GOODWIN ▪ LASITER ▪ STRONG
ENGINEERING ▪ ARCHITECTURE ▪ SURVEYING
LANDSCAPE ARCHITECTURE ▪ INTERIOR DESIGN

LUFKIN ▪ TYLER ▪ GROESBECK ▪ BRYAN/COLLEGE STATION
www.glstexas.com

December 6, 2021

Attn: Jacques Blanchette, Tyler County Judge

Tyler County Courthouse
100 W. Bluff, Room 102
Woodville, Texas 75979
(Via email: judge@co.tyler.tx.us)

Re: LAKELAND RANCH SECTION ONE
Subdivision Plat
Engineer's Recommendation

Dear Judge Blanchette,

Acting in the capacity of the Tyler County Engineer, Goodwin-Lasiter-Strong has reviewed the Subdivision Plat for LAKELAND RANCH SECTION ONE for compliance with the Tyler County Subdivision Regulations.

The following were considered in our review:

- Plat and other documents by email from jblacksher@co.tyler.tx.us on 11/8/2021.
- Resubmittal by two emails from eg@skge.com on 12/3/21.
- Final documents by two emails from eg@skge.com on 12/6/21.

The most current documents are attached hereto.

I recommend conditional approval of the application. Per Chapter 8 of the Regulations, the developer must submit written response documenting how each condition has been satisfied. The plat may not be filed until the application receives the County's unconditional approval.

1. Provide tax certificates. (Appendix A Tier 1 Checklist)

2. Provide agreement with Tyler County S.U.D. which meets all requirements of 2.2.b. and appendix E.

3. Provide executed Appendix E (or substantial form thereof) for the electrical service. (Appendix A Tier 1 Checklist)

4. Show private road number (assign by DETCOG) for each road per 7.1.b.15.

5. Provide financial guarantees per 9.1 and 9.2.

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Please note that I have not verified that the proposed subdivision name does not conflict with other subdivisions in the county per 1.5.

Should you have any questions or concerns, let us know.

Sincerely,

Cc: Stevan Sturrock, Precinct 2 Commissioner sturrock@co.tyler.tx.us
Joe Blacksher, Precinct 1 Commissioner jblacksher@co.tyler.tx.us
Gates Walcott, gateswalcott@gmail.com
Ethan George, eg@skge.com
Jeremy Overby, joverby@glstexas.com

1609 S. CHESTNUT • SUITE 202
LUFKIN, TEXAS • 75901

PHONE: 936-637-4900
FAX: 936-637-6330

T.B.P.E. FIRM NO. 413

T.B.P.L.S. FIRM NO. 10110900

CERTIFICATE OF ROAD MAINTENANCE

Subdivision Name: Lakeland Ranch Section One

Upon approval of the plat of the subdivision by the Commissioners Court of Tyler County, Texas, it is understood that all roads shown thereon are private roads and shall remain the property of the developer and the subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance. Acceptance of the plat of the subdivision does not constitute acceptance of the roads shown hereon by Tyler County.

_____ _____

Lakeland Ranch, LLC Date

Listing of Length and Acreage of Roads:

Road Name	Length	Acres
Lakeland Drive	12,057 L.F.	16.610 Ac.
East Lakeland Court	2,237 L.F.	3.286 Ac.
Lakeland Loop	4,581 L.F.	6.235 Ac.

A perpetual blanket drainage easement is hereby dedicated for the purpose of allowing stormwater to be discharged onto, over, and across the lots shown hereon. This blanket drainage easement shall not preclude the construction of buildings or improvements or the impounding of stormwater on said lots provided that such does not prohibit the enjoyment of the blanket drainage easement granted. Each lot owner(s) shall be responsible for managing and allowing for the passage of stormwater onto, over, and across said lot(s).

A 15' unobstructed drainage and utility easement is hereby dedicated on both sides of the roadways shown hereon.

Lot 37 is a community park and not a building site.

There is a minimum 40' drainage easement along natural waterways shown hereon.

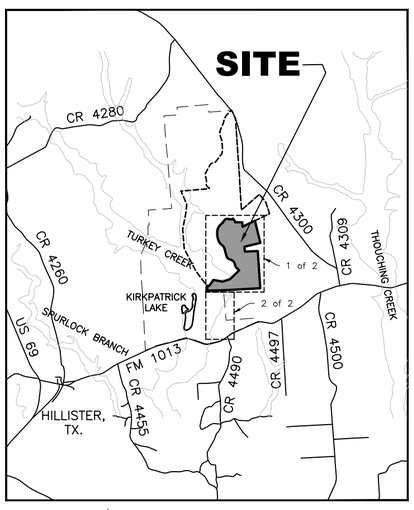
A 20' drainage and utility easement is hereby dedicated on all sides of all lots shown hereon.

A 20' inundation easement is hereby dedicated along and outside the boundary of 'Lake Tract A'.

Fencing crossing drainage easements and natural flow paths must be installed with engineered, breakaway flood openings or other means as not to impeded natural surface drainage.

Landowners are responsible for evaluating and addressing drainage concerns for their individual tracts. The engineer, surveyor, and developer cannot be held liable for the failure of a landowner to address such concerns prior to construction or modification.

Construction within the drainage easement and FEMA Zone 'A' in Lots 1 & 2, Block One, and within Zone 'A' on any other lot, must be in conformance with all local, state, and federal regulations. Landowners must address and mitigate impacted flow as a result of any within this area construction.



VICINITY MAP

LAND USE

Lots 1 to 44 and Lots 46 to 95 are intended for Single Family Residential land use.

Lots 45 and Lake Tract A are hereby dedicated for use by the owners of Single Family Residential lots within this Subdivision.

LEGEND:

- ● Found ½" Iron Pipe or Rod (unless otherwise noted)
- ○ Set ½" Iron Rod with Cap
- ○ Point for lot corner between lake and lots shown hereon.
- (A) - 15' Unobstructed Drainage and Utility Easement
- (B) - 50' Building Setback Line
- (C) - 20' Inundation Easement

SCALE: 1"= 200'

0 100 200 400

GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on the Texas Coordinate System – Central Zone. Distances shown are surface horizontal.

SKG ENGINEERING, LLC
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT
706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skge.com

CERTIFICATE OF COUNTY APPROVAL OF PLAT

THE STATE OF TEXAS §
COUNTY OF TYLER §

I, _____, County Clerk of Tyler County, Texas, do hereby certify that on the _____ day of _____, 2_____, the Commissioners Court of Tyler County, Texas, passed an Order authorizing the filing for record of the plat of Lakeland Ranch Section One, a subdivision of Tyler County, Texas, that said Order has been duly entered in the minutes of the said Court in _____, and that the plat of the subdivision has been recorded at Glide _____, in the Plat Records of Tyler County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
County Clerk, Tyler County, Texas

Approval of the subdivision plat for filing does not indicate any agreement or understanding that Tyler County will assume responsibility for maintenance of roads, streets, alleys or other areas dedicated to public use on the plat.

Tyler County makes no representation that adequate sewerage facilities will be legally feasible within this subdivision.

All OSSF systems must comply with regulations published by TCEQ.

Tyler County makes no representation that adequate water suitable for human consumption will be available within this subdivision.

Passed and approved by Tyler County Commissioners Court this 15th day of November, 2021.

_____ _____
Brandon Brown, Pct. 1 Virgil Melton, Jr., Pct. 2

_____ _____
Keith Pearson, Pct. 3 Tim West, Pct. 4

_____ _____
Don Kirkpatrick, County Judge Susan Strickland, County Clerk

LAKELAND RANCH SECTION ONE

Tyler County, Texas

OWNER/DEVELOPER: Lakeland Ranch, LLC
761 Trinity Hills Drive, Apt. 6108,
Austin, Texas 78737

