

7707 Sanderson Lane  
Texarkana, AR 71854  
(870) 772-7187  
web: www.watersprings.com



A HOME FOR CHILDREN IN NEED

... He turneth dry ground  
into watersprings.  
Psalm 107:35

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May 20, 2008

To Whom It May Concern:

I am writing to verify that Watersprings Ranch, Inc., a licensed residential child-care facility, was granted permission to construct a Ranch for abused and neglected children by the city of Texarkana, Arkansas Board of Directors on October 17, 1988.

The property located approximately two miles north of Interstate 30 and is zoned R-1 residential. The 40 acre tract was approved as the Watersprings Ranch Subdivision.

Opponents of the Ranch were concerned the facility would adversely affect property values and discourage home owners from moving into the area. However, property values and the population of the area north of Interstate 30 have escalated exponentially over the past twenty years. In addition, the area continues to be the fastest growing upscale residential area in Texarkana, Arkansas.

If you have questions or need further verification, please feel free to contact me.

Sincerely,

David Whitley,  
Executive Director  
Watersprings Ranch, Inc.

CITY OF TEXARKANA, ARKANSAS

ZONING REGULATIONS

Sec. 28.-21. Residential districts

(1) *R-1* rural residential district. This a district for single-family homes on large rural lots of acreage, and also provides an area where selected agricultural uses can be accommodated. It is a zone that is generally applied to fringe areas of the city, and such areas may, over time, be converted to higher density residential areas.



33°30'38.07" N 94°00'28.50" W

59

Sugar Hill Road

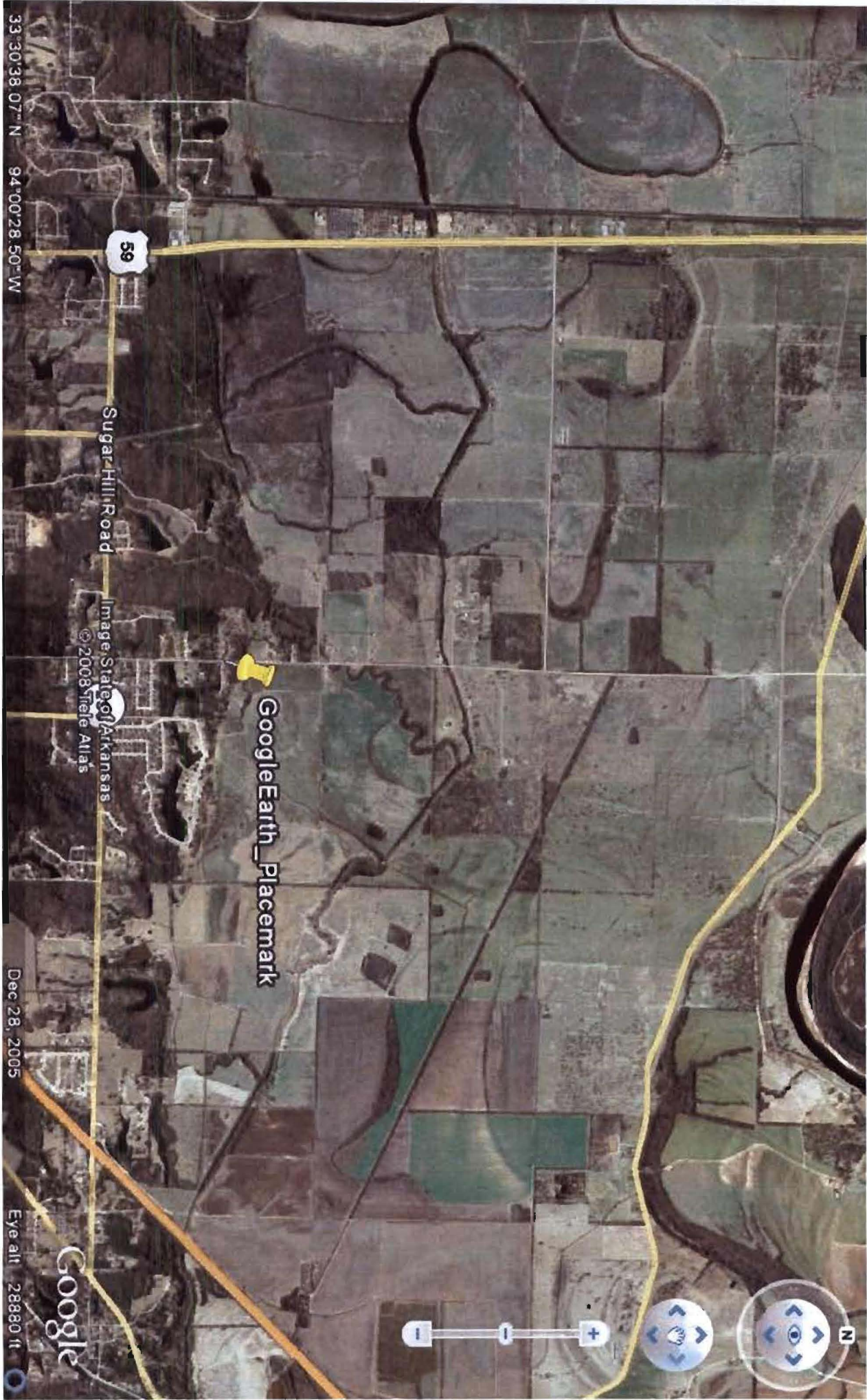
Image State of Arkansas  
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Dec 28, 2005

Eye alt 28880 ft



From: David Whatley <dwhatley@whatleysign.com>  
To: EddieandLee@aol.com  
Subject: Fw: Watersprings Ranch  
Date: Tue, 20 May 2008 9:26 am  
Attachments: Watersprings\_Ranch.pdf (83K)

----- Original Message -----

From: ARK-Beck, Mary  
To: davidw@watersprings.com  
Cc: ARK-McGee, Eston ; ARK-Gamer, Rick  
Sent: Tuesday, May 20, 2008 9:06 AM  
Subject: Watersprings Ranch

Hello Mr. Whatley,

Here is the information that I sent to Mr. Baker at Liberty Bank regarding Watersprings ranch zoning questions.

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The Watersprings Ranch area was annexed by Ordinance K-209 on October 20, 1986. It was zoned R-1 at the same meeting.

Here is a brief description:

(1) *R-1 rural residential district*. This is a district for single-family homes on large rural lots or acreage, and also provides an area where selected agricultural uses can be accommodated. It is a zone that is generally applied to fringe areas of the city, and such areas may, over time, be converted to higher density residential areas.

For more specific information on this and/or other zones all our zoning information is online.

Check out our website: [www.txkusa.org/ar](http://www.txkusa.org/ar) and under

- Inside City Government,
- City Departments,
- City Clerk (or in the Departments drop -down menu see City Clerk)
- then scroll down the menu to the left for Code of Ordinances
- Zoning Ordinances and
- Zoning Districts.
- It is **Section 28, Article III** and look for
- R-1 Rural Residential under Residential Zoning. (you can also so a "search under Zoning if you are looking for specific information on a particular topic).

If you wish to print it out, you may want to change the "page set" up on your browser (under File, Page Set up) to Landscape and to high-light just the section you want printed for the best results. I hope this is what you need. If you would prefer a copy provided by some other method let me know and I'll be glad to do that for you.

**Mary Beck**

Planning Secretary

visit us electronically at: [www.txkusa.org/ar](http://www.txkusa.org/ar)

**CITY OF TEXARKANA, ARKANSAS**  
Tel: 870.779.4944