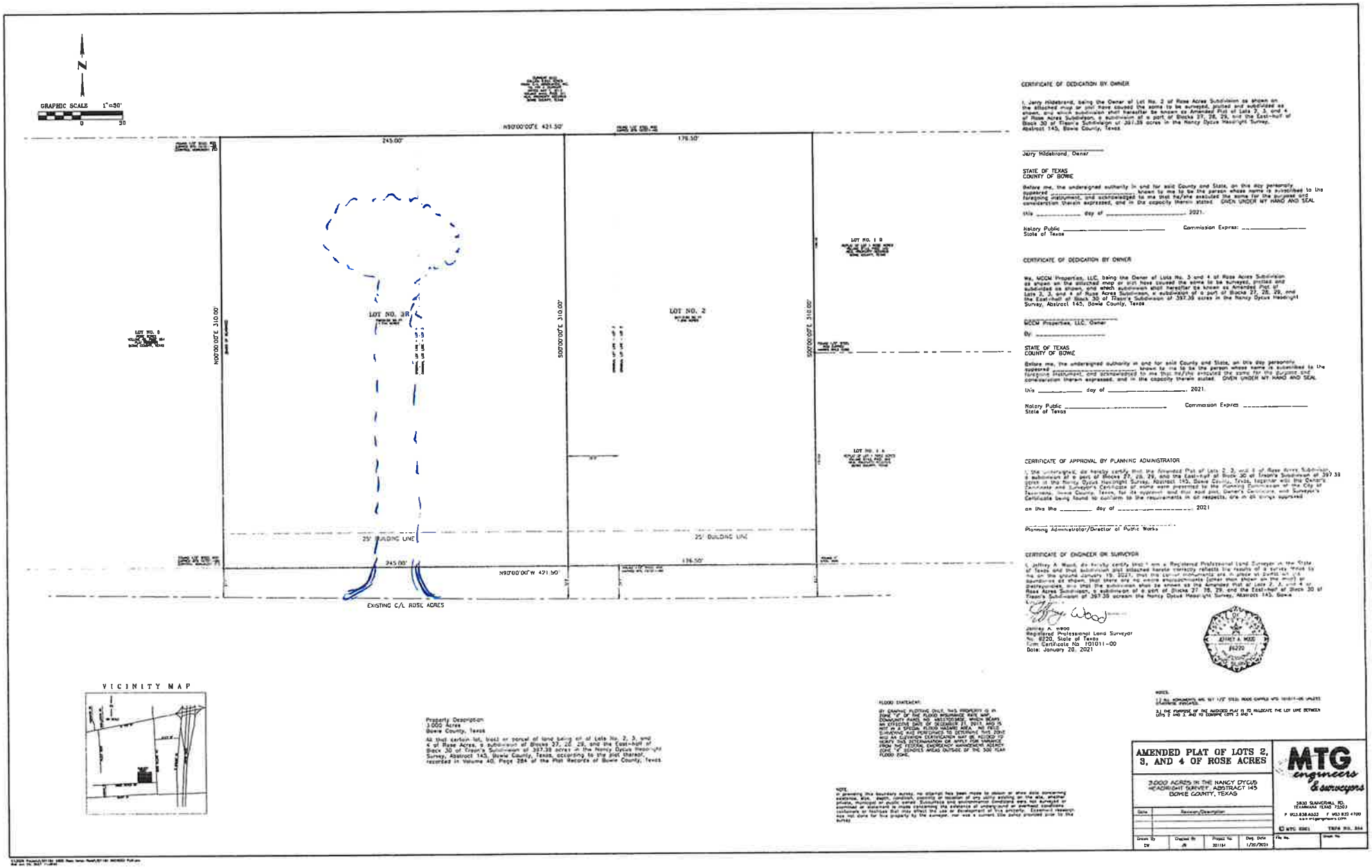
ROSE ACRES



Attachment: Maps (3944 : Z-23-2: A to MF-1 in 4600 block Rose Acres)

site plan-

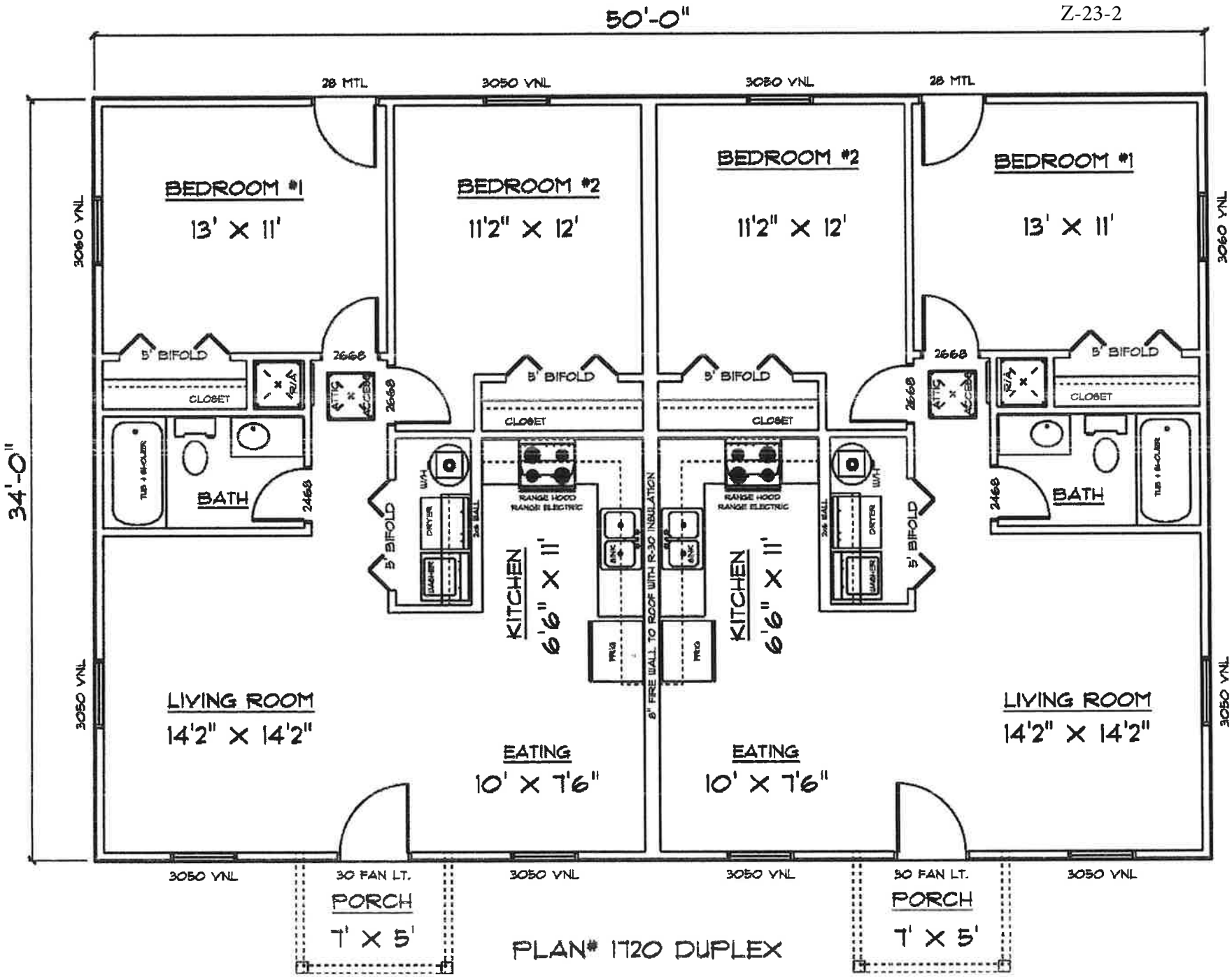
EXH B Z-23-2



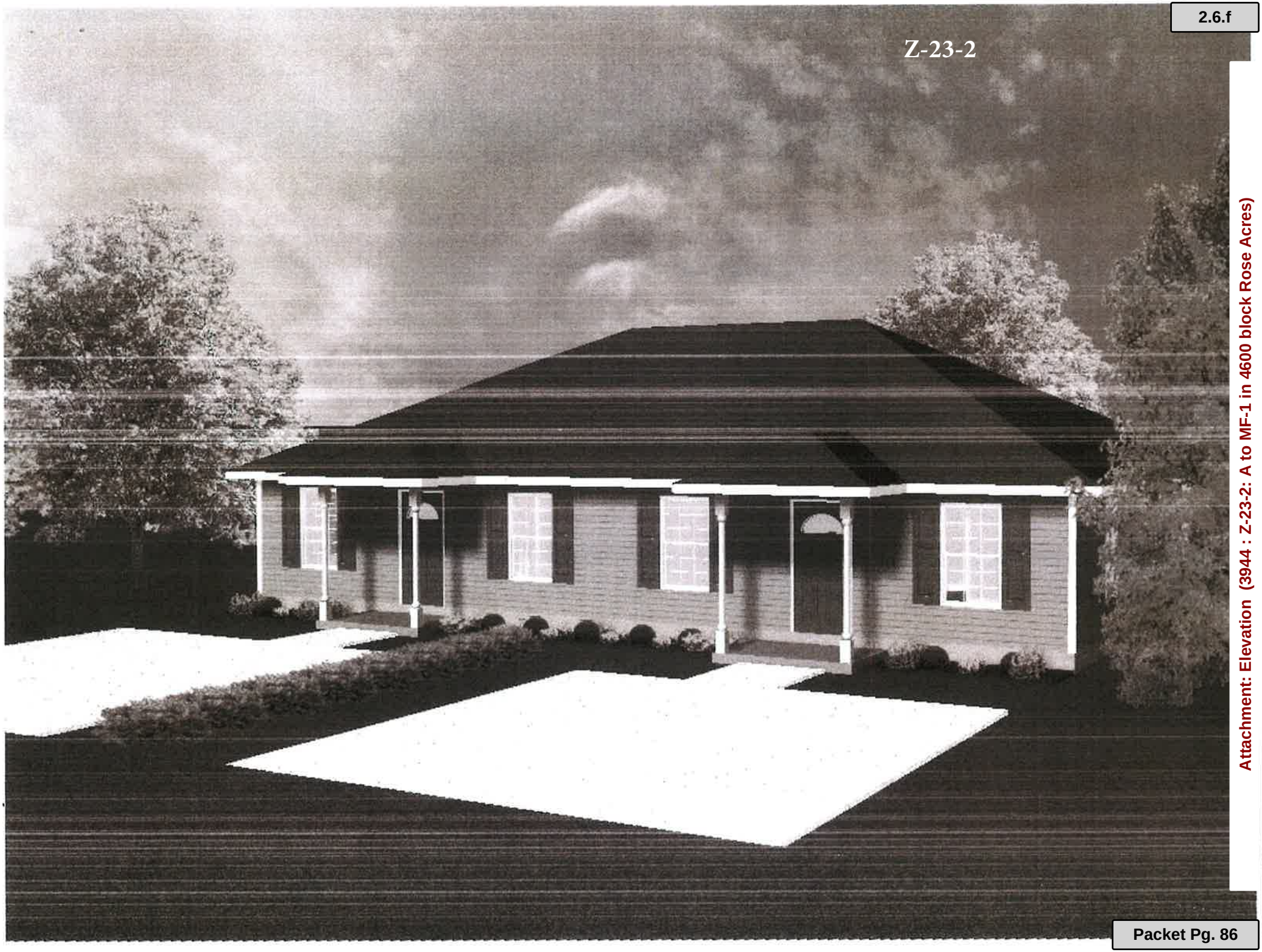
Attachment: Site Plan (3944 : Z-23-2: A to MF-1 in 4600 block Rose Acres)

~~SITE~~ SITE PLAN

Z-23-2



Attachment: FloorPlan (3944 : Z-23-2: A to MF-1 in 4600 block Rose Acres)


Z-23-2

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:42 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-23-3: rezoning on an approximate 6.25-acre tract of land (being Tract 339), Nancy Dycas HRS, A-145, located at 610 S. Wake Village Road. Agriculture to Industrial-1. Charles Bergen, Synergy Direct, Inc., owner, and Paul Dickerson, agent.		

