

Gibson Lane Frontage

Gibson Lane Frontage Texarkana, Texas



Details

North & South Gibson Lane Frontage, just east of University Avenue and intersecting Pavilion Parkway.

Approximately 49.3 acres

Neighbors Waggoner Creek Crossing, a +520 acre mixed-use, masterplanned GREEN development.

Gibson Lane is becoming the most prominent East to West corridor in Texarkana, spanning from Richmond Road to University Avenue, and to Kings Highway to Pleasant Grove Road, ultimately providing connectivity from Kings Highway to Richmond Road with the completion of University Avenue to Pleasant Grove Road anticipated in coming years.

Bulk Land Pricing available upon request.

Area Attractions



Richard Reynolds - RichardHReynoldsJr@gmail.com

Skylar Rogers - BlakeSkylarRogers@gmail.com



Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



GALLERIA OAKS DRIVE

GALLERIA OAKS DRIVE

COWHORN CREEK ROAD

MCKNIGHT ROAD

RICHMOND ROAD

RICHMOND ROAD

RICHMOND ROAD

GIBSON LANE
2016 COMPLETION

GIBSON LANE (PROPOSED)

GIBSON LANE

55 ACRES
PROPOSED WADLEY REGIONAL
MEDICAL CENTER DEVELOPMENT

82,445 VPD (TXDOT)

82,445 VPD (TXDOT)

KINGS HIGHWAY

INTERSTATE
TEXAS
30

INTERSTATE
TEXAS
30

INTERSTATE
TEXAS
369

59

Logos for: THE HOME DEPOT, PETSMART, BEST BUY, STARBUCKS COFFEE, TACO BELL, BOAT BARN, KOHL'S, OFFICE DEPOT, BED BATH & BEYOND, TJ-MAXX, JOE'S A BANK, CINEMARK, ON THE BORDER, Cane's, TARGET, Chick-fil-A, TEXAS ROADHOUSE, LONGHORN STEAKHOUSE.

Logos for: Sam's Club, MODA, FARMERS, COMFORT SUITES, CHIPOTLE, COUNTRY COURT, BURGER KING, LARRY'S, DQ, To Mollie's, TownPlace Suites, Red Lobster, Jason's Deli, Super Foods.

Logos for: Collom & Carney Clinic, CHRISTUS ST MICHAEL.

Logos for: Walmart, CASH STORE, Academy Sports + Outdoors, SUBWAY, COUNTRY INNS & SUITES, LOWE'S, Harley-Davidson, GameStop, Ivan Smith Furniture, Ashley Furniture, State Farm, Cleo's Furniture, HANK'S FINE FURNITURE.

Logos for: Dillard's, CVS, Hilton Garden Inn, Walgreens, WELLS FARGO, Albertsons, JCPenney, Capital One Bank, Regions, rue21, ULTA, Sears, Olive Garden, Taco Bueno, charring charlie, BEALLS, Buckle.