CERTIFICATE OF SURVEYOR

Subdivision Name: Lakeland Ranch Section One

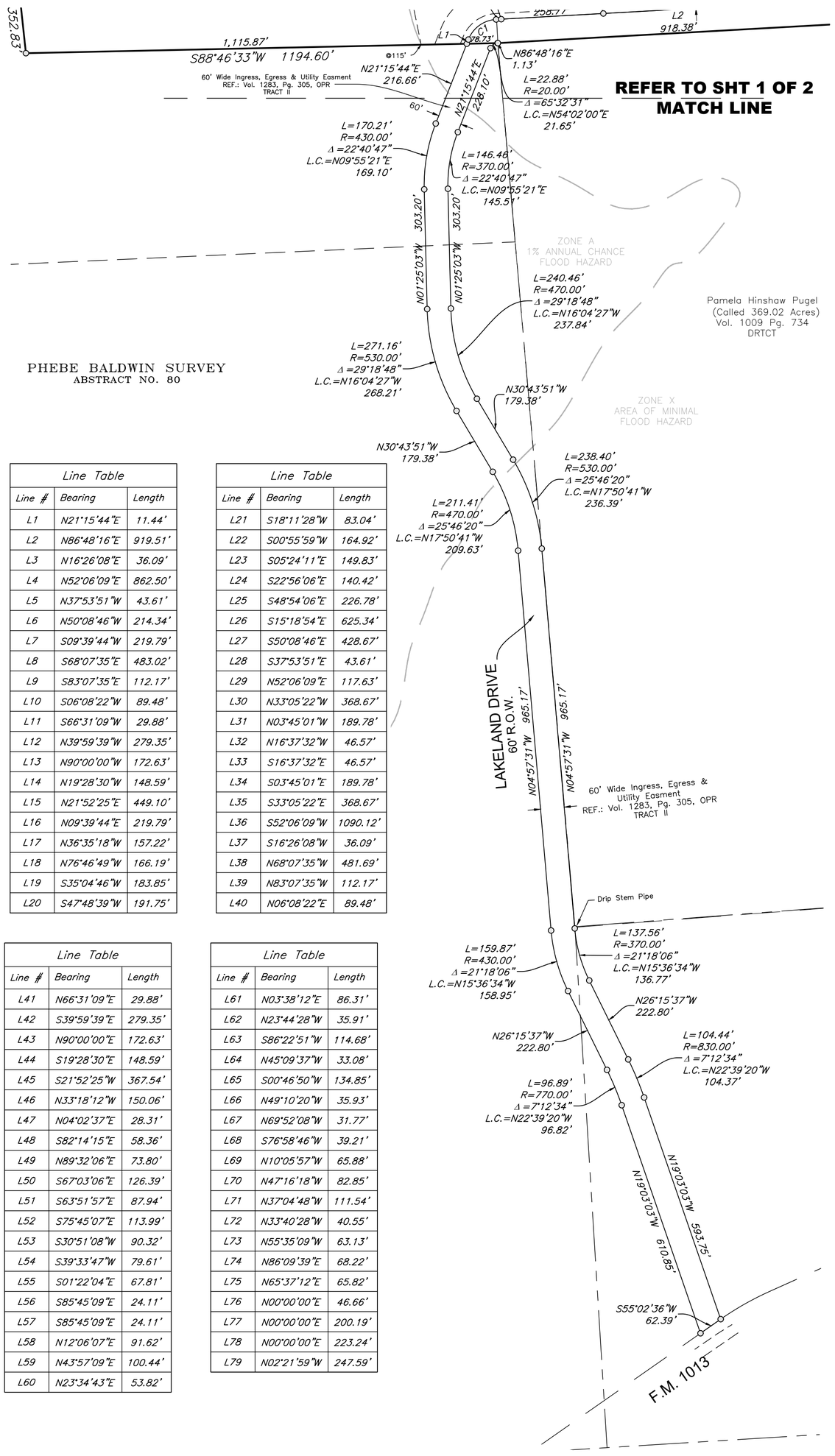
Surveyor's Name: Russell T. Gully

Surveyor's License No.: 5636

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and survey of the subdivision comply with the plat and survey related requirements of the Tyler County Subdivision Regulations, and I further certify that the plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

_____ December 3, 2021
Registered Professional Land Surveyor Date

STATE OF TEXAS REGISTERED RUSSELL T. GULLY 5636 PROFESSIONAL LAND SURVEYOR



Line Table		
Line #	Bearing	Length
L1	N21°15'44"E	11.44'
L2	N86°48'16"E	919.51'
L3	N16°26'08"E	36.09'
L4	N52°06'09"E	862.50'
L5	N37°53'51"W	43.61'
L6	N50°08'46"W	214.34'
L7	S09°39'44"W	219.79'
L8	S68°07'35"E	483.02'
L9	S83°07'35"E	112.17'
L10	S06°08'22"W	89.48'
L11	S66°31'09"W	29.88'
L12	N39°59'39"W	279.35'
L13	N90°00'00"W	172.63'
L14	N19°28'30"W	148.59'
L15	N21°52'25"E	449.10'
L16	N09°39'44"E	219.79'
L17	N36°35'18"W	157.22'
L18	N76°46'49"W	166.19'
L19	S35°04'46"W	183.85'
L20	S47°48'39"W	191.75'

Line Table		
Line #	Bearing	Length
L21	S18°11'28"W	83.04'
L22	S00°55'59"W	164.92'
L23	S05°24'11"E	149.83'
L24	S22°56'06"E	140.42'
L25	S48°54'06"E	226.78'
L26	S15°18'54"E	625.34'
L27	S50°08'46"E	428.67'
L28	S37°53'51"E	43.61'
L29	N52°06'09"E	117.63'
L30	N33°05'22"W	368.67'
L31	N03°45'01"W	189.78'
L32	N16°37'32"W	46.57'
L33	S16°37'32"E	46.57'
L34	S03°45'01"E	189.78'
L35	S33°05'22"E	368.67'
L36	S52°06'09"W	1090.12'
L37	S16°26'08"W	36.09'
L38	N68°07'35"W	481.69'
L39	N83°07'35"W	112.17'
L40	N06°08'22"E	89.48'

Line Table		
Line #	Bearing	Length
L41	N66°31'09"E	29.88'
L42	S39°59'39"E	279.35'
L43	N90°00'00"E	172.63'
L44	S19°28'30"E	148.59'
L45	S21°52'25"W	367.54'
L46	N33°18'12"W	150.06'
L47	N04°02'37"E	28.31'
L48	S82°14'15"E	58.36'
L49	N89°32'06"E	73.80'
L50	S67°03'06"E	126.39'
L51	S63°51'57"E	87.94'
L52	S75°45'07"E	113.99'
L53	S30°51'08"W	90.32'
L54	S39°33'47"W	79.61'
L55	S01°22'04"E	67.81'
L56	S85°45'09"E	24.11'
L57	S85°45'09"E	24.11'
L58	N12°06'07"E	91.62'
L59	N43°57'09"E	100.44'
L60	N23°34'43"E	53.82'