Meeting Date: 3/6/2023

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Charles Bergen, Synergy Direct, Inc. owner, and Paul Dickerson, agent, to rezone an approximate 6.25-acre tract of land (being Tract 339), Nancy Dycas HRS, A-145, located at 610 S. Wake Village Road from Agriculture to Industrial-1. This site is currently a tire distribution center.

The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Agriculture to the north, south, and west, and Industrial-1 to the east. The adjacent land use is a warehouse to the north, FayJ Packaging to the west, and vacant land to the south and east.

Staff recommends for approval of this request.

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

All notification and application requirements have been met to consider this request.

Potential Options:

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:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 6, 2023

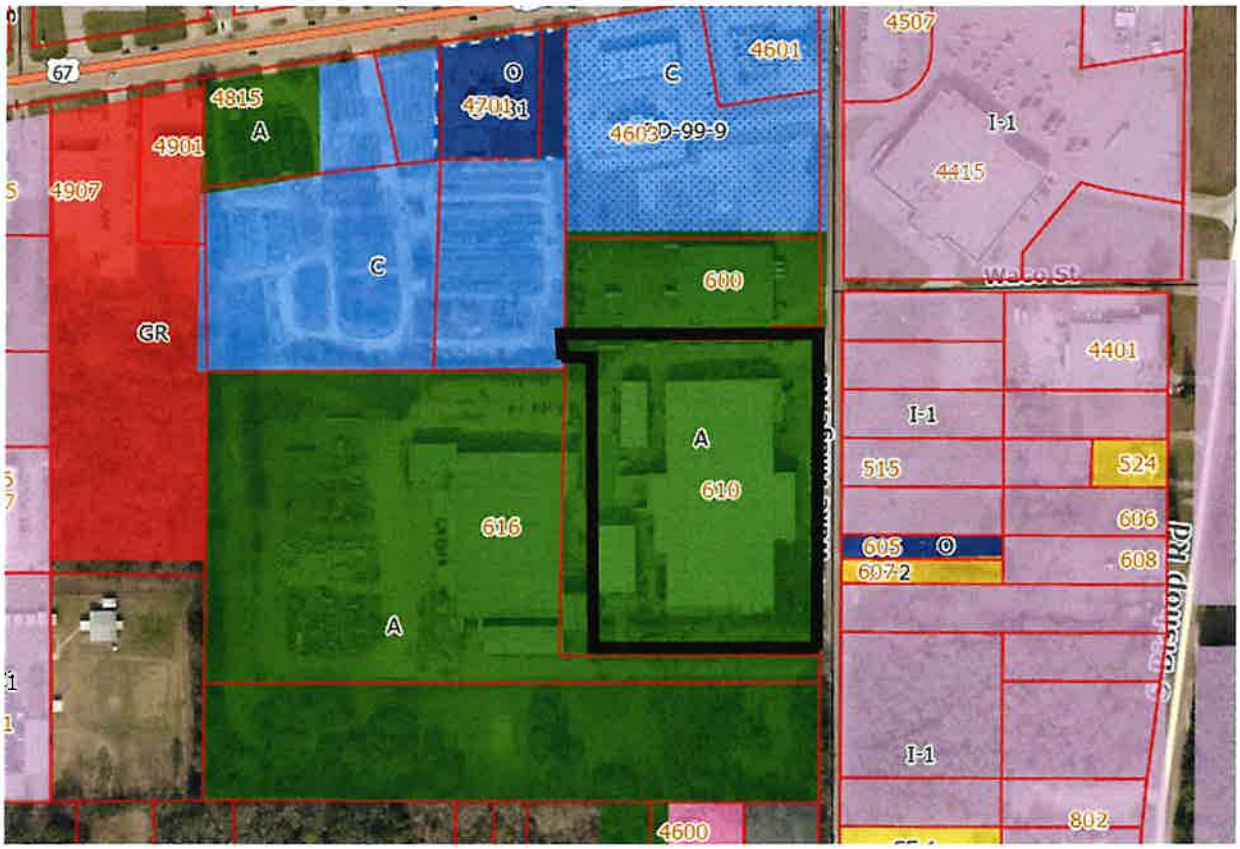
NOTICE OF PUBLIC HEARINGS

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, March 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 10, 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: Charles Bergen, Synergy Direct, Inc., owner, and Paul Dickerson, agent

OWNER'S ADDRESS: 2021 Beech, Texarkana, Arkansas 71854

LOCATION OF REZONING: 610 S Wake Village Rd, Wake Village, Texas 75501

PROPOSED CHANGE: Warehouse and possible light manufacturing

ZONING CHANGE FROM: Agriculture TO: Industrial-1

LEGAL DESCRIPTION: on an approximate 6.25-acre tract of land (being Tract 339), Nancy Dycas HRS, A-145

CASE NUMBER: Z-23-3 DATE MAILED: 02/21/2023

Attachment: Hearing Notice and Application (3945 : Z-23-3: A to I-1 at 610 S Wake Village Rd)

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. 23-000265 Case Z-23-3 Date 2-6-23

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: 26 Addition: M.D. Tillson Subdivision
(Or see attached legal description)

Location: 610 S. Wake Village Rd. Wake Village, TX 75501

Present Zoning: Agriculture

Proposed Zoning: Industrial-1

If the Zoning Classification is changed by the Commission, this property will be used as:
Warehouse and possibly light manufacturing

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:
The surrounding and adjacent properties are no longer used for Agricultural purposes

Paul L. Dickerson
Attorney or Agent Signature

Paul L. Dickerson
Print Name

6500 Summerhill Rd ste202
Address

Texarkana, TX 75503
City, State, Zip

214-289-5169
Home Phone & Cell Phone

PLdickerson@yahoo.com
Email Address

Property Owner Signature

Charles R Bergen
Print Name

2021 Beech
Address

Texarkana AR 71854
City, State, Zip

574-302-0190
Home Phone & Cell Phone

crbergen1@gmail.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 (3945 : Z-23-3: A to I-1 at 610 S Wake Village Rd)

EXHIBIT "A"

A part of that certain 2.046 acre tract or parcel of land being a part of Block No. 26 of the M. D. TILSON'S SUBDIVISION of 397.37 acres of land situated in and being a part of the Nancy Dycus Headright Survey, Abstract No. 145, Bowie County, Texas, and the herein described tract of land being a part of that certain called 13.988 acre tract or parcel of land conveyed from The Commodore Home Systems to The Bach Company by Warranty Deed dated July 22, 1993 and recorded in Volume 1982, Page 161-163 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch pipe found for corner at the Southeast corner of said 13.988 acre tract;

THENCE: N 89° 39' 05" W, 430.54 feet along an existing fence line and with the South line 01' said Bach Company tract and with the North line of a certain tract conveyed to C & L Associates, Inc. By Deed dated August 10, 1983 and recorded in Volume 1991, Page 260 of the real property records of Bowie County, Texas, to ½ inch reinforcing steel rod set for corner at an existing fence corner;

THENCE: N 00° 26' 10" E, 547.30 feet with an East line of said C & L tract to a ½ inch reinforcing steel rod set for corner at an existing fence corner;

THENCE: N 89° 09' 54" W, 55.14 feet to a ½ inch reinforcing steel rod set for corner at an existing fence corner;

THENCE: N 01° 23' 57" E, 57.11 feet to a ½ inch reinforcing steel rod set for corner at an existing fence corner;

THENCE: S 89° 28' 10" E, 183.39 feet along an existing fence line and across said Bach tract to a ½ inch reinforcing steel rod set at an angle point in said line;

THENCE: S 75° 23' 55" E, 29.17 feet along an existing fence line and across said Bach tract to a ½ inch reinforcing steel rod set at an angle point in said line;

THENCE: S 89° 56' 40" E, 181.20 feet along an existing fence line and across said Bach tract to a ½ inch reinforcing steel rod set at an angle point in said line;

THENCE: N 00° 11' 12" E, 22.34 feet across said Bach tract to a ½ inch reinforcing steel rod set for corner;

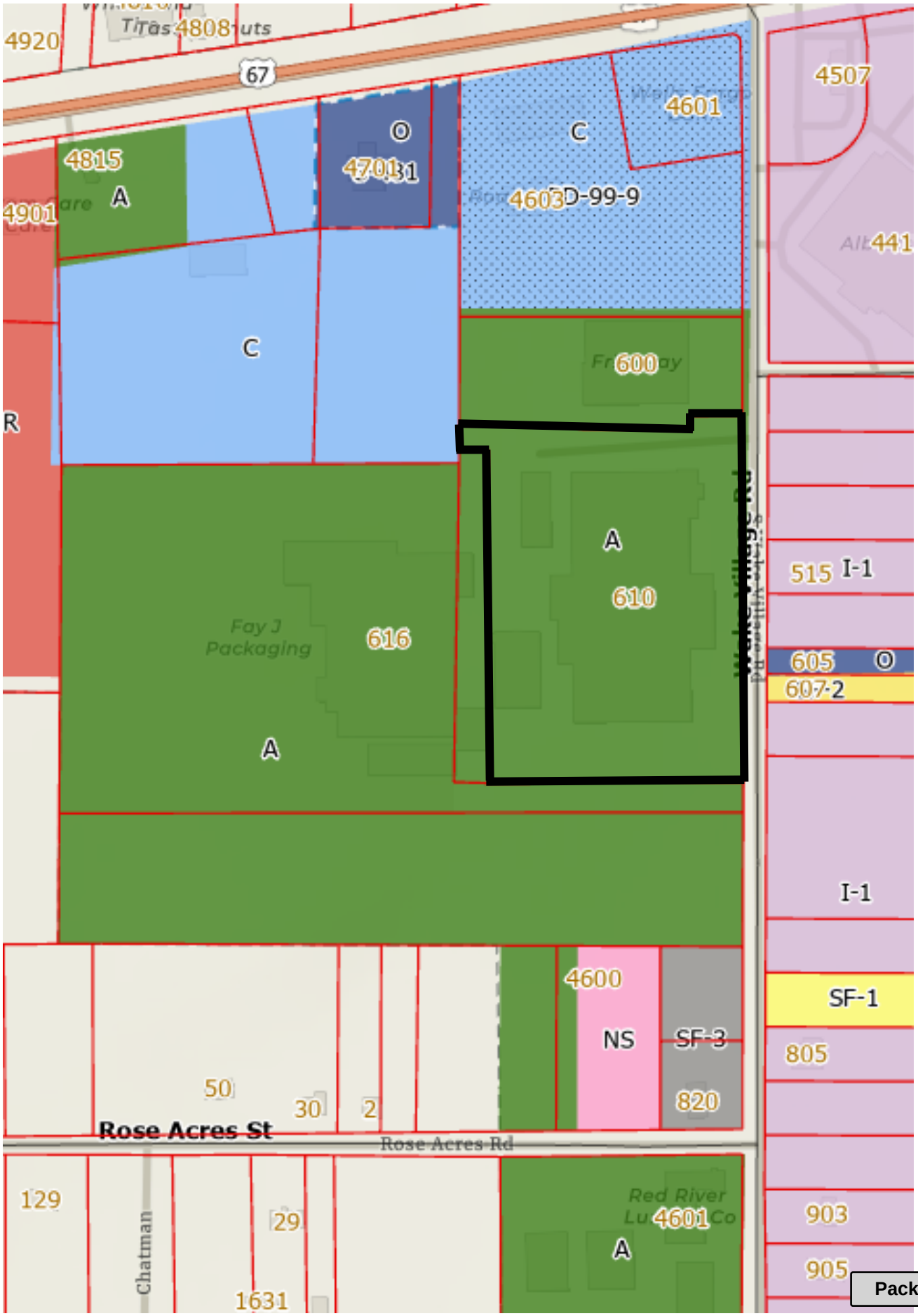
THENCE: N 90° 00' 00" E, 87.23 feet across said Bach tract to a ½ inch reinforcing steel rod set for corner on the East line of said 13.988 acre tract and the West right-of-way line of South Wake Village Road;

THENCE: S 00° 00' 00" W, 620.91 feet with the West right-of-way line of South Wake Village Road to the POINT OF BEGINNING and containing 6.016 acres of land, more or less.