Red River
CREDIT UNION

UNIVERSITY AVE

14.829 AC

GIBSON LANE

7.558 AC

GIBSON LANE

21.066 AC

55 ACRES

PROPOSED WADLEY REGIONAL
MEDICAL CENTER DEVELOPMENT

GANDER MTN.
WILSON OUTDOORS

WEST PARK
PLAZA

O.R.
CHEVROLET

RED BATH &
BEYOND

OLD NAVY

ryman

CINEMARK

Ruggie's

KSA BANK

BEST BUY

Red Lobster

THE WOODS

ON THE BORDER

COLD STONE

INTERSTATE
30

INTERSTATE
30

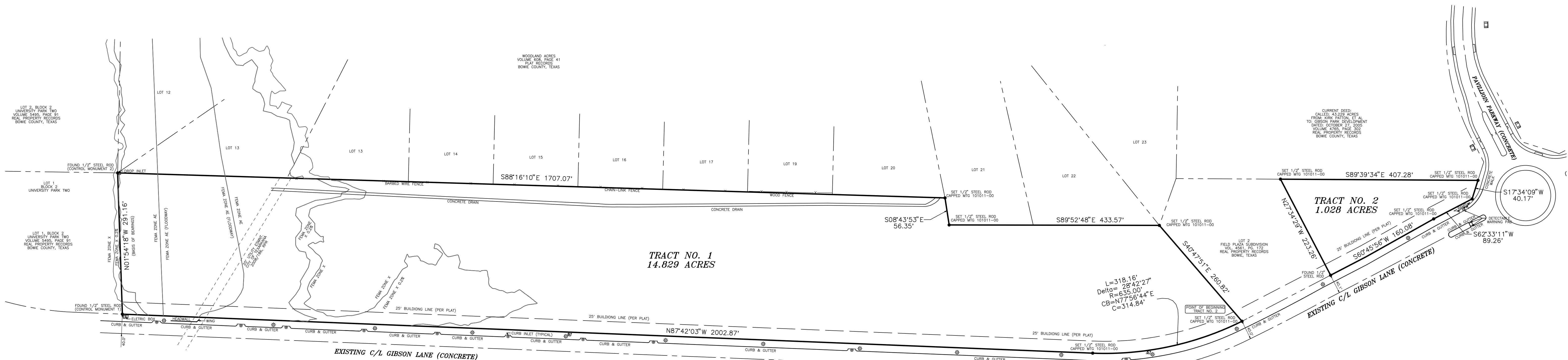
INTERSTATE
369

59

NORTH

REYNOLDS
REALTY
MANAGEMENT
INCORPORATED

GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18



Property Description
Tract No.
14.829 Acres
Bowie County, Texas
All of Lot No. 3 of Field Plaza Subdivision,
a subdivision a part of the George Brinlee Headright Survey,
Abstract 18, Bowie County, Texas, according to
the plot recorded in Volume 4561, Page 172 of the Real
Property Records, Bowie County, Texas.

Property Description
Tract No.
1.028 Acres
Bowie County, Texas
All that certain lot, tract or parcel of land being a part of Lot Number
One (1) of Field Plaza, a subdivision a part of the George Brinlee
Headright Survey, Abstract 18, Bowie County, Texas, according to the plot
recorded in Volume 4561, Page 172 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, lying in the North
right-of-way line of Gibson Lane, the Southwest corner of the said Lot
No. 1, and the Southeast corner of Lot No. 2 of the said Field Plaza
Subdivision;

THENCE North 27 degrees 34 minutes 29 seconds West a distance of 223.26
feet along the West line of the said Lot No. 1 and the East line of the
said Lot 2 to a 1/2 inch steel rod, capped MTG 101011-00, set for a
corner, the Northwest corner of the said Lot No. 1, the Northeast corner
of the said Lot No. 2, and lying in the South line of that certain tract
of land described as 43.229 acres in the deed from Kirk Patton, et al to
Gibson Park Development, dated October 27, 2005, recorded in Volume 4765,
Page 302 of the Real Property Records, Bowie County, Texas;

THENCE South 89 degrees 39 minutes 34 seconds East a distance of 407.28
feet along the North line of the said Lot No. 1 and the South line of the
said 43.229 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set
for a corner, lying in the West right-of-way line of a Pavilion Parkway;

THENCE South 17 degrees 34 minutes 09 seconds West a distance of 40.17
feet along the West right-of-way line of the said Pavilion Parkway to a
1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the
South line of the said Lot No. 1, at the intersection of the West
right-of-way line of the said Pavilion Parkway and the North right-of-way
of the said Gibson Lane;

THENCE South 62 degrees 33 minutes 11 seconds West a distance of 89.26
feet along the North right-of-way line of the said Gibson Lane and the
South line of the said Lot No. 1 to a 1/2 inch steel rod, capped MTG
101011-00 set for a corner, at an angle point;