Line Table		
Line #	Bearing	Length
L61	N03°38'12"E	86.31'
L62	N23°44'28"W	35.91'
L63	S86°22'51"W	114.68'
L64	N45°09'37"W	33.08'
L65	S00°46'50"W	134.85'
L66	N49°10'20"W	35.93'
L67	N69°52'08"W	31.77'
L68	S76°58'46"W	39.21'
L69	N10°05'57"W	65.88'
L70	N47°16'18"W	82.85'
L71	N37°04'48"W	111.54'
L72	N33°40'28"W	40.55'
L73	N55°35'09"W	63.13'
L74	N86°09'39"E	68.22'
L75	N65°37'12"E	65.82'
L76	N00°00'00"E	46.66'
L77	N00°00'00"E	200.19'
L78	N00°00'00"E	223.24'
L79	N02°21'59"W	247.59'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	91.51'	80.00'	65°32'31"	N54°02'00"E	86.61'
C2	331.60'	270.00'	70°22'07"	N51°37'12"E	311.15'
C3	205.43'	330.00'	35°40'00"	N34°16'09"E	202.12'
C4	39.27'	25.00'	90°00'00"	N7°06'09"E	35.36'
C5	352.69'	370.00'	54°36'53"	N65°12'18"W	339.49'
C6	317.95'	430.00'	42°21'58"	N71°19'45"W	310.76'
C7	92.76'	230.00'	23°06'24"	S1°53'28"E	92.13'
C8	33.53'	280.00'	6°51'41"	S13°05'35"W	33.51'
C9	36.94'	25.00'	84°38'59"	S25°48'05"E	33.67'
C10	253.95'	970.00'	15°00'00"	S75°37'35"E	253.22'
C11	560.87'	360.00'	89°15'56"	S38°29'37"E	505.84'
C12	558.53'	530.00'	60°22'47"	S36°19'45"W	533.04'
C13	294.99'	230.00'	73°29'12"	N76°44'15"W	275.19'
C14	148.37'	170.00'	50°00'21"	N64°59'50"W	143.71'
C15	283.11'	230.00'	70°31'30"	N54°44'15"W	265.57'
C16	165.98'	230.00'	41°20'55"	N1°11'58"E	162.41'
C17	46.89'	220.00'	12°12'41"	N15°46'05"E	46.80'
C18	137.23'	170.00'	46°15'02"	N13°27'47"W	133.53'
C19	33.62'	25.00'	77°03'33"	N75°07'04"W	31.15'
C20	212.34'	330.00'	36°52'02"	S84°47'10"W	208.70'
C21	202.18'	170.00'	68°08'25"	S69°08'59"W	190.47'
C22	117.77'	530.00'	12°43'52"	S41°26'43"W	117.52'
C23	294.67'	570.00'	29°37'11"	S33°00'03"W	291.40'
C24	141.57'	470.00'	17°15'29"	S9°33'43"W	141.04'
C25	51.98'	470.00'	6°20'10"	S2°14'06"E	51.95'
C26	235.61'	770.00'	17°31'54"	S14°10'08"E	234.69'
C27	167.69'	370.00'	25°58'01"	S35°55'06"E	166.26'
C28	252.07'	430.00'	33°35'13"	S32°06'30"E	248.47'
C29	299.61'	270.00'	63°34'45"	S47°06'16"E	284.47'
C30	660.35'	530.00'	71°23'15"	S43°12'01"E	618.46'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	275.35'	370.00'	42°38'22"	S28°49'35"E	269.04'
C32	273.59'	370.00'	42°21'58"	S71°19'45"E	267.40'
C33	409.88'	430.00'	54°36'53"	S65°12'18"E	394.54'
C34	39.27'	25.00'	90°00'00"	S82°53'51"E	35.36'
C35	200.55'	230.00'	49°57'35"	N77°04'56"E	194.26'
C36	266.13'	170.00'	89°41'40"	N57°12'53"E	239.77'
C37	452.22'	570.00'	45°27'25"	N10°21'40"W	440.45'
C38	271.39'	530.00'	29°20'21"	N18°25'12"W	268.44'
C39	105.62'	470.00'	12°52'31"	N10°11'17"W	105.39'
C40	23.83'	25.00'	54°37'24"	N43°56'14"W	22.94'
C41	353.38'	70.00'	289°14'49"	N73°22'28"E	81.05'
C42	23.83'	25.00'	54°37'24"	S10°41'10"W	22.94'
C43	119.10'	530.00'	12°52'31"	S10°11'17"E	118.85'
C44	240.67'	470.00'	29°20'21"	S18°25'12"E	238.05'
C45	499.82'	630.00'	45°27'24"	S10°21'40"E	486.82'
C46	360.06'	230.00'	89°41'41"	S57°12'53"W	324.40'
C47	148.23'	170.00'	49°57'35"	S77°04'56"W	143.58'
C48	168.08'	270.00'	35°40'00"	S34°16'09"W	165.37'
C49	405.28'	330.00'	70°22'00"	S51°37'08"W	380.29'
C50	269.65'	1030.00'	15°00'00"	N75°37'35"W	268.88'
C51	467.39'	300.00'	89°15'56"	N38°29'37"W	421.54'
C52	495.30'	470.00'	60°22'47"	N36°19'45"E	472.70'
C53	218.04'	170.00'	73°29'12"	S76°44'15"E	203.40'
C54	200.74'	230.00'	50°00'21"	S64°59'50"E	194.43'
C55	209.25'	170.00'	70°31'30"	S54°44'15"E	196.29'
C56	122.68'	170.00'	41°20'55"	S1°11'58"W	120.04'
C57	39.27'	25.00'	90°00'00"	S66°52'25"W	35.36'

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 17.243 acres of land out of the Phebe Baldwin Survey Abstract No. 80, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 137.029 acres of land out of the John Judson Survey Abstract No. 402, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

CERTIFICATE OF ENGINEER

Subdivision Name: Lakeland Ranch Section One

Engineer's Name: Russell T. Gully

Engineer's License No.: 87727

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plans I have created for the above-named Subdivision comply with the engineering related requirements of the Tyler County Subdivision Regulations.

_____ _____
Russell T. Gully Date

CERTIFICATE OF OSSF RULE REQUIREMENTS

Subdivision Name: Lakeland Ranch Section One

Fire Marshall's Name: _____

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, Tyler County Fire Marshall, have reviewed this proposed subdivision and confirm that said plans comply with with all applicable TCEQ rules for On Site Septic Systems, including density requirements..

_____ _____
Tyler County Fire Marshall Date

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 94.022 acres of land out of the Benjamin L. Coles Survey Abstract No. 192, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 37.289 acres of land out of the I. & G.N. R.R. Co. Survey Abstract No. 713, Section No. 3, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 3.400 acres of land out of the I. & G.N. R.R. Co. Survey Abstract No. 712, Section No. 4 in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

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_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

Description of property:

Lakeland Ranch Section One

Being 288.990 acres of land in Tyler County, Texas, and said 288.990 acres of land being out of Benjamin J. Coles Survey, Abstract No. 192, Tyler County, Texas, I. & G.N. R.R. Co. Survey, Section No. 3, Abstract No. 713, Tyler County, Texas, I. & G.N. R.R. Co. Survey, Section No. 4, Abstract No. 712, Tyler County, Texas, John Judson Survey, Abstract No. 402, Tyler County, Texas, and Phebe Baldwin Survey, Abstract No. 80, Tyler County, Texas, and said 288.990 acre tract of land being out of that certain 2674.72 acre tract of land described and recorded in Volume 1274, Page 566, Official Public Records of Tyler County, Texas and described more particularly by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the northeast corner of this tract and the northwest corner of that certain 200.335 acre tract of land described and recorded in Volume 731, Page 275, Deed Records of Tyler County, Texas.

Thence with the boundary of this tract and the west line of said 200.335 acre tract, **S. 13°47'01" E.** a distance of **1702.68** feet to a ½" iron rod found for a reentrant corner and the southwest corner of said same 200.335 acre tract and being in the south line of said Abstract No. 713;

Thence with the boundary of this tract **S. 76°34'05" W.** a distance of **1217.43** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an interior corner of this tract;

Thence with the boundary of this tract **S. 04°21'19" E.** a distance of **366.10** feet to a 3" iron pipe found for an interior corner of this tract;

Thence with the boundary of this tract **N. 87°26'05" E.** a distance of **965.55** feet to a 3" iron pipe found for an ell corner of this tract;

Thence with the southernmost east line of this tract and the west line of said Abstract No. 712, **S. 03°45'01" E.** a distance of **2775.99** feet to the point of beginning and containing an area of 1072.782 acres of land, more or less.

Thence with the south line of this tract and the south line of said Abstract No. 402, **S. 86°48'16" W.** a distance of **2742.29** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of said same Abstract No. 402;

Thence continuing with the south line of this tract **S. 88°46'33" W** at 46.27 feet pass a point for the northernmost point of the centerline of a proposed 60 feet wide ingress, egress, and utility easement described separately in this document, in all **1194.60** feet to the southernmost southwest corner of this tract;

Thence with the boundary of this tract, **N. 06°07'12" W.** a distance of **352.83** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **S. 84°55'50" E.** a distance of **154.75** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 35°18'50" E.** a distance of **563.51** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **S. 79°15'30" E.** a distance of **698.57** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 71°11'29" E.** a distance of **586.41** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 46°14'46" E.** a distance of **945.87** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 50°08'46" W.** a distance of **214.34** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the right, having a radius of 430.00 feet, central angle of 42°38'22", arc length of 320.01 feet, and whose long chord bears **N. 28°49'35" W.** a distance of **312.67** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

thence in a northwesterly direction with a reverse tangent curve turning to the left, having a radius of 470.00 feet, central angle of 71°23'15", arc length of 585.59 feet, and whose long chord bears **N. 43°12'01" W.** a distance of **548.45** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