Attachment: Legal Description (3945 : Z-23-3: A to I-1 at 610 S Wake Village Rd)

Z-23-3

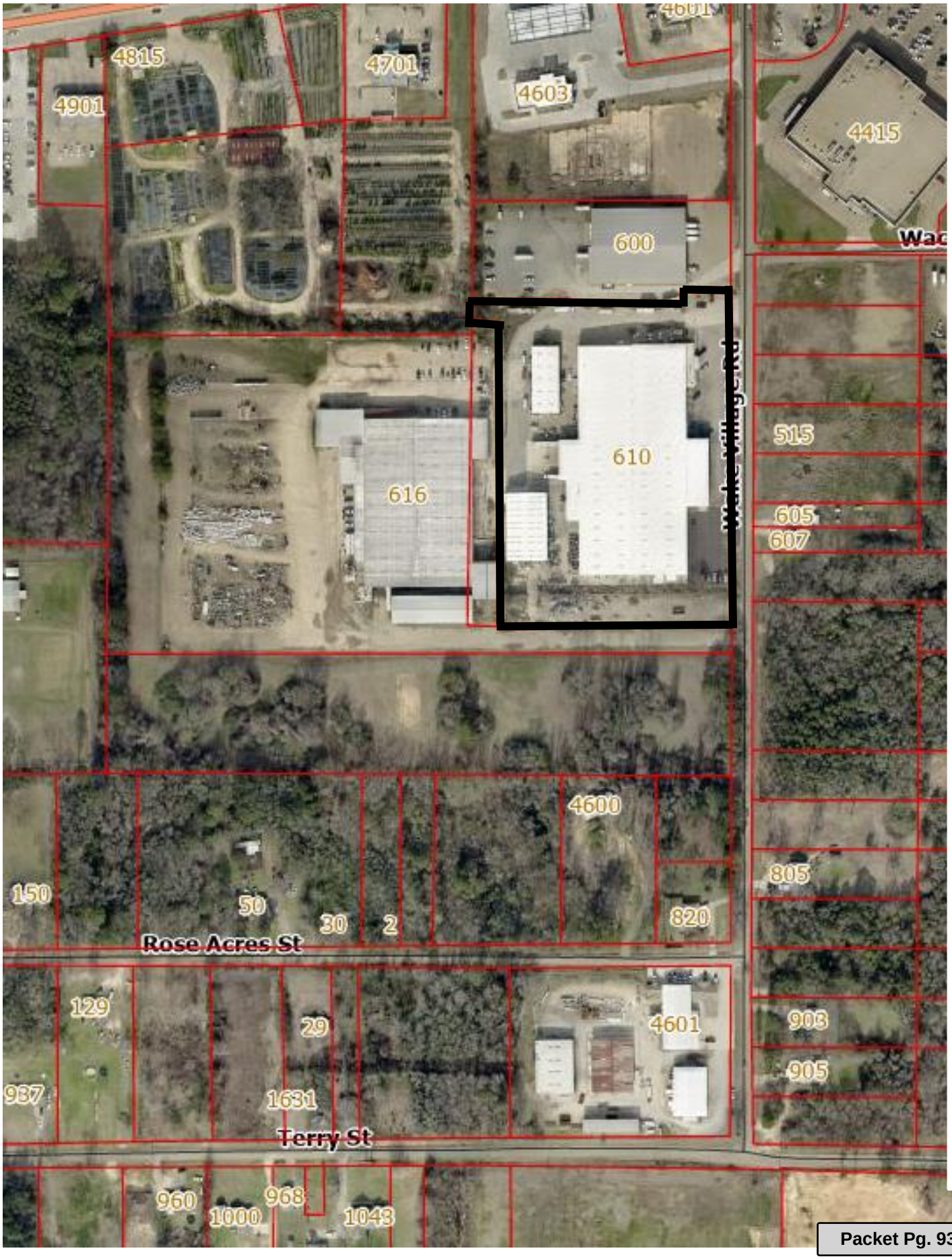
610 S. WAKE VILLAGE RD.



Attachment: Maps (3945 : Z-23-3: A to I-1 at 610 S Wake Village Rd)

Z-23-3

610 S. WAKE VILLAGE RD.



Attachment: Maps (3945 : Z-23-3: A to I-1 at 610 S Wake Village Rd)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:43 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-23-4: rezoning on Lots 3, 4, 5, and 6, Block 144, City Triggs Addition, located at 1401 Pine Street. Office to General Retail. Estiza Dennis, owner.		

Meeting Date: 3/6/2023

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Estiza Dennis, owner, to rezone Lots 3, 4, 5, and 6, Block 144, City Triggs Addition, located at 1401 Pine Street from Office to General Retail. This location was previously a daycare. The proposed use is office space for event rentals.

The Future Land Use Map has designated this property as “Downtown District”.

The adjacent zoning is Office to the north, south, and east, and General Retail to the west. The adjacent land use is businesses to the north, south and west, and residential to the east.

Staff recommends for approval of this request.

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

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 6, 2023

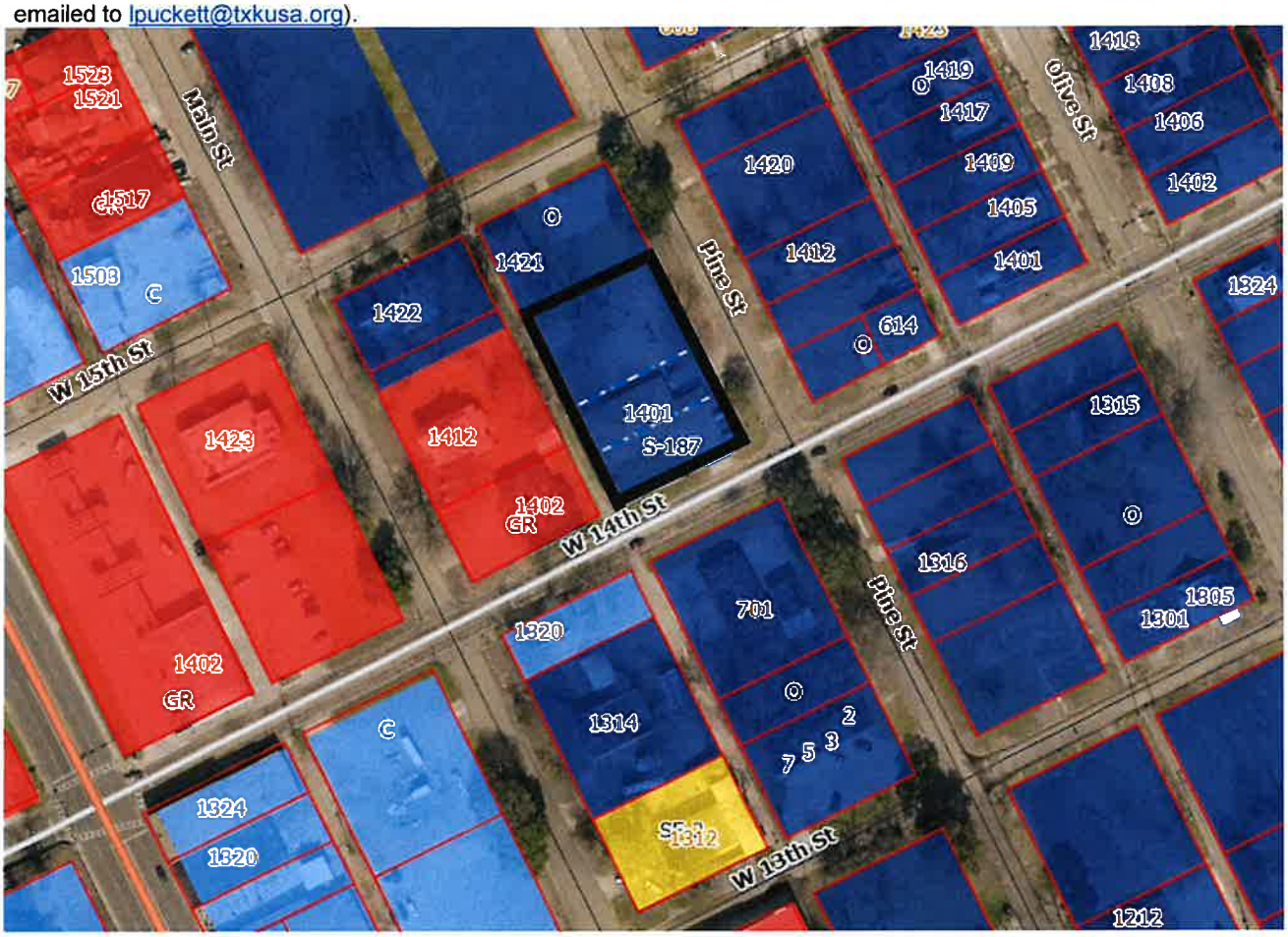
NOTICE OF PUBLIC HEARINGS

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, March 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 10, 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: Estiza Dennis, owner

OWNER'S ADDRESS: 2702 Elizabeth Ann Street, Texarkana, Texas 75503

LOCATION OF REZONING: 1401 Pine Street, Texarkana, Texas 75503

PROPOSED CHANGE: Changing the use to an Event Design Rental and meeting space

ZONING CHANGE FROM: Office TO: General Retail

LEGAL DESCRIPTION: Lots 3, 4, 5, and 6, Block 144, City Triggs Addition

CASE NUMBER: Z-23-4 DATE MAILED: 02/21/2023

Attachment: Hearing Notice and Application (3946 : Z-23-4: O to GR at 1401 Pine 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. 23-00025 Case Z-23-4 Date 2-6-2023

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: 3 4 5 & 6 Block: 144 Addition: City Triggs
(Or see attached legal description)

Location: 1401 Pine Street

Present Zoning: Office

Proposed Zoning: General Retail

If the Zoning Classification is changed by the Commission, this property will be used as:
Event Design Rental & meeting space

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:
Business was previously used as a childcare facility & will now be used as an Events Design consultation space & Rental company

Attorney or Agent Signature	Property Owner Signature: Estiza Dennis
Print Name	Print Name: Estiza Dennis
Address	Address: 2702 Elizabeth Ann St
City, State, Zip	City, State, Zip: Texarkana Tx 75503
Home Phone & Cell Phone	Home Phone & Cell Phone: 903-334-8166 (214)913-14
Email Address	Email Address: lorna@lornadennisparker.com

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (3946 : Z-23-4: O to GR at 1401 Pine Street)

Z-23-4

1401 PINE STREET



Attachment: Maps (3946 : Z-23-4: O to GR at 1401 Pine Street)

Z-23-4

1401 PINE STREET



Attachment: Maps (3946 : Z-23-4: O to GR at 1401 Pine Street)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:43 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-23-5: rezoning on an approximate 22.35-acre tract of land (being Tract 14 & 17), R G Cannon HRS, A-733 and 48A M E P & P HRS, A-421, located at 4001 Summerhill Road. Single Family-1 to General Retail. Doug Brubaker, Superintendent Texarkana ISD, owner, and Russell Sparks, agent.		