THENCE South 60 degrees 45 minutes 56 seconds West a distance of 160.08
feet along the North right-of-way line of the said Gibson Lane and the
South line of the said Lot No. 1 to a 1/2 inch steel rod, capped MTG
101011-00, set for a corner, at an angle point;

THENCE South 62 degrees 33 minutes 19 seconds West a distance of 82.14
feet along the North right-of-way line of the said Gibson Lane and the
South line of the said Lot No. 1 to the Point of Beginning and containing
1.028 acres of land, at the time of this survey.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, A PORTION OF
THIS PROPERTY IS IN ZONE X AN AREA
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN OF THE FLOOD INSURANCE
RATE MAP AND A PORTION OF THIS PROPERTY IS
IN ZONE "AE" AND A PORTION OF THIS PROPERTY IS
IN ZONE "AE" FLOODWAY COMMUNITY OF THE CITY
OF TEXARKANA, NUMBER 480000, PANEL 0350, SUFFIX E.
MAP NO.4803700350E WHICH BEARS AN EFFECTIVE
DATE OF DECEMBER 21, 2017.

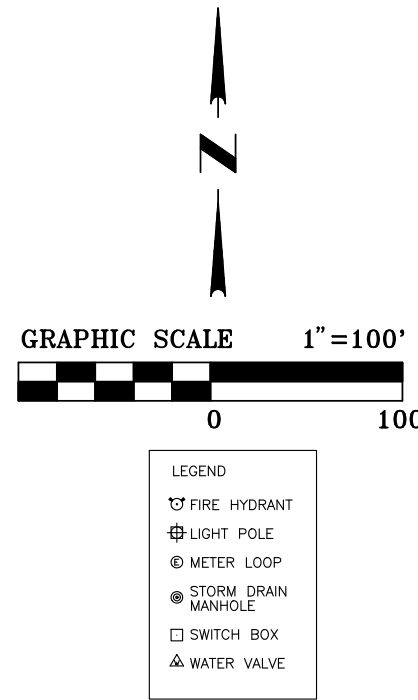
NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning
existence, size, depth, condition, capacity or location of any utility existing on the site, whether
private, municipal or public owned. Subsurface and environmental conditions were not surveyed or
examined or ascertained to those concerning the existence of underground or overhead conditions,
containers or facilities that may affect the use or development of this property. Licensure research
was not done for this property by the surveyor, nor was a current title policy provided prior to this
survey.


SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION
ON DECEMBER 7, 2021. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES
WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE
SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