thence in a northwesterly direction with a reverse tangent curve turning to the right, having a radius of 330.00 feet, central angle of 63°34'45", arc length of 366.19 feet, and whose long chord bears **N. 47°06'16" W.** a distance of **347.69** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 15°18'54" W.** a distance of **625.34** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the left, having a radius of 370.00 feet, central angle of 33°35'13", arc length of 216.89 feet, and whose long chord bears **N. 32°06'30" W.** a distance of **213.80** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 48°54'06" W.** a distance of **226.78** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the right, having a radius of 430.00 feet, central angle of 25°58'01", arc length of 194.88 feet, and whose long chord bears **N. 35°55'06" W.** a distance of **193.22** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 22°56'06" W.** a distance of **140.42** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 830.00 feet, central angle of 17°31'54", arc length of 253.97 feet, and whose long chord bears **N. 14°10'08" W.** a distance of **252.98** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 05°24'11" W.** a distance of **149.83** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 06°20'10", arc length of 58.61 feet, and whose long chord bears **N. 02°14'06" W.** a distance of **58.58** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 00°55'59" E.** a distance of **164.92** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 17°15'29", arc length of 159.64 feet, and whose long chord bears **N. 09°33'43" E.** a distance of **159.04** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 18°11'28" E.** a distance of **83.04** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northeasterly direction with a tangent curve turning to the right, having a radius of 630.00 feet, central angle of 29°37'11", arc length of 325.68 feet, and whose long chord bears **N. 33°00'03" E.** a distance of **322.07** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 47°48'39" E.** a distance of **191.75** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northeasterly direction with a tangent curve turning to the left, having a radius of 470.00 feet, central angle of 12°43'52", arc length of 104.43 feet, and whose long chord bears **N. 41°26'43" E.** a distance of **104.22** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 35°04'46" E.** a distance of **183.85** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a easterly direction with a tangent curve turning to the right, having a radius of 230.00 feet, central angle of 68°08'25", arc length of 273.53 feet, and whose long chord bears **N. 69°08'59" E.** a distance of **257.70** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **S. 76°46'49" E.** a distance of **166.19** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a easterly direction with a tangent curve turning to the left, having a radius of 270.00 feet, central angle of 50°58'31", arc length of 240.22 feet, and whose long chord bears **N. 77°43'56" E.** a distance of **232.37** feet, to the point of beginning. containing **12588408.35** square feet or **288.990** acres.

Thence with the boundary of this tract, **S. 36°35'18" E.** a distance of **233.26** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a southeasterly direction with a tangent curve turning to the right, having a radius of 230.00 feet, central angle of 23°08'37", arc length of 92.91 feet, and whose long chord bears **S. 25°00'59" E.** a distance of **92.27** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner; for the end of this curve;

Thence with the boundary of this tract, **N. 90°00'00" E.** a distance of **513.09** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;;

Thence with the boundary of this tract, **S. 03°41'42" E.** a distance of **330.23** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;;

Thence with the boundary of this tract, **N. 64°10'46" E.** a distance of **1024.49** feet to the place of beginning and containing 288.990 acres of land.

OPINION OF PROBABLE COSTS
LAND DEVELOPMENT ESTIMATE

LAKELAND RANCH - SECTION ONE

December 3, 2021

Item	Estimated Quantity	Units	Cost Per Unit	Budgeted Total	
STREETS					
24' Street - Lakeland Drive - w/ Existing Road	4,108	Ln. Ft.	47.38	194,645	
24' Street - Lakeland Drive - New	7,950	Ln. Ft.	47.38	376,687	
24' Street - East Lakeland Court	2,237	Ln. Ft.	47.38	105,994	
24' Street - Lakeland Loop	4,560	Ln. Ft.	47.38	216,062	
18" Corrugated Culverts	910	Ln. Ft.	40	36,400	
Drainage Box Culvert and Wingwalls	280	Ln. Ft.	600	168,000	
WATER UTILITIES					
6" x 6" Tapping Sleeve	1	Each	2,000	2,000	
6" Water Main	12,081	Feet	40	483,240	*
4" Water Main	6,753	Feet	30	202,590	*
6" Valves	7	Each	1,800	12,600	*
4" Valves	2	Each	1,800	3,600	
Water Services	49	Each	800	39,200	
			SUBTOTAL	1,646,372	*
			10% CONTINGENCY	164,637	
			TOTAL ESTIMATE	**1,811,010**	*

* Exclude materials already purchased

Cost per Unit per Linear Foot for 24' Street - New				
Subgrade Preparation	2.10	sq. yd.	3.20	6.72
6" Compacted Base	3.38	sq. yd.	7.50	25.35
Two Course Surface Treatment	3.19	sq. yd.	4.80	15.31
				47.38

Cost per Unit per Linear Foot for 24' Street - w/ Existing Road				
Subgrade Preparation	2.10	sq. yd.	3.20	6.72
6" Compacted Base	3.38	sq. yd.	7.50	25.35
Two Course Surface Treatment	3.19	sq. yd.	4.80	15.31
				47.38

SKG Engineering 706 South Abe Street, San Angelo, Texas 76903 325-655-1288

SKG
ENGINEERING, LLC
FIRM REGISTRATION NUMBER F-7608
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189

Lakeland Ranch – Section One
Construction Schedule

Event	Date Begin	Date End
Clearing new roadways	11/1/2021	12/15/2021
Road preparation	12/13/2021	12/23/2021
Installation of culverts and crossings	12/27/2021	1/10/2022
Utility Installation	12/13/2021	1/30/2022
Road grading and base	1/2/2022	2/10/2022
Paving	2/10/2022	2/20/2022
Cleanup and sign installation	2/10/2022	2/30/2022

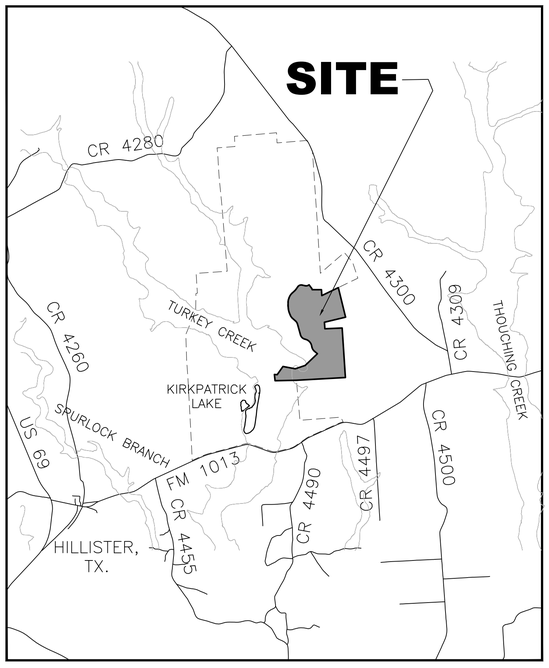
SITE DEVELOPMENT PLANS
FOR
LAKELAND RANCH
SECTION ONE

TYLER COUNTY, TEXAS

OWNER:
LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

GENERAL CONTRACTOR:

CIVIL ENGINEER:
SKG ENGINEERING, LLC
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
325.655.1288



VICINITY MAP
N.T.S.

TABLE OF CONTENTS:

SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
FIRM REGISTRATION NUMBER F-7608
www.skgtx.com

STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727
SKG ENGINEERING, LLC #F-7608
DEC. 3, 2021

LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH
SECTION ONE
TYLER COUNTY, TEXAS