Meeting Date: 3/6/2023

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Doug Brubaker, Superintendent, Texarkana ISD, owner, and Russell Sparks, Hightech Signs, agent, to rezone an approximate 22.35-acre tract of land (being Tract 14 & 17), R G Cannon HRS, A-733, 48A M E P & P HRS, A-421, located at 4001 Summerhill Road from Single Family-1 to General Retail. This site is currently Texas High School. The applicant is requesting a sign at this location and zoning limits the size of the sign.

The Future Land Use Map has designated this property as “Office Institutional”.

The adjacent zoning is General Retail to the north, Agriculture and Single Family-1 to the west, General Retail and Single Family-1 to the east and General retail to the south. The adjacent land use is a sports fields and residential to the west, bank to the north, residential and businesses to the east and performance center to the south.

Staff recommends for approval of this request.

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

All notification and application requirements have been met to consider this request.

Potential Options:

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:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 6, 2023

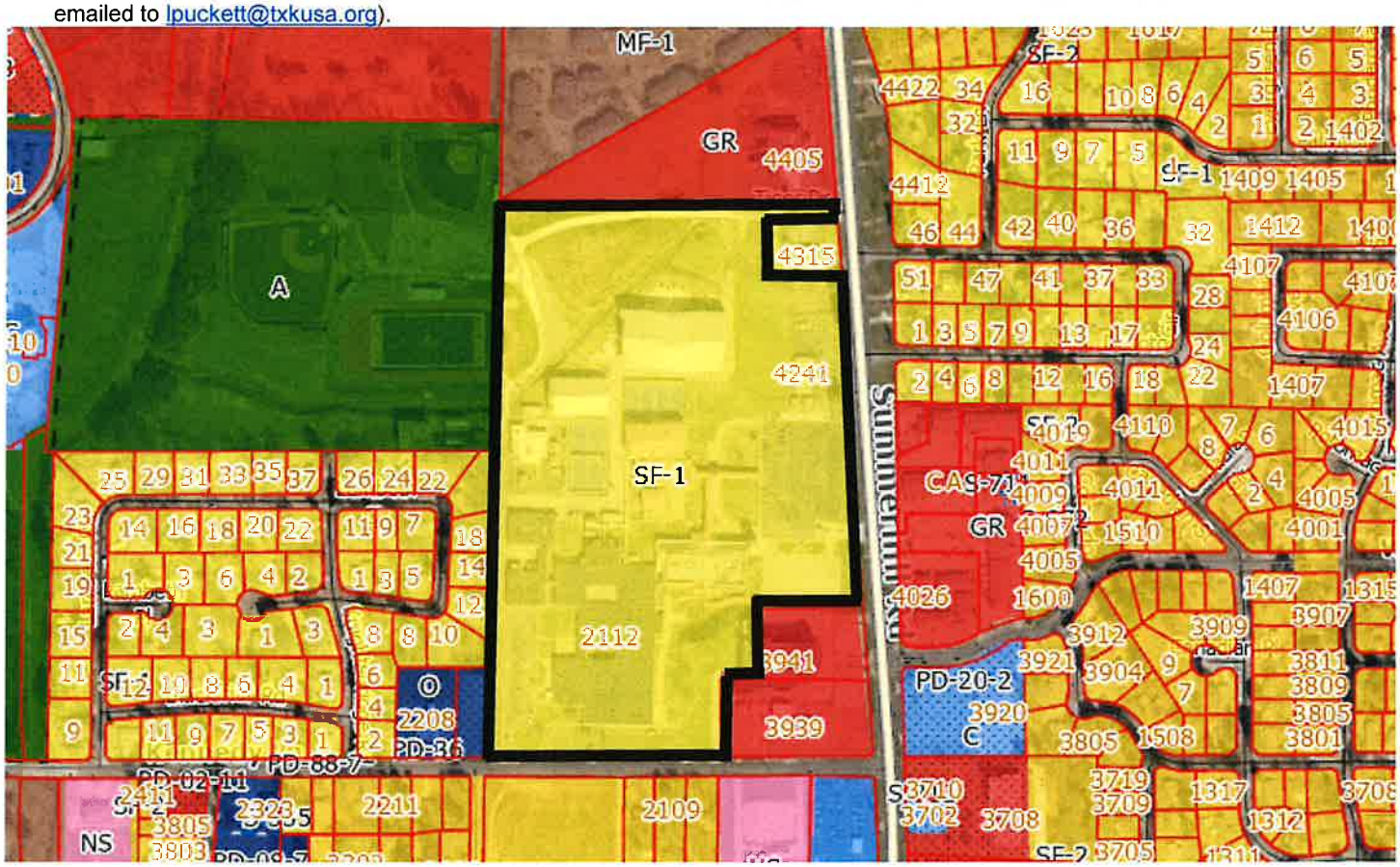
NOTICE OF PUBLIC HEARINGS

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, March 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 10, 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: Doug Brubaker, Superintendent, Texarkana ISD, owner and Russell Sparks, agent

OWNER'S ADDRESS: 4241 Summerhill Road, Texarkana, Texas 75503

LOCATION OF REZONING: 4001 Summerhill Road, Texarkana, Texas 75503

PROPOSED CHANGE: Addition of new sign along Summerhill Road zoning limits size

ZONING CHANGE FROM: Single Family-1 TO: General Retail

LEGAL DESCRIPTION: on a 22.35-acre tract of land (being Tract 14 & 17) R G Cannon HRS, A-733, and 48A M E P & P HRS, A-421

CASE NUMBER: Z-23-5 DATE MAILED: 02/21/2023

Attachment: Hearing Notice and Application (3947 : Z-23-5: rezoning SF-1 to GR at 4001 Summerhill Rd)

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. 23-000315 Case Z-23-5 Date 2-9-23

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: 22.35 Acres Block: Tract 14 & 17 Addition: RG Cannon HRS, A-733 48A MEP&PHRS, A421
(Or see attached legal description)

Location: 4001 Summerill Road, Texarkana TX 75501

Present Zoning: SF-1

Proposed Zoning: GR

If the Zoning Classification is changed by the Commission, this property will be used as:

Texas High School - property use is not changing

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

The school is wanting to add a new sign along Summerhill Road. The current zoning limits the sign and it will not be effective in promoting school activites.

Attorney or Agent Signature	Property Owner Signature
Russell Sparks - Hightech Signs	Doug Brubaker, Superintendent, Texarkana ISD
Print Name	Print Name
3502 New Boston Road.	4241 Summerhill Road
Address	Address
Texarkana, TX 75501	Texarkana, TX 75503
City, State, Zip	City, State, Zip
903-838-8999	903.794.3651 ext 1019
Home Phone & Cell Phone	Home Phone & Cell Phone
rsparks@hightechsign.com	doug.brubaker@txkisd.net
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 (3947 : Z-23-5: rezoning SF-1 to GR at 4001 Summerhill Rd)

Ben Nix Sur A-456 426/89

4975 2-1
7-17-63

Z-23-5

THE STATE OF TEXAS
COUNTY OF BOWIE

KNOW ALL MEN BY THESE PRESENTS:

That CORVETT INVESTMENT COMPANY, a corporation, duly organized and existing under the laws of the State of Texas, for and in consideration of the sum of One Hundred Thirty-six Thousand Nine Hundred Ninety-five and no/100 ($136,995.00) Dollars to it, cash in hand paid, by Texarkana Independent School District, the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto the said Texarkana Independent School District of the County of Bowie, State of Texas, all that certain tract or parcel of land in the Ben Nix, R. G. Cannon, W. H. Ector Headright Surveys and the M. B. & B. Railway Company Survey, Section 2, all in Bowie County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of Ben Nix Headright Survey, same being the Southwest corner of the R. G. Cannon Headright Survey;

THENCE North 1 deg. 24 min. East with the East line of the W. M. Kennedy tract, 1000.0 feet to a corner;

THENCE North 89 deg. 50 min. West, with the North line of the W. M. Kennedy tract, 1476.9 feet to a corner;

THENCE North 4 deg. 57 min. East, 1096.3 feet to a corner;

THENCE South 89 deg. 42 min. East 1409.2 feet to a corner;

THENCE South 1 deg. 03 min. West, 270.0 feet to a corner;

THENCE North 59 deg. 47 min. East 1251.8 feet to the West right-of-way line of Summerhill Road;

THENCE South 20 deg. 22 min. East with said right-of-way line, 53.8 feet;

THENCE South 1 deg. 36 min. West, 1238.6 feet to a corner;

THENCE North 89 deg. 27 min. East, 151.2 feet to the West right-of-way line of Summerhill Road;

THENCE South 1 deg. 42 min. East, with said West right-of-way line, 914.4 feet;

THENCE North 88 deg. 38 min. West, 510.1 feet to a corner;

THENCE South 1 deg. 42 min. East 290.2 feet to a point on the North side of Kennedy Road;

THENCE North 88 deg. 39 min. West, along the North side of Kennedy Road, 781.1 feet to a point in an existing fence;

THENCE North 1 deg. 24 min. East, 11.4 feet to the point of beginning and containing a total of 91.33 acres, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Texarkana Independent School District, its successors and assigns forever, and the said corporation does hereby bind itself, its successors and assigns,

Attachment: Legal Description (3947 : Z-23-5: rezoning SF-1 to GR at 4001 Summerhill Rd)

4975 2-2
7-17-63

to warranty and forever defend, all and singular the said premises unto the said Texarkana Independent School District, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the seal of the corporation, at Diboll, Texas, this 17 day of ~~April~~ MAY, 1963.