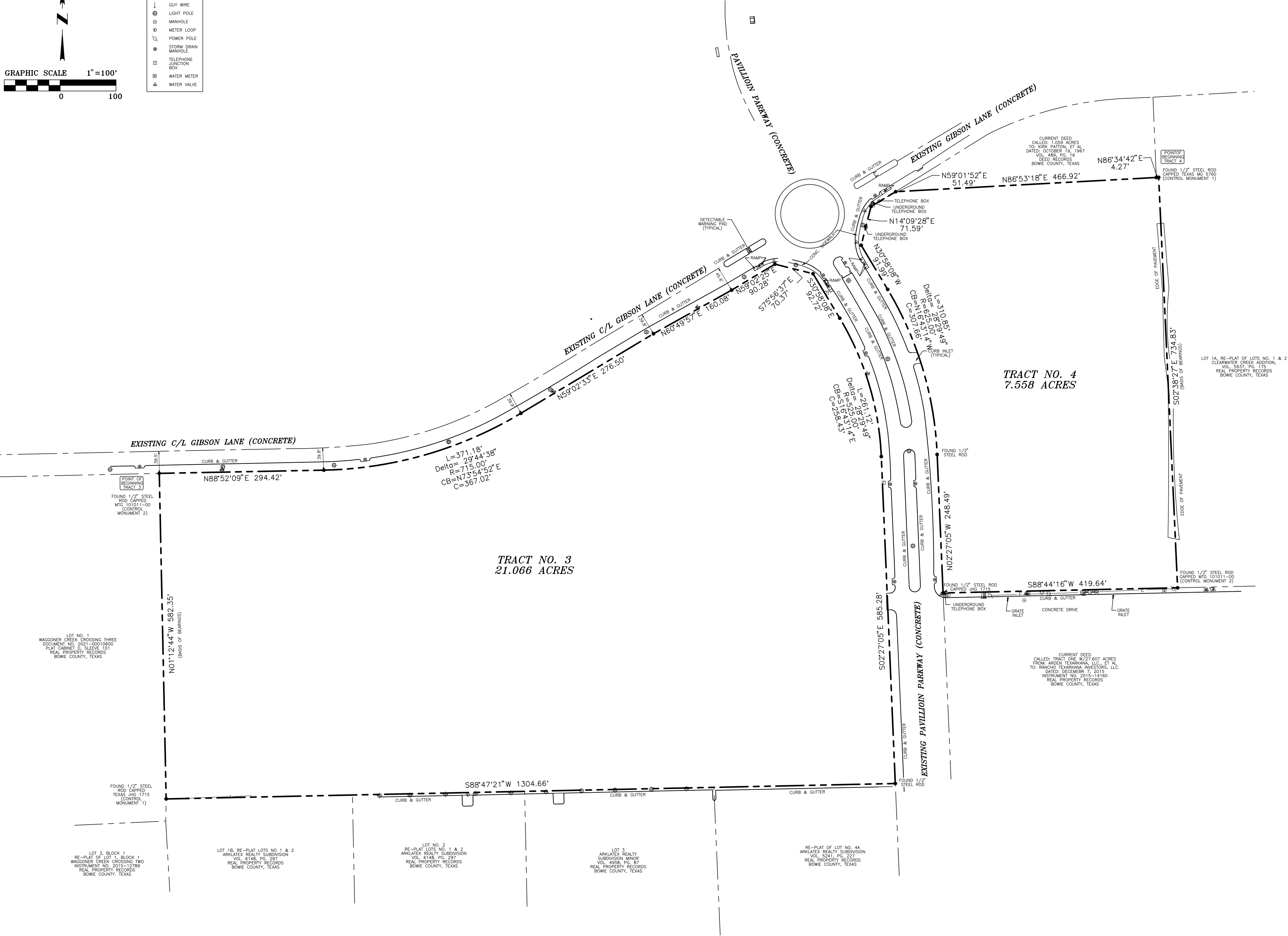
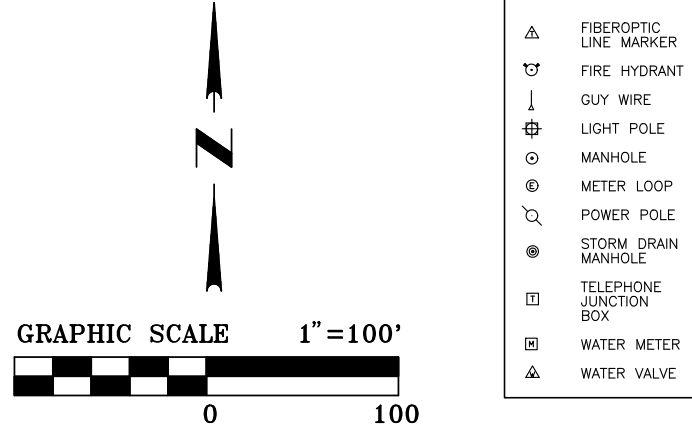
THIS PLAT IS FOR THE INTENDED USE OF RAYFIELD WALSH JR. AS RELATES TO OWNERSHIP OR
TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE. MAY NOT BE
REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN
GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL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

Jeffrey A. Wood
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: DECEMBER 15, 2021



BOUNDARY SURVEY				
2 TRACTS IN FIELD PLAZA SUBDIVISION, A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18 BOWIE COUNTY, TEXAS				
Date	Revision/Description			
				5930 SUMMERHILL RD. TEXARKANA, TEXAS 75503 P 903.838.8533 F 903.832.4700 www.mtgengineers.com
				© MTG 2021
Drawn By DH	Checked By JW	Project No. 212344	Dwg. Date 12/07/2021	File No.
				Sheet No. 1 OF 2

GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18



Property Description
Tract 3
21.066 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 portion of that certain tract of land described as 81.944 acres in the deed from William R. Gibson, et al. to Rayfield Walsh, Jr., dated September 29, 1998, recorded in Volume 2928, Page 191 of the Real Property Records, 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 101101-00, found for a corner, lying in the South right-of-way line of Gibson Lane, the Northeast corner of Lot No. 1 of Waggoner Creek Crossing, according to the plat recorded in Document No. 2021-00010600, and filed in Plat Cabinet D, Sleeve 101 of the Real Property Records, Bowie County, Texas, and the Northwest corner of herein described tract of land;

THENCE North 88 degrees 52 minutes 09 seconds East a distance of 294.42 feet along the South right-of-way line of the said Gibson Lane to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the beginning of a circular curve to the left;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 371.18 feet, with a delta angle of 29 degrees 44 minutes 38 seconds, a radius of 715.00 feet, a chord bearing of North 73 degrees 54 minutes 52 seconds East, and a chord distance of 367.02 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of said circular curve;

THENCE North 59 degrees 02 minutes 33 seconds East a distance of 276.50 feet along the South right-of-way line of the said Gibson Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 60 degrees 49 minutes 57 seconds East a distance of 160.08 feet along the South right-of-way line of the said Gibson Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 59 degrees 02 minutes 25 seconds East a distance of 90.28 feet along the South right-of-way line of the said Gibson Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 75 degrees 56 minutes 37 seconds East a distance of 70.37 feet along the South right-of-way line of the said Gibson Lane and the West right-of-way line of a concrete street designated as Pavillion Parkway to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 30 degrees 58 minutes 08 seconds East a distance of 92.72 feet along the West right-of-way line of the said Pavillion Parkway to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the beginning of a circular curve, to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 261.12 feet, with a delta angle of 28 degrees 29 minutes 49 seconds, a radius of 525.00 feet, a chord bearing of South 16 degrees 43 minutes 14 seconds East, and a chord distance of 258.43 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of said circular curve;

THENCE South 02 degrees 27 minutes 05 seconds East a distance of 585.28 feet along the West right-of-way line of the said Pavillion Parkway to a 1/2 inch steel rod, found for a corner, lying in the South line of the said 81.944 acre tract and the Northeast corner of Lot No. 4A of the Re-Plat of Lot No. 4 of Arklatex Realty Subdivision, recorded in Volume 5241, Page 227 of the Real Property Records, Bowie County, Texas;

THENCE South 88 degrees 47 minutes 21 seconds West a distance of 1304.66 feet along the South line of the said 81.944 acre tract, the North line of the said Lot No. 4A, the North line of Lot No. 3 of Arklatex Realty Subdivision, recorded in Volume 4958, Page 87 of the Real Property Records, Bowie County, Texas, the North line of Lot No. 2 of the Re-Plat of Lots No. 1 and 2 of Arklatex Realty Subdivision, recorded in Volume 6148, Page 297 of the Real Property Records, Bowie County, Texas, and the North line of Lot No. 18 of the said Re-Plat of Lots No. 1 and 2 of Arklatex Realty Subdivision to a 1/2 inch steel rod (control monument), found for a corner, lying in the South line of the said 81.944 acre tract, the Northwest corner of the said Lot 18, and lying in the East line of the said Lot No. 1 of Waggoner Creek Crossing Three;

THENCE North 01 degrees 12 minutes 44 seconds West (basis of bearings) a distance of 582.35 feet along the East line of the said Lot No. 1 to the point of beginning and containing 21.066 acres of land, at the time of this survey.