COVER SHEET

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. C0.0
SCALE: NONE	

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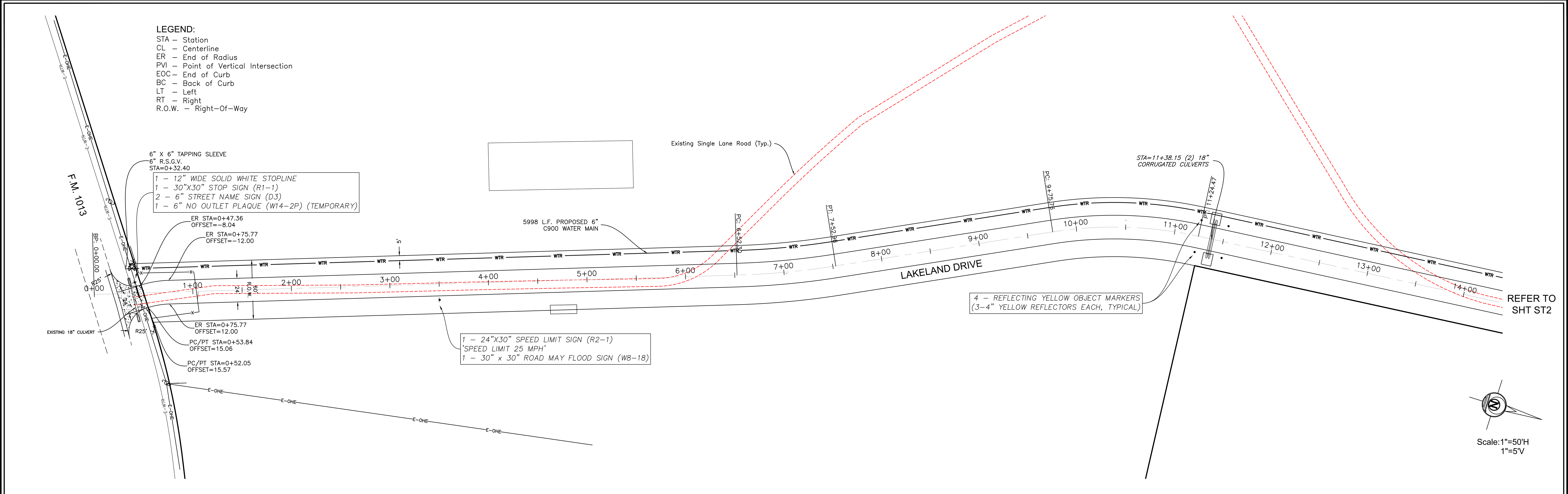
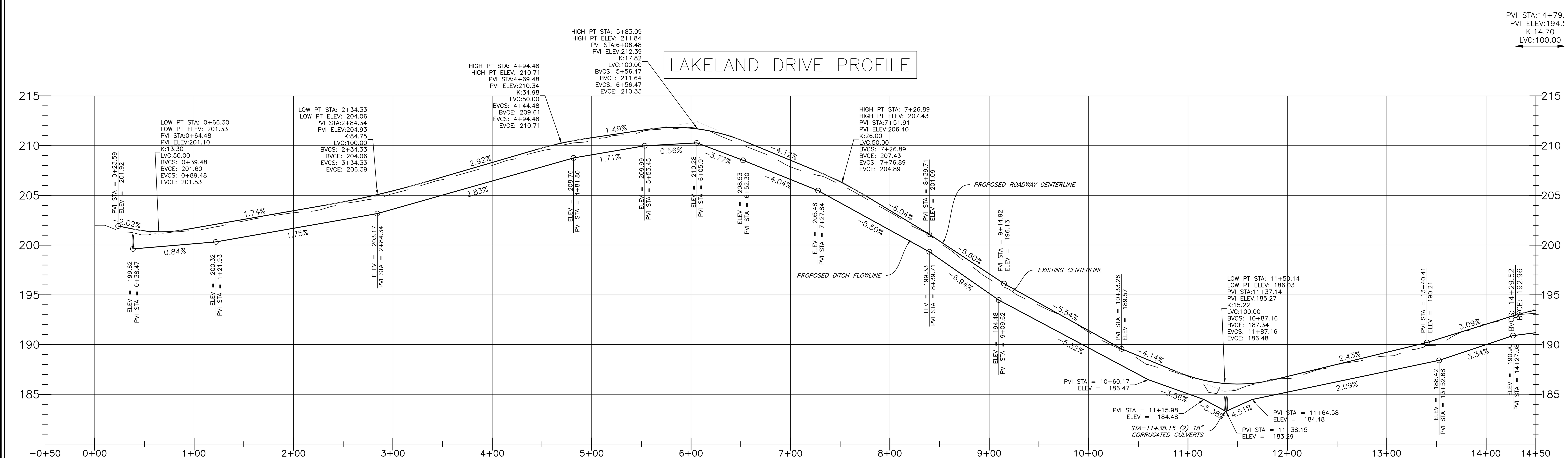


LEGEND:
STA – Station
CL – Centerline
ER – End of Radius
PVI – Point of Vertical Intersection
EOC – End of Curb
BC – Back of Curb
LT – Left
RT – Right
R.O.W. – Right-Of-Way
F.M. 1013
6" X 6" TAPPING SLEEVE
6" R.S.G.V.
STA=0+32.40
1 – 12" WIDE SOLID WHITE STOPLINE
1 – 30"X30" STOP SIGN (R1-1)
2 – 6" STREET NAME SIGN (D3)
1 – 6" NO OUTLET PLAQUE (W14-2P) (TEMPORARY)
ER STA=0+47.36
OFFSET=-8.04
ER STA=0+75.77
OFFSET=-12.00
ER STA=0+75.77
OFFSET=12.00
PC/PT STA=0+53.84
OFFSET=15.06
PC/PT STA=0+52.05
OFFSET=15.57
EXISTING 18" CULVERT
R25'
5998 L.F. PROPOSED 6"
C900 WATER MAIN
Existing Single Lane Road (Typ.)
LAKELAND DRIVE
1 – 24"X30" SPEED LIMIT SIGN (R2-1)
"SPEED LIMIT 25 MPH"
1 – 30" x 30" ROAD MAY FLOOD SIGN (W8-18)
STA=11+38.15 (2) 18"
CORRUGATED CULVERTS
4 – REFLECTING YELLOW OBJECT MARKERS
(3-4" YELLOW REFLECTORS EACH, TYPICAL)
REFER TO
SHT ST2
Scale:1"=50'H
1"=5'V



LAKELAND DRIVE PROFILE
LOW PT STA: 0+66.30
LOW PT ELEV: 201.33
PVI STA:0+64.48
PVI ELEV:201.10
K:13.30
LVC:50.00
BVCS: 0+39.48
BVCE: 201.60
EVCS: 0+89.48
EVCE: 201.53
LOW PT STA: 2+34.33
LOW PT ELEV: 204.06
PVI STA:2+84.34
PVI ELEV:204.93
K:84.75
LVC:100.00
BVCS: 2+34.33
BVCE: 204.06
EVCS: 3+34.33
EVCE: 206.39
HIGH PT STA: 4+94.48
HIGH PT ELEV: 210.71
PVI STA:4+69.48
PVI ELEV:210.34
K:34.98
LVC:50.00
BVCS: 4+44.48
BVCE: 209.61
EVCS: 4+94.48
EVCE: 210.71
HIGH PT STA: 5+83.09
HIGH PT ELEV: 211.84
PVI STA:6+06.48
PVI ELEV:212.39
K:17.82
LVC:100.00
BVCS: 5+56.47
BVCE: 211.64
EVCS: 6+56.47
EVCE: 210.33
HIGH PT STA: 7+26.89
HIGH PT ELEV: 207.43
PVI STA:7+51.91
PVI ELEV:206.40
K:26.00
LVC:50.00
BVCS: 7+26.89
BVCE: 207.43
EVCS: 7+76.89
EVCE: 204.89
LOW PT STA: 11+50.14
LOW PT ELEV: 186.03
PVI STA:11+37.14
PVI ELEV:185.27
K:15.22
LVC:100.00
BVCS: 10+87.16
BVCE: 187.34
EVCS: 11+87.16
EVCE: 186.48
PVI STA:14+79.
PVI ELEV:194.
K:14.70
LVC:100.00
PROPOSED ROADWAY CENTERLINE
PROPOSED DITCH FLOWLINE
EXISTING CENTERLINE
PVI STA = 10+60.17
ELEV = 186.47
PVI STA = 11+15.98
ELEV = 184.48
PVI STA = 11+64.58
ELEV = 184.48
PVI STA = 11+38.15
ELEV = 183.29
STA=11+38.15 (2) 18"
CORRUGATED CULVERTS
2.02%
1.74%
0.84%
1.75%
2.92%
2.83%
1.49%
1.71%
0.56%
-3.77%
-4.12%
-4.04%
-6.04%
-5.50%
-6.60%
-6.94%
-5.54%
-5.32%
-4.14%
-3.56%
-5.38%
4.51%
2.43%
2.09%
3.09%
3.34%
215
210
205
200
195
190
185
-0+50
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
14+50

STREET CENTERLINE

Station	Existing	Proposed
0+00	202.0	
0+50	201.0	201.43
1+00	201.5	201.72
1+50	202.4	202.59
2+00	203.3	203.46
2+50	204.1	204.35
3+00	205.2	205.46
3+50	206.6	206.85
4+00	208.0	208.31
4+50	209.5	209.77
5+00	210.5	210.80
5+50	211.4	211.54
6+00	211.8	211.76
6+50	210.1	210.58
7+00	207.9	208.53
7+50	206.1	206.37
8+00	203.3	203.49
8+50	200.2	200.41
9+00	196.6	197.11
9+50	193.9	194.18
10+00	191.2	191.41
10+50	188.6	188.87
11+00	186.8	186.86
11+50	185.5	186.03
12+00	186.6	186.80
12+50	188.0	188.01
13+00	188.8	189.23
13+50	189.9	190.50
14+00	192.1	192.05
14+50	193.1	193.45

DITCH FLOWLINE

Station	Existing	Proposed
0+00	202.0	
0+50	201.0	199.72
1+00	201.5	200.14
1+50	202.4	200.82
2+00	203.3	201.69
2+50	204.1	202.57
3+00	205.2	203.61
3+50	206.6	205.03
4+00	208.0	206.45
4+50	209.5	207.86
5+00	210.5	209.08
5+50	211.4	209.93
6+00	211.8	210.25
6+50	210.1	208.62
7+00	207.9	206.60
7+50	206.1	204.26
8+00	203.3	201.51
8+50	200.2	198.62
9+00	196.6	195.15
9+50	193.9	192.33
10+00	191.2	189.67
10+50	188.6	187.01
11+00	186.8	185.05
11+50	185.5	183.82
12+00	186.6	185.22
12+50	188.0	186.27
13+00	188.8	187.31
13+50	189.9	188.36
14+00	192.1	190.00
14+50	193.1	191.19