CORVETT INVESTMENT COMPANY

By: _____ President

ATTEST:

_____ Secretary

THE STATE OF TEXAS
COUNTY OF ANGELINA

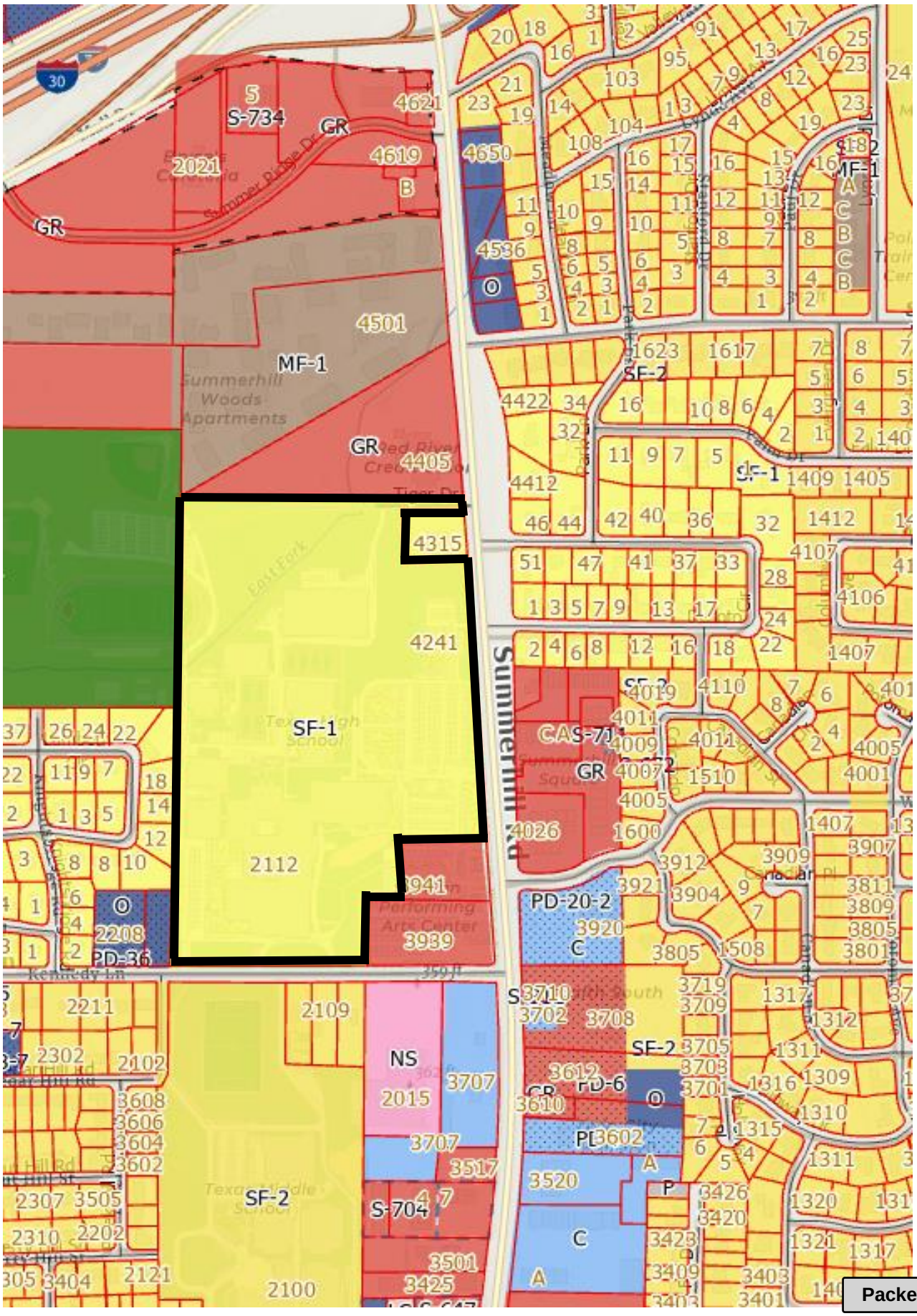
BEFORE ME, the undersigned authority, on this day personally appeared ~~ELMER HOWES~~ ARTHUR Temple Jr., President of CORVETT INVESTMENT COMPANY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CORVETT INVESTMENT COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of ~~April~~ MAY, 1963.

Phillip M. Leach
Notary Public, Angelina County, Texas.

Attachment: Legal Description (3947 : Z-23-5: rezoning SF-1 to GR at 4001 Summerhill Rd)

4001 Summerhill Rd



Attachment: Maps (3947 : Z-23-5: rezoning SF-1 to GR at 4001 Summerhill Rd)

4001 Summerhill Rd



Attachment: Maps (3947 : Z-23-5: rezoning SF-1 to GR at 4001 Summerhill Rd)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:43 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Amendment to PD-05-7 for site plan approval on Lot 1, Park Pavilion, on a portion of a 7.76-acre tract of land, located on the northeast corner of Gibson Lane and Pavilion Parkway. Kyle Rutherford representing Christus St. Michael, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.		

Meeting Date: 3/6/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-05-7(GR): This is a request by Kyle Rutherford Representing Christus St. Michael, owner, and Kayla Wood, MTG Engineering and Surveyors, agent, for site plan approval on an approximate 7.76-acre tract of land (being Lot 1), Park Pavilion, located at 4250 Gibson Lane (northeast corner of Pavilion Parkway and Gibson Lane). The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is a standalone Emergency Room.

The adjacent zoning is Planned Development General Retail to the north, east, and west, and Agriculture to the south. The adjacent land use is vacant property.

The Future Land Use Map designates this property as “Neighborhood Retail”.

The site plan consists of the following:

1. The construction of 12,000 sq ft building.
2. The façade is brick.
3. The access driveway will be off Pavilion Parkway and the emergency access will be off Gibson Lane.
4. There will be 51 parking spaces and includes 5 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
5. A monument style sign. No Electronic messaging will be allowed.
6. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
7. Screened dumpster site.

Staff recommends for approval of the site plan with stipulations.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for 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:

March 6, 2023

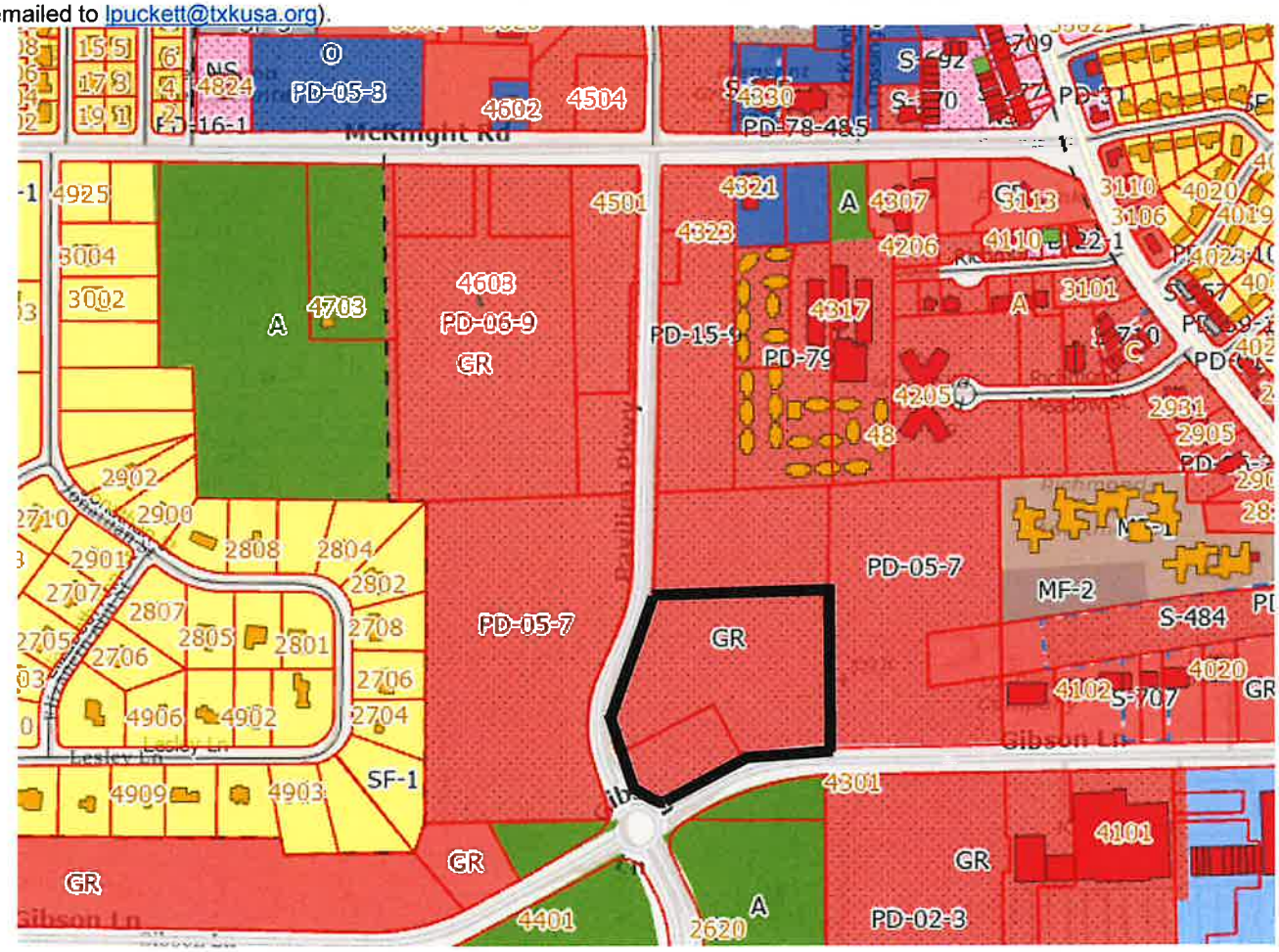
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, March 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 10, 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: Kyle Rutherford representing Christus St. Michael, owner, and Kayla Wood, agent

OWNER'S ADDRESS: 2600 St. Michael Drive, Texarkana, Texas75503

LOCATION OF REZONING: Northeast corner of Pavilion Parkway and Gibson Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-5-7(GR) for site plan approval for the construction stand alone ER

LEGAL DESCRIPTION: An approximate 7.76-acre tract of land (being Lot 1), Park Pavilion

CASE NUMBER: Amendment-PD-05-7 DATE MAILED: 02/21/2023

Attachment: Hearing Notice and Application (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)

DocuSign Envelope ID: F792321C-A39C-475D-BD20-D8EEABE59B09

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. 23-0005264

Case Amendment to PD-05-7

Date 2-15-23

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: _____ Block: _____ Addition: _____

(Or see attached metes and bounds legal description) See Attached Boundary Survey and Legal Description

Project location/address:
Northeast Corner of Pavilion and Gibson Intersection

Present zoning: PD-GR Proposed zoning (if applicable) _____

Proposed use: stand alone ER

Total square footage of proposed building: 12,000 SF Number of parking spaces 51 spaces

Number of required parking spaces per Ordinance 40 Handicapped spaces 5

Material of building façade brick- see rendering

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

Size 5'x8'

Material to be used for structure (if monument style) consistent with building

Kayla R. Wood
Attorney or Agent Signature

DocuSigned by:
Kyle Rutherford
B1637AD4B623419...
Property Owner Signature

5930 Summerhill Road
Address

Address

Texarkana, TX 75503
City, State, Zip

City, State, Zip

903-838-8533
Home Phone & Cell Phone

Home Phone & Cell Phone

kwood@mtgengineers.com
Email Address

kyle.rutherford@christushealth.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 (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)

Legal Description of 7.760 Acres

Property Description
7.760 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as 43.229 acres in the deed from Kirk Patton, et al, to Gibson Park Development, LLP, dated October 27, 2005, recorded in Volume 4765, Page 302 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 found for a corner, capped MTG 101011-00, lying in the North right-of-way line of Gibson Lane, the South line of the said 43.229 acre tract, the Southeast corner of Lot No. 1 of the Minor Plat of Pavilion Park, according to the plat recorded in Document No. 2016-8900, and filed in Plat Cabinet D, Sleeve 9 of the Real Property Records of Bowie County, Texas;