Property Description
Tract 4
7.558 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 portion of that certain tract of land described as 81.944 acres in the deed from William R. Gibson, et al. to Rayfield Walsh, Jr., dated September 29, 1998, recorded in Volume 2928, Page 191 of the Real Property Records, Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, the Northeast corner of the said 81.944 acre tract, an inside ell corner in the West line of that certain tract of land described as Lot No. 1A of the Re-Plat of Lots No. 1 and 2 of Clearwater Creek Addition, according to the plat recorded in Volume 5837, Page 175 of the Real Property Records, Bowie County, Texas;

THENCE South 02 degrees 38 minutes 27 seconds East (basis of bearings) a distance of 734.83 feet along the East line of the said 81.944 acre tract and the West line of that certain tract of land described as Lot No. 1A of the Re-Plat of Lots No. 1 and 2 of Clearwater Creek Addition, according to the plat recorded in Volume 5837, Page 175 of the Real Property Records, Bowie County, Texas;

THENCE South 88 degrees 44 minutes 16 seconds West a distance of 419.64 feet along the North line of the said 27.607 acre tract to a 1/2 inch steel rod, capped TEXAS JHG 1715, found for a corner, lying in the East right-of-way line of Pavillion Parkway, the Northwest corner of the said 27.607 acre tract;

THENCE North 02 degrees 27 minutes 05 seconds West a distance of 248.49 feet along the East right-of-way line of the said Pavillion Parkway to a 1/2 inch steel rod, found for a corner, at the beginning of a circular curve, to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 310.85 feet, with a delta angle of 28 degrees 29 minutes 49 seconds, a radius of 625.00 feet, a chord bearing of North 16 degrees 43 minutes 14 seconds East, and a chord distance of 307.66 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of said circular curve;

THENCE North 30 degrees 58 minutes 08 seconds West a distance of 91.99 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the intersection of the East right-of-way line of the said Pavillion Parkway, and lying in the South right-of-way line of Gibson Lane;

THENCE North 14 degrees 09 minutes 28 seconds East a distance of 71.59 feet along the South right-of-way line of Gibson Lane to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 59 degrees 01 minutes 52 seconds East a distance of 514.49 feet along the South right-of-way line of the said Gibson Lane to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the North line of the said 81.944 acre tract, and the Southwest corner of that certain tract of land described as 1.059 acres in the deed to Kirk Patton, et al., dated October 19, 1987, recorded in Volume 489, Page 16 of the Deed Records, Bowie County, Texas;

THENCE North 86 degrees 53 minutes 18 seconds East a distance of 466.92 feet along the North line of the said 81.944 acre tract and the South line of the said 81.944 acre tract to a 1/2 inch steel rod found for a corner, the Southeast corner of the said 1.059 acre tract, an outside ell corner of the said Lot No. 1A;

THENCE North 86 degrees 34 minutes 42 seconds East a distance of 4.27 feet along the North line of the said 81.944 acre tract and the West line of the said Lot No. 1A to the Point of Beginning and containing 7.558 acres of land, at the time of this survey.

TRACT 3

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (GORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 01 DEGREES 12 MINUTES 44 SECONDS WEST, THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99980014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=241440.8896
E=3309527.6749

CONTROL MONUMENT #2
N=7240023.1112
E=3309515.3549

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.

TRACT 4

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (GORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF SOUTH 02 DEGREES 38 MINUTES 27 SECONDS EAST, THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99980014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7240023.1112
E=3311303.2227

CONTROL MONUMENT #2
N=7241818.5066
E=3311337.0801

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON DECEMBER 7, 2021, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT. THIS PLAT IS FOR THE INTENDED USE OF RAYFIELD WALSH JR. AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE. MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: DECEMBER 15, 2021



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

BOUNDARY SURVEY

4 TRACTS IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18

Date	Revision/Description
Drawn By	Checked By
DH	JW
Project No.	Dwg. Date
212344	12/07/2021
File No.	Sheet No.
	2 OF 2

MTG
engineers & surveyors

5930 SUMMERHILL RD.
TEXARKANA, TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgenineers.com

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