SKG ENGINEERING, LLC
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www.skge.com

STATE OF TEXAS
RUSSELL T. GULLY
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LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727 SKG ENGINEERING, LLC #F-7608 DEC. 3, 2021

LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

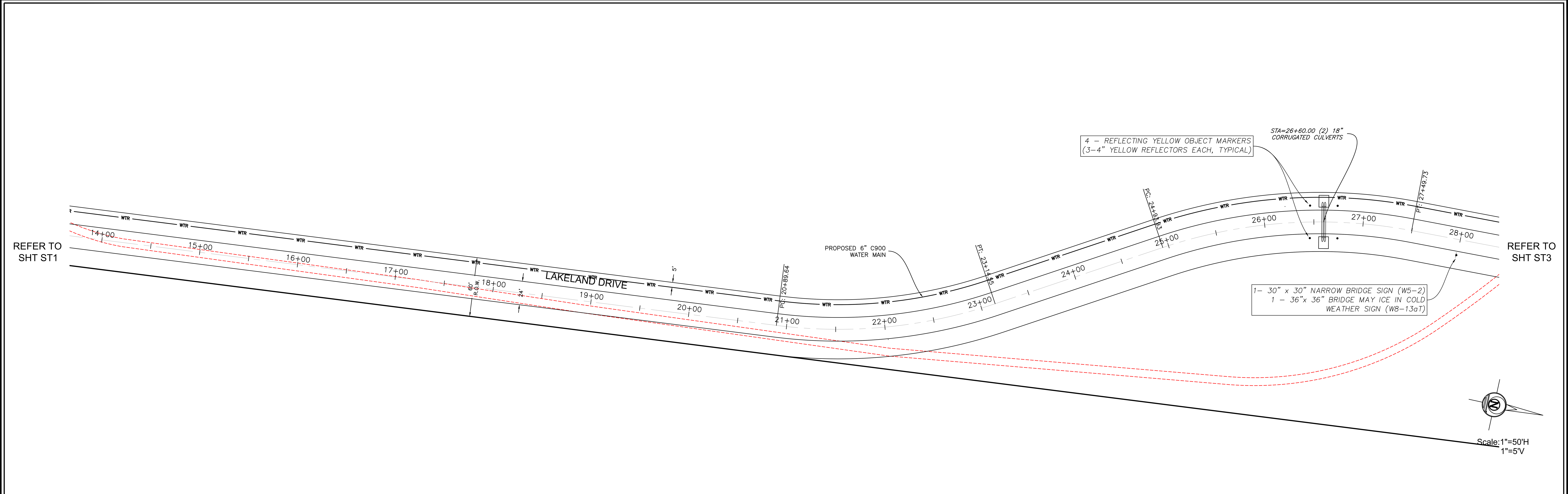
LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND DRIVE PLAN/PROFILE

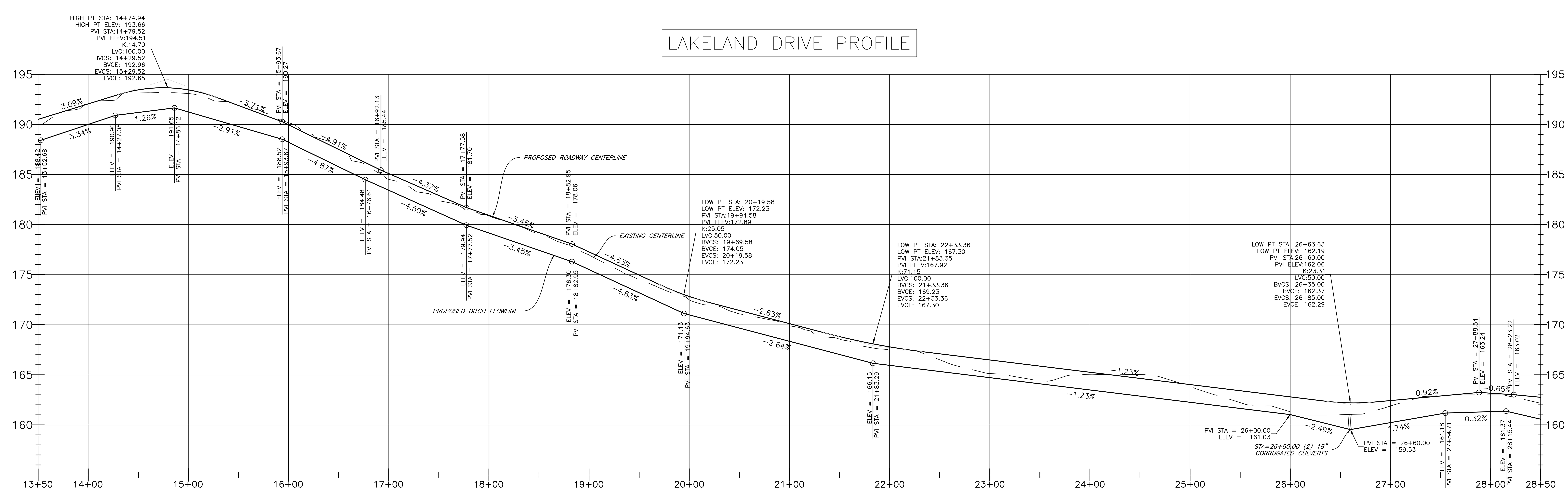
REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST1
SCALE: 1"=50'	

N:\Engineering\2021\21E1353 Gates Walcott_Tyler County Plat\CIVIL.dwg



LAKELAND DRIVE PROFILE



STREET CENTERLINE

Station	Existing	Proposed
13+50	189.9	190.50
14+00	192.1	192.05
14+50	193.1	193.45
15+00	193.1	193.45
15+50	192.2	191.89
16+00	190.2	189.96
16+50	187.7	187.50
17+00	184.5	185.09
17+50	182.5	182.91
18+00	180.9	180.92
18+50	179.1	179.20
19+00	177.0	177.27
19+50	174.5	174.95
20+00	172.5	172.82
20+50	171.1	171.43
21+00	169.9	170.11
21+50	168.6	168.82
22+00	167.5	167.79
22+50	166.5	167.10
23+00	165.1	166.48
23+50	164.4	165.87
24+00	165.1	165.26
24+50	165.0	164.64
25+00	163.8	164.03
25+50	162.2	163.41
26+00	161.3	162.80
26+50	161.0	162.23
27+00	161.9	162.43
27+50	162.9	162.89
28+00	163.0	163.17
28+50	162.2	162.76

DITCH FLOWLINE

Station	Existing	Proposed
13+50	189.9	188.36
14+00	192.1	190.00
14+50	193.1	191.19
15+00	193.1	191.24
15+50	192.2	189.79
16+00	190.2	188.21
16+50	187.7	185.78
17+00	184.5	183.43
17+50	182.5	181.18
18+00	180.9	179.16
18+50	179.1	177.43
19+00	177.0	175.51
19+50	174.5	173.19
20+00	172.5	170.98
20+50	171.1	169.67
21+00	169.9	168.35
21+50	168.6	167.03
22+00	167.5	165.95
22+50	166.5	165.33
23+00	165.1	164.72
23+50	164.4	164.10
24+00	165.1	163.49
24+50	165.0	162.87
25+00	163.8	162.26
25+50	162.2	161.64
26+00	161.3	161.03
26+50	161.0	159.78
27+00	161.9	160.23
27+50	162.9	161.10
28+00	163.0	161.32
28+50	162.2	160.57

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FIRM REGISTRATION NUMBER F-7608
www.skge.com

STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727 SKG ENGINEERING, LLC #F-7608 DEC. 3, 2021

LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND DRIVE PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST2
SCALE: 1"=50'	