THENCE North 30 degrees 50 minutes 32 seconds West a distance of 220.00 feet along the East line of the said Lot No. 1 to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Northeast corner of the said Lot No. 1;

THENCE South 59 degrees 01 minutes 52 seconds West a distance of 370.56 feet along the North line of the said Lot No. 1 to a 1/2 inch steel rod found for a corner, capped MTG 101011-00 (control monument), the Northwest corner of the said Lot No. 1, lying in the East right-of-way line of Pavilion Parkway, and a circular curve to the right;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 277.66 feet, with a delta angle of 47 degrees 45 minutes 09 seconds, a radius of 333.15 feet, a chord bearing of North 01 degrees 05 minutes 02 seconds West (basis of bearings), and a chord distance of 269.70 feet to a 1/2 inch steel rod found for a corner, capped MTG 101011-00 (control monument), at the end of the said circular curve;

THENCE North 22 degrees 47 minutes 33 seconds East, tangent to the said curve, a distance of 123.33 feet along the East right-of-way line of the said Parkway to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, at the beginning of a circular curve to the left, tangent to the said line;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 160.50 feet, with a delta angle of 14 degrees 35 minutes 49 seconds, a radius of 630.00 feet, a chord bearing of North 15 degrees 29 minutes 38 seconds East, and a chord distance of 160.07 feet to a 1/2 inch steel rod set for a corner, capped MTG 101011-00;

THENCE North 84 degrees 53 minutes 41 seconds East a distance of 606.03 feet across the said 43.229 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00;

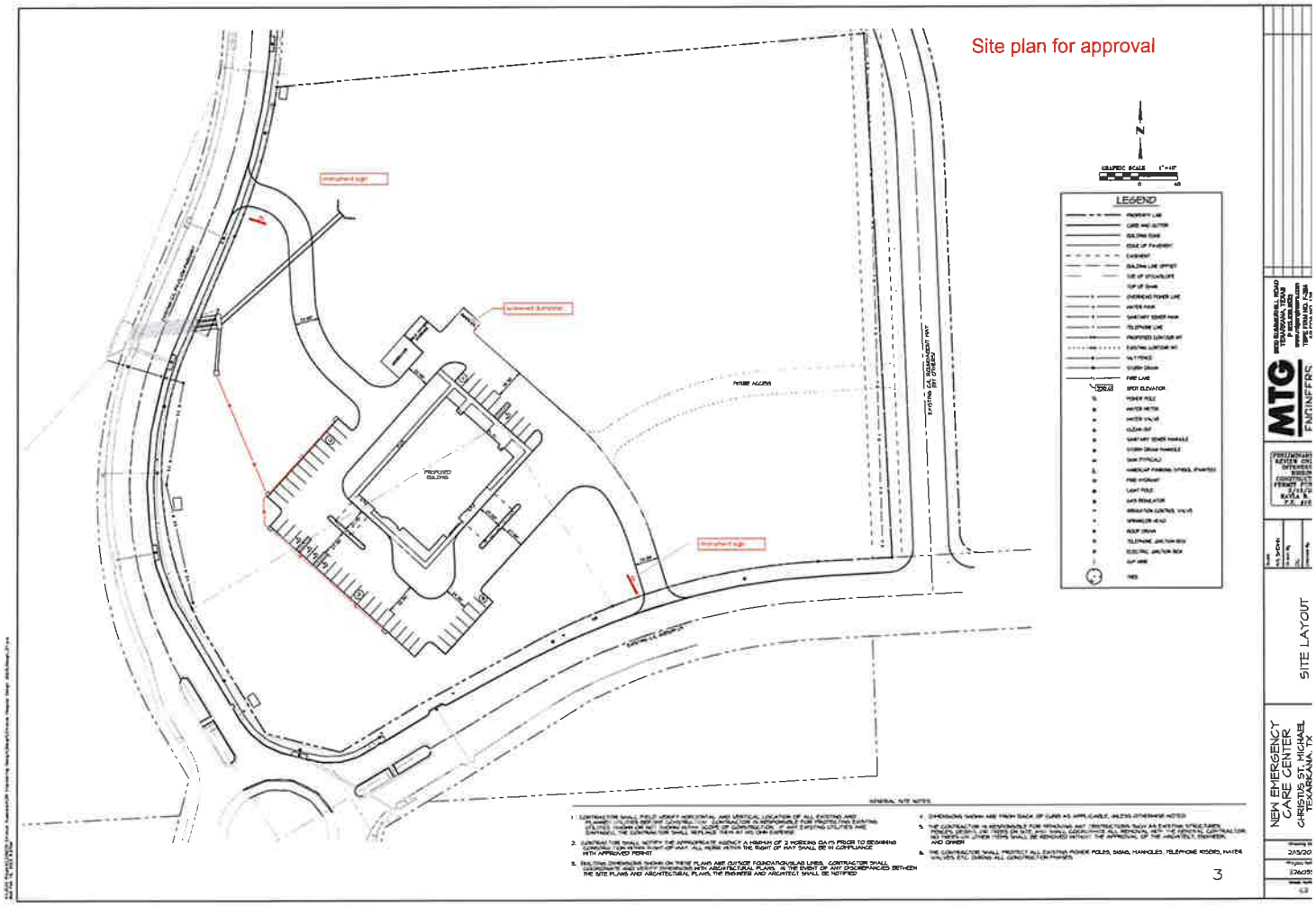
Attachment: Legal Description (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)

THENCE South 03 degrees 04 minutes 18 seconds East a distance of 540.01 feet across and through the said 43.229 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the North right-of-way line of the said Gibson Lane and the South line of the said 43.229 acre tract;

THENCE South 86 degrees 58 minutes 37 seconds West a distance of 75.59 feet along the North right-of-way line of the said Lane and the South line of the said 43.229 acre tract to a 1/2 inch steel rod found for a corner, at the beginning of a circular curve to the left;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 217.77 feet, with a delta angle of 18 degrees 04 minutes 59 seconds, a radius of 690.00 feet, a chord bearing of South 77 degrees 53 minutes 13 seconds West, and a chord distance of 216.87 feet to the point of beginning and containing 7.760 acres of land, at the time of this survey.

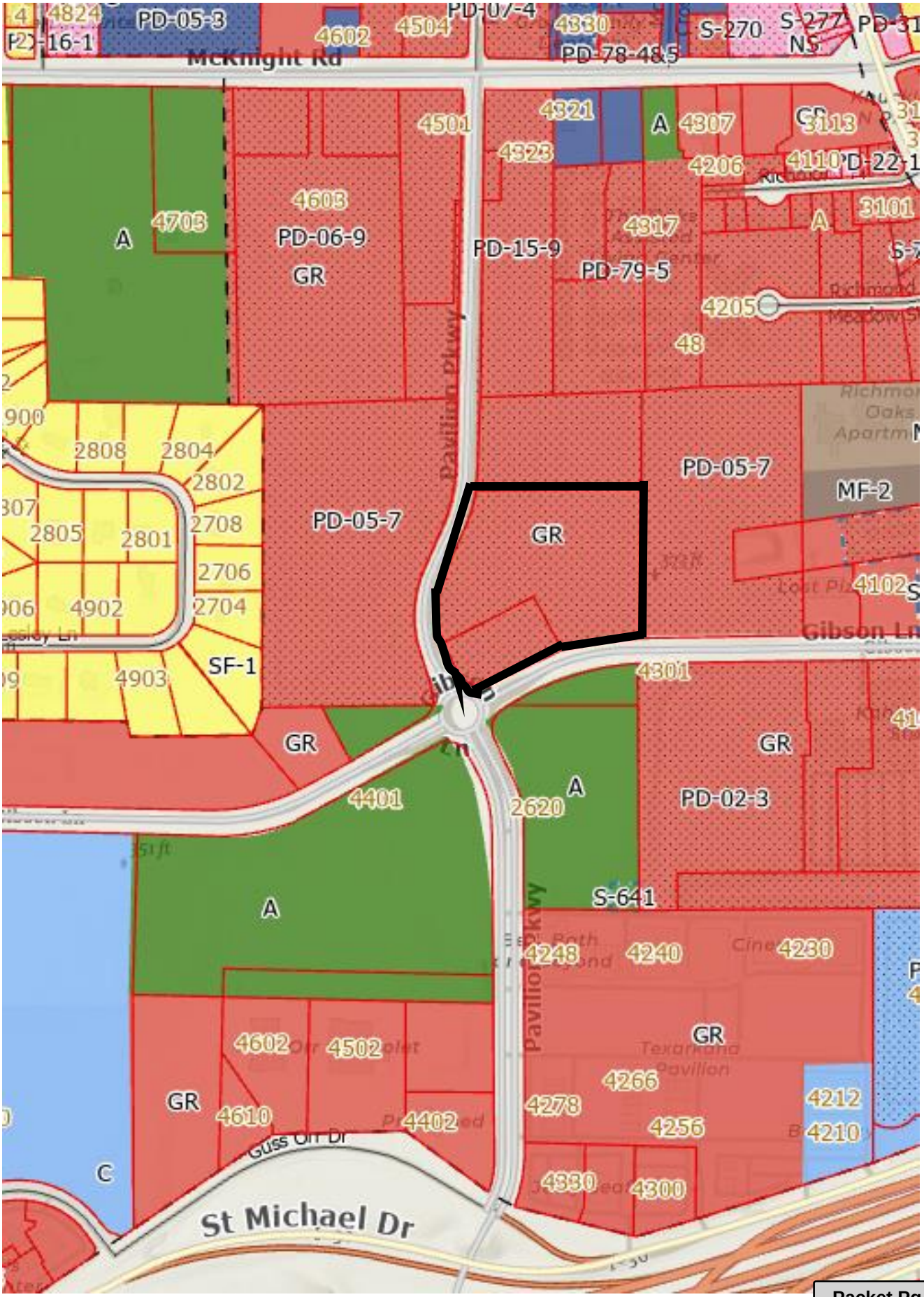
Attachment: Legal Description (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)



Attachment: Site Plan (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)

Amendment to PD-05-7

Northeast Corner of Pavilion Pkwy & Gibson Ln



Attachment: Maps (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)

Amendment to PD-05-7

Northeast Corner of Pavilion Pkwy & Gibson Ln



Attachment: Maps (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)

Floor Plan of Emergency ER



1 PRELIMINARY FLOOR PLAN
1/8" = 1'-0"

REVISION SCHEDULE

HARRIS-CR ARCHITECTS

NEW EMERGENCY CARE CENTER
CHRISTUS ST. MICHAE HEALTH SYSTEM
TEXARKANA, TEXAS

PRI

1/30/2023 6:08:29 AM

Attachment: FloorPlan (3948 : Amendment to PD-05-7(GR) for site plan approval 4250 Gibson Lane)


Rendering
EMERGENCY

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:43 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-23-6: rezoning on Lot 2, Martha S Pace Subdivision, an approximate 1.499-acre tract of land, located in the 3400 block of Galleria Oaks Drive. Single Family-1 to Multiple Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner and Brian Henry, agent.		

Meeting Date: 3/6/2023

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)
d. Site Plan2 (PDF)
e. 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 03/06/2023 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Joel S. Pace, Trustee Martha Pace Trust, owner, and Brian Henry, agent, to rezone Lot 2, Martha Pace Subdivision, an approximate 1.499-acre tract of land, located east of 3504 Robin Lane from Single Family-1 to Multiple Family-1. This site is currently a vacant lot. The proposed use is duplexes.

The Future Land Use Map has designated this property as “Mixed Use Development”.

The adjacent zoning is Single Family-1 to the north, south and east and General Retail to the west. The adjacent land use is vacant land to the east and south, residential to the north, and residences and a veterinary clinic to the west.

Staff recommends for approval of this request.

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

All notification and application requirements have been met to consider this request.

Potential Options:

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:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 6, 2023

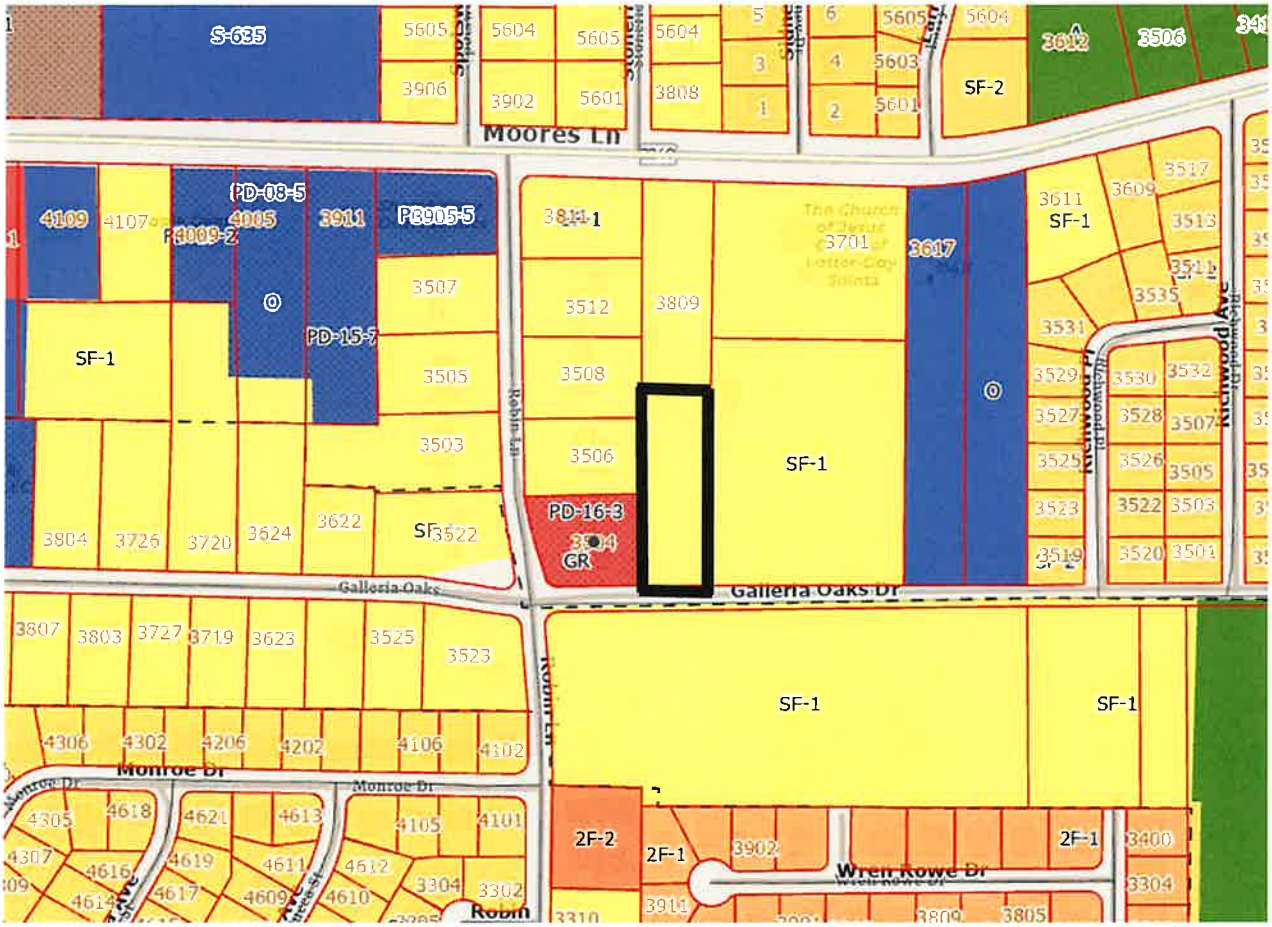
NOTICE OF PUBLIC HEARINGS

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, March 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 10, 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: Joel S. Pace, Trustee Martha Pace Trust, owner and Brian Henry, agent

OWNER'S ADDRESS: 212 Ponte Vedra Drive, Murrels Inlet, SC 2955763

LOCATION OF REZONING: 3400 Block of Galleria Oaks Drive, Texarkana, Texas 75503

PROPOSED CHANGE: construction of duplexes

ZONING CHANGE FROM: Single Family-1 TO: Multiple Family-1

LEGAL DESCRIPTION: Lot 2, Martha Pace Subdivision, an approximate 1.499-acre tract of land

CASE NUMBER: Z-23-6 DATE MAILED: 02/21/2023

Attachment: Hearing Notice and Application (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

DocuSign Envelope ID: 69388B65-919F-4278-BE31-501A8F662046

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. 23-000391 Case Z-23-6 Date 2-15-23

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: 2 Block: _____ Addition: Martha S Pace
(Or see attached legal description)

Location: Galleria Oaks, Texarkana, TX. 75503

Present Zoning: SF-1

Proposed Zoning: Multi-family - Duplex

If the Zoning Classification is changed by the Commission, this property will be used as:

Multi-family - Duplex

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

DocuSigned by: Brian Henry 9E89EFFD590D4F6...
Attorney or Agent Signature

Brian Henry
Print Name

5120 Summerhill Rd
Address

Texarkana TX 75503
City, State, Zip

903-824-0268 & 903-691-0941
Home Phone & Cell Phone

texarkagentgmail.com & jerry@amreal.com
Email Address

DocuSigned by: JOEL S. PACE - TRUSTEE 145EE4BDE050464...
Property Owner Signature

JOEL S. PACE - TRUSTEE
Print Name

212 Ponte Vedra Dr
Address

MURRELS INLET, SC 295576
City, State, Zip

903-278-1951
Home Phone & Cell Phone

joelpaces@aol.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 (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

PROPERTY DESCRIPTION:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being all of Tract 1 (called 3.00 acres) as conveyed to Martha S. Pace, Trustee of the Martha S. Pace Trust by Warranty Deed recorded in Volume 3822, Page 305 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a point in the South right-of-way line of Moore's Lane and in the East boundary line of the George Brinlee Headright Survey, said point being located S 01°10'00" E, 72.90 feet from the Northeast corner of said Brinlee Headright Survey;
THENCE: S 75°36'00" W, 104.94 feet with the South right-of-way line of Moore's Lane to a point for corner;
THENCE: N 89°33'00" W, 560.35 feet with the South right-of-way line of Moore's Lane to a ½" iron pin set for corner at the Northeast corner of said called 3.00 acre tract and the Northwest corner of a certain 8.00 acre tract of land as conveyed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints by Warranty Deed recorded in Volume 422, Page 250 of the Deed Records of Bowie County, Texas, and being the Point of Beginning for the herein described tract of land;
THENCE: S 01°10'00" E, 861.99 feet with the East line of said called 3.00 acre tract and the West line of said 8.00 acre tract to a ½" iron pin set for corner on the North line of Galleria Oaks Drive, said corner being the Southeast corner of said called 3.00 acre tract and the Southwest corner of said 8.00 acre tract;
THENCE: S 88°46'00" W, 151.09 feet with the South line of said called 3.00 acre tract of land and the North line of Galleria Oaks Drive to a 1" iron pipe found for corner at the Southwest corner of said called 3.00 acre tract and the Southeast corner of Lot No. 13 of Ames Acres;
THENCE: N 01°10'00" W, 866.43 feet with the West line of said called 3.00 acre tract and the East line of Ames Acres to a 1" iron pipe found for corner at the Northwest corner of said called 3.00 acre tract and the Northeast corner of Lot No. 17 of Ames Acres, said corner being located on the South right-of-way line of Moore's Lane;
THENCE: S 89°33'00" E, 151.15 feet with the North line of said called 3.00 acre tract and the South right-of-way line of Moore's Lane to the Point of Beginning and containing 2.998 acres of land, more or less.

CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr., do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described property correctly reflects the results of a survey by me and that the corner monuments are in place and/or will be placed at the points on the boundary of the subdivision as shown on the plat of same, and that the survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications. The subdivision is to be known as MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas.

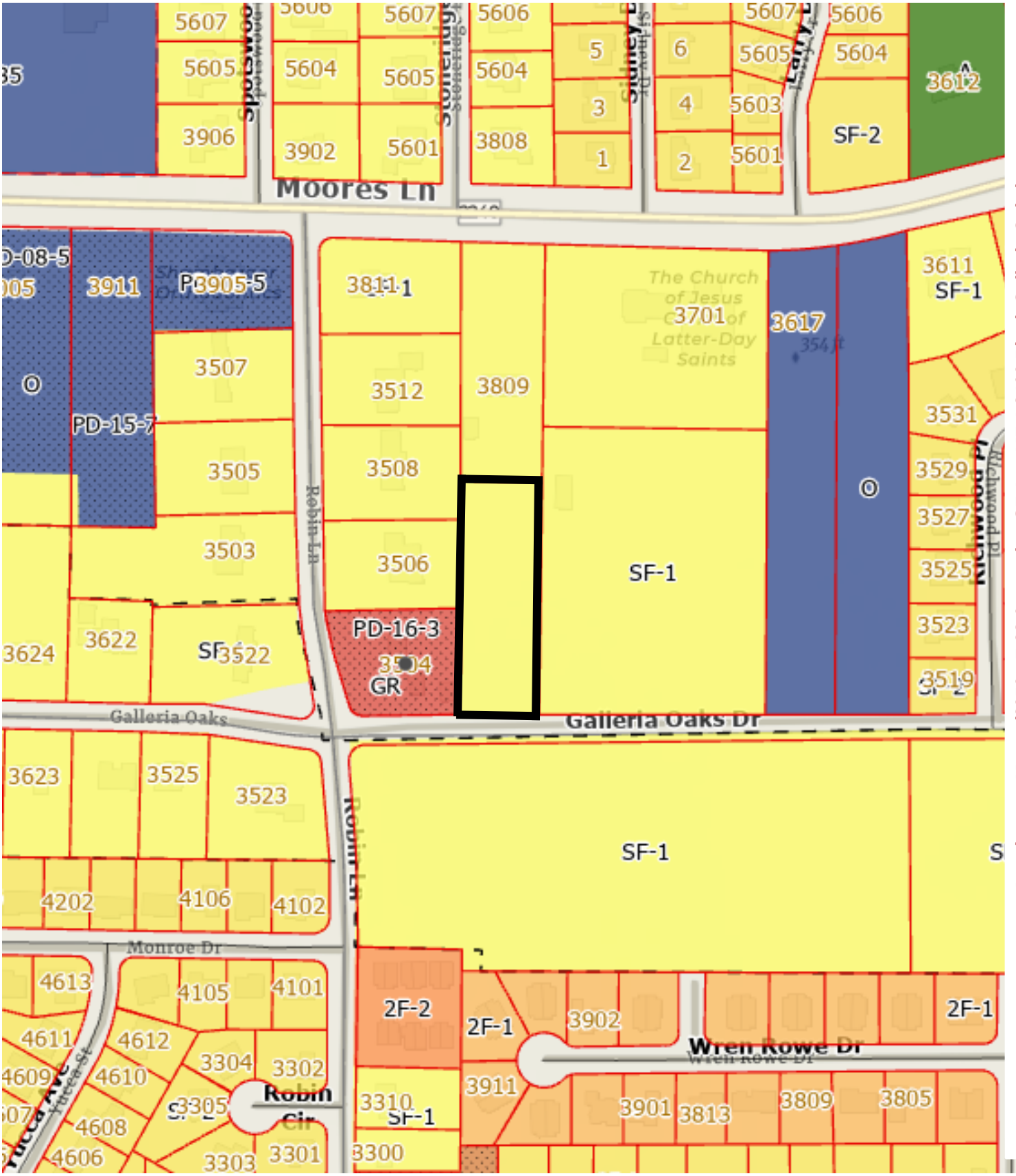
JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5080