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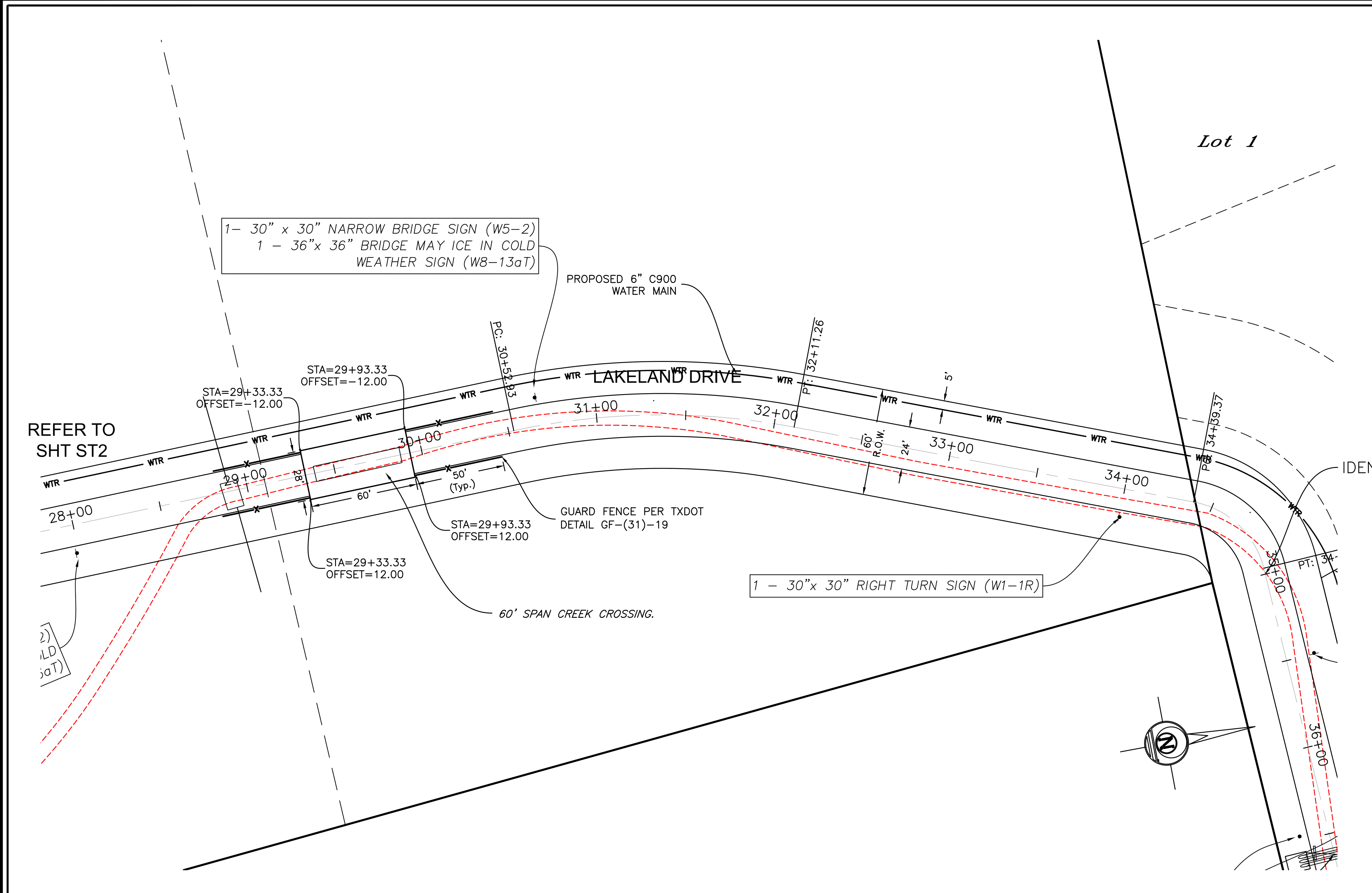
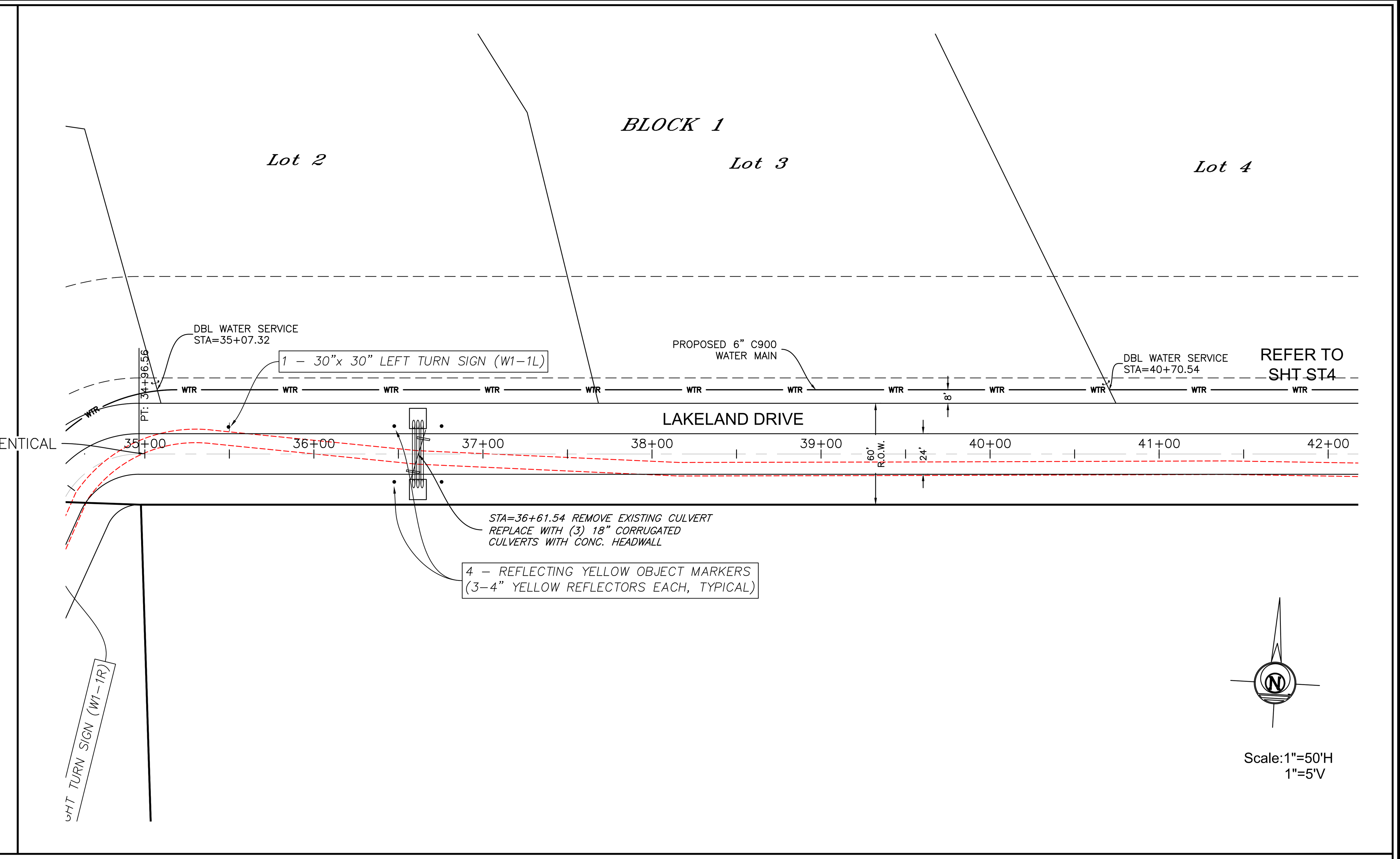
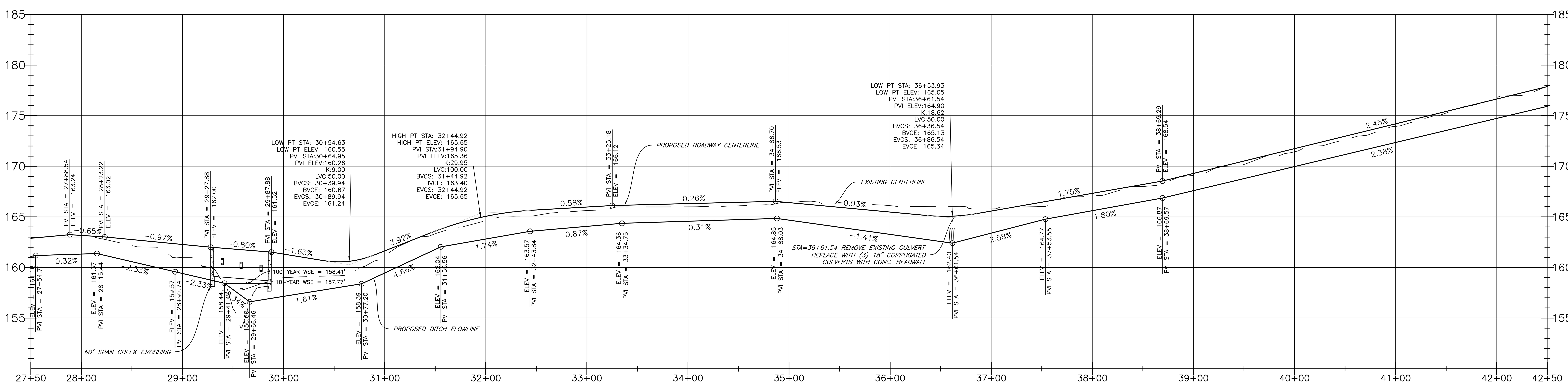