Attachment: Legal Description (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

Z-23-6

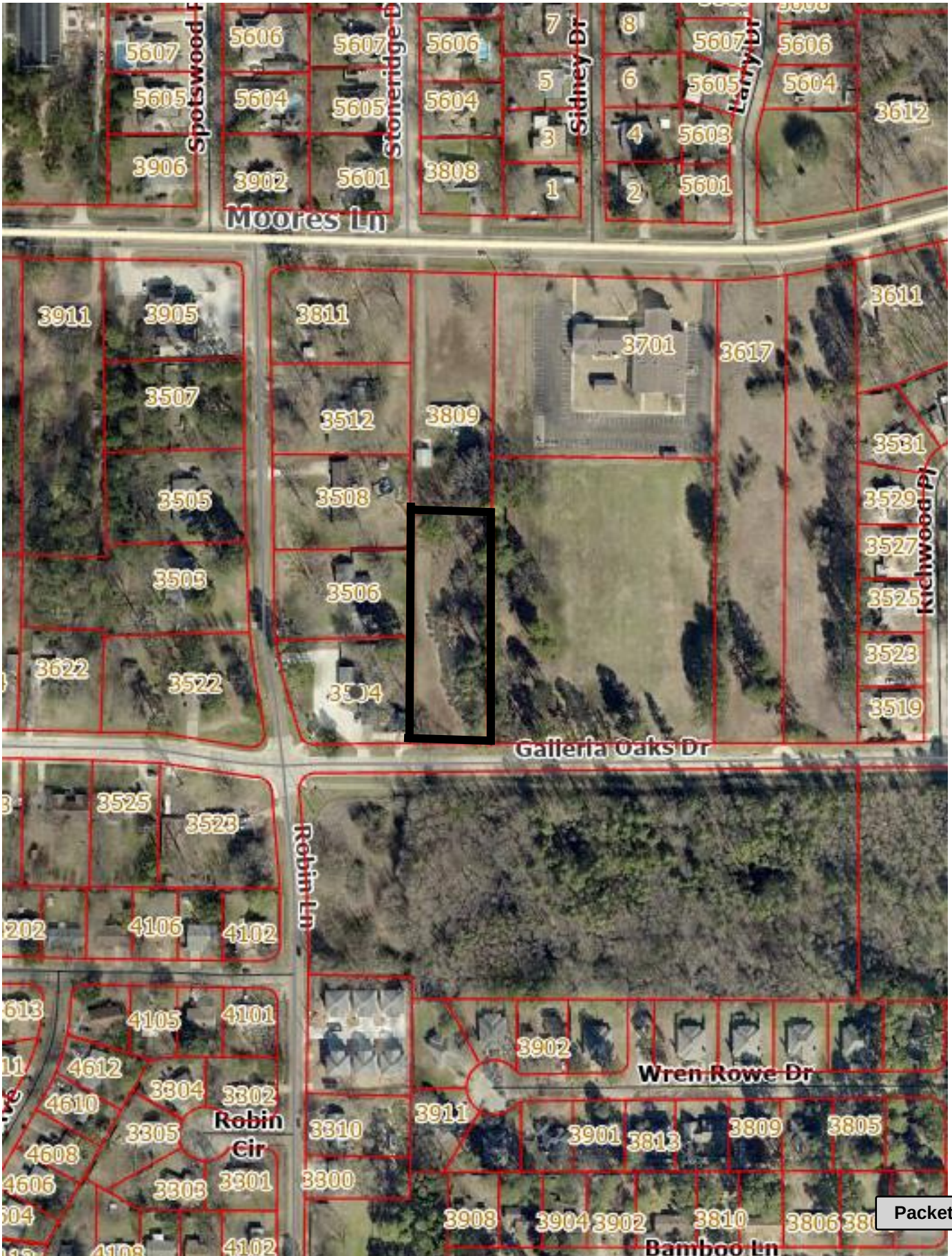
Galleria Oaks Drive



Attachment: Maps (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

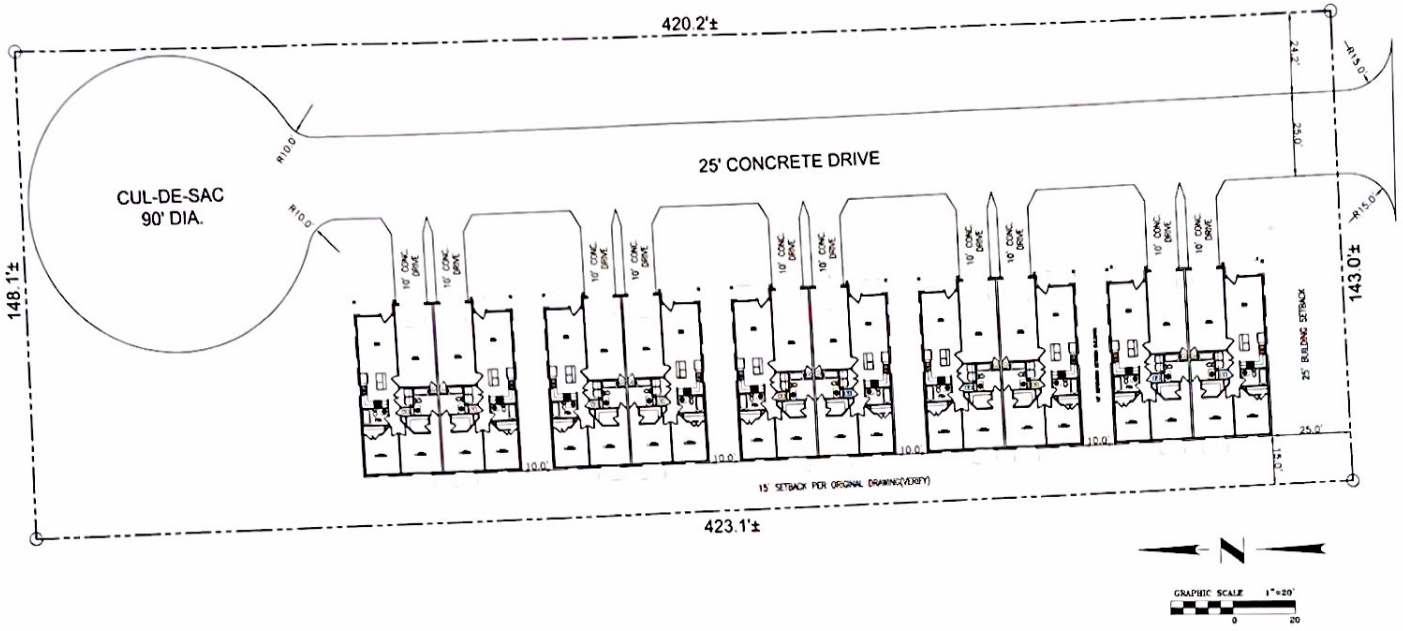
Z-23-6

Galleria Oaks Drive



Attachment: Maps (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

Z-23-6



General Notes

No.	Revision/Issue	Date

Firm Name and Address

REL ROGERS Development & Construction

RESIDENTIAL AND COMMERCIAL CONTRACTOR

Project Name and Address

Bo Choi Multifamily Development
Galleria Oaks and Robin Lane
Texarkana, Tx. 75501

Project	Sheet
Site Plan	C1
Date: 02/27/23	
Scale: 1" = 20'	

Attachment: Site Plan2 (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

TEX-Puckett, Laura

From: michael beth <grampymike1@gmail.com>
Sent: Wednesday, March 1, 2023 2:48 PM
To: TEX-Puckett, Laura
Cc: Patricia Beth
Subject: Case Z-23-6

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.

Dear Ms. Puckett,

Attached you will find our letter of opposition to the zoning change for Lot 2 Martha Pace Subdivision listed in Case Z-23-6. This letter will have more signatures before the Planning and Zoning meeting Monday night 3/06/23. I will bring copies of the letter with the updated signature list.

Once again, thank you for your time.

Sincerely,

Michael
Beth

Attachment: Opposition letter and petition (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

PETITION

DATE: 2/28/20
CASE NUMBER: Z-

LEGAL DESCRIPTIO
REZONING REQUES
LOT 2, MARTHA PACE S

To: Texarkana Planning and Zoning Commission

We, the undersigned owners of property affected by the requested zoning change describ the referenced file, do hereby protest against any change of the Land Development Code would zone the property to any classification other than Single Family-1(SF-1).

We are in opposition for the following reasons:

- **Decreased property values**!
- **Loss of privacy**: All connected properties are near or over an acre per dwelling. Rob very busy, and our backyards would be that or worse afterwards.
- **Increased water runoff**: West side of proposed property ditch fills up with run off n rains, and ditches on Robin Ln. previously have been reworked to keep some houses flooding.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SIGNATURE	PRINTED NAME	ADDRESS
	MICHAEL BETH	3506 ROBIN LN.
Patricia T. Beth	Patricia T. Beth	3506 Robin Lane
Cindy Hudson	Cindy Hudson	3508 Robin Lane
Steve Woodruff	Steve Woodruff	3809 Moores
	James Wood	3507 Rob

Attachment: Opposition letter and petition (3950 : Z-23-6 rezoning SF-1 to MF-1 3400 Block Galleria Oaks)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/2/2023 8:44 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of the Planning and Zoning Commission meeting minutes from February 6, 2023.		

Meeting Date: 3/6/2023

Attachments

a. February 6, 2023 P&Z minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission 03/06/2023 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached Planning and Zoning Commission meeting minutes from February 6, 2023.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

March 6, 2023

CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • FEBRUARY 6, 2023

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

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.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tom Coleman, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

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.

RESULT:	**TABLED [UNANIMOUS]**
MOVER:	Tom Coleman, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

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.

Attachment: February 6, 2023 P&Z minutes (3951 : Consider P&Z minutes from February 6, 2023)

RESULT:	**TABLED [UNANIMOUS]**
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

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

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tom Coleman, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

V. ADJOURNMENT

Laura Puckett, Zoning Administrator

Gene Joyce, III, Chairperson

Attachment: February 6, 2023 P&Z minutes (3951 : Consider P&Z minutes from February 6, 2023)