LAKELAND DRIVE PROFILE



STREET CENTERLINE

EXISTING	PROPOSED
162.9	162.89
163.0	163.17
162.2	162.76
161.0	162.27
155.9	161.82
159.0	161.32
159.2	160.56
161.2	161.64
163.3	163.59
164.6	165.05
165.1	165.68
165.6	165.97
166.0	166.18
166.0	166.31
166.1	166.44
166.4	166.41
166.3	165.94
166.1	165.47
166.0	165.06
165.8	165.57
166.0	166.45
167.1	167.33
168.0	168.20
169.1	169.29
170.2	170.52
171.4	171.74
172.6	172.97
173.9	174.19
175.3	175.42
176.8	176.64
177.9	177.87

DITCH FLOWLINE

EXISTING	PROPOSED
162.9	161.10
163.0	161.32
162.2	160.57
161.0	159.40
155.9	157.81
159.0	157.14
159.2	157.95
161.2	159.45
163.3	161.78
164.6	162.81
165.1	163.63
165.6	164.06
166.0	164.41
166.0	164.57
166.1	164.73
166.4	164.68
166.3	163.97
166.1	163.27
166.0	162.56
165.8	163.39
166.0	164.68
167.1	165.61
168.0	166.51
169.1	167.59
170.2	168.78
171.4	169.97
172.6	171.16
173.9	172.35
175.3	173.54
176.8	174.73
177.9	175.92

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STATE OF TEXAS — RUSSELL T. GULLY — 87727 — LICENSED PROFESSIONAL ENGINEER

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LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND DRIVE PLAN/PROFILE

REVISIONS

DWG BY:	DWG. DATE:
DLH	DEC. 3, 2021
JOB NO.: 21-E-1353	SHEET NO.: ST3
SCALE: 1"=50'	

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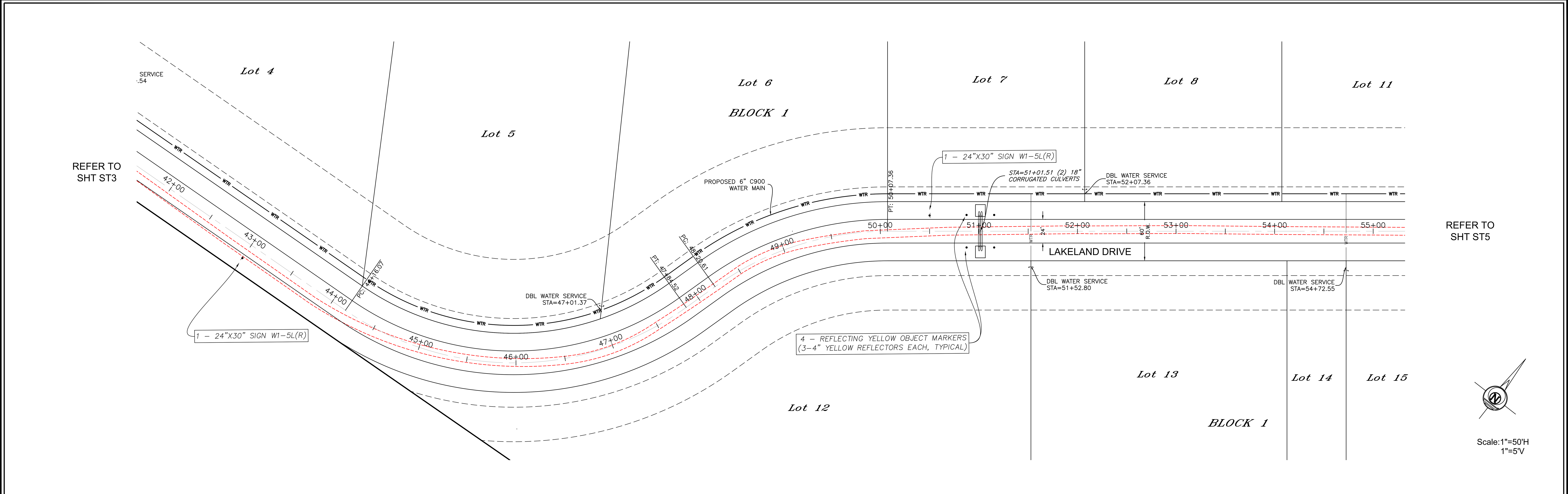
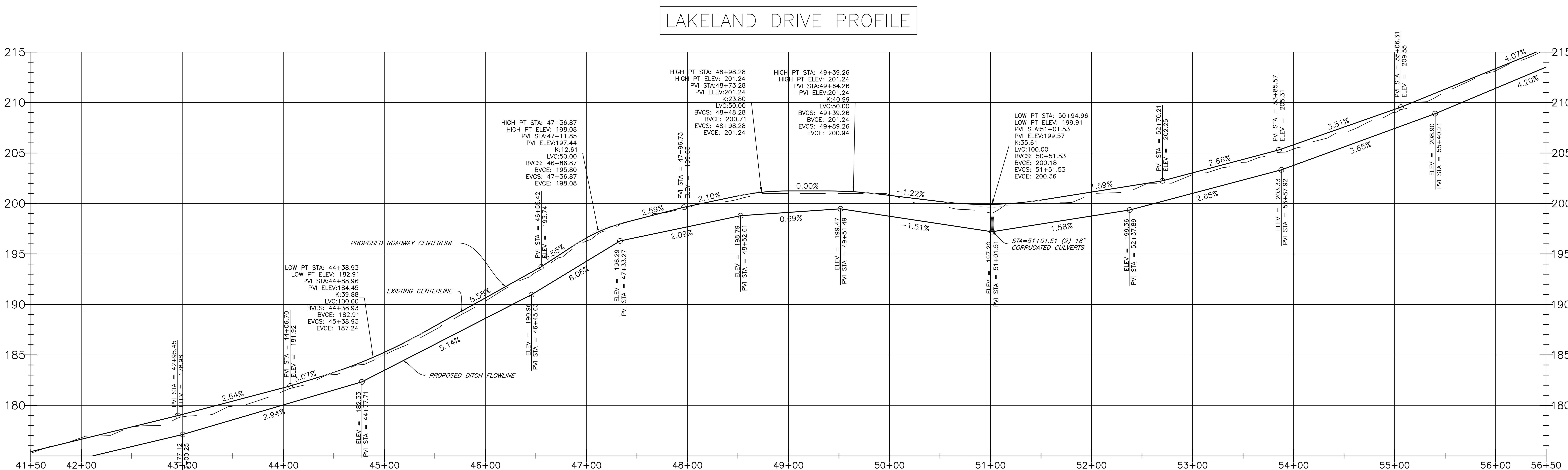


LAKELAND DRIVE PROFILE



STREET CENTERLINE

EXISTING	PROPOSED
175.3	175.42
176.8	176.64
177.9	177.87
178.9	179.10
179.9	180.42
181.4	181.74
183.1	183.27
185.0	185.26
187.5	187.86
190.3	190.65
193.2	193.44
196.3	196.59
198.4	198.42
199.6	199.70
200.4	200.75
201.0	201.24
201.0	201.23
200.9	200.80
199.9	200.19
199.1	199.91
200.0	200.34
200.8	201.13
201.7	201.92
202.9	203.04
204.1	204.36
205.4	205.81
207.1	207.57
209.0	209.32
211.0	211.32
213.1	213.36
215.2	215.39

DITCH FLOWLINE

EXISTING	PROPOSED
175.3	173.54
176.8	174.73
177.9	175.92
178.9	177.11
179.9	178.58
181.4	180.05
183.1	181.51
185.0	183.48
187.5	186.05
190.3	188.62
193.2	191.23
196.3	194.27
198.4	196.64
199.6	197.69
200.4	198.74
201.0	199.12
201.0	199.46
200.9	198.74
199.9	197.98
199.1	197.22
200.0	197.97
200.8	198.76
201.7	199.68
202.9	201.00
204.1	202.33
205.4	203.77
207.1	205.60
209.0	207.43
211.0	209.31
213.1	211.41
215.2	213.51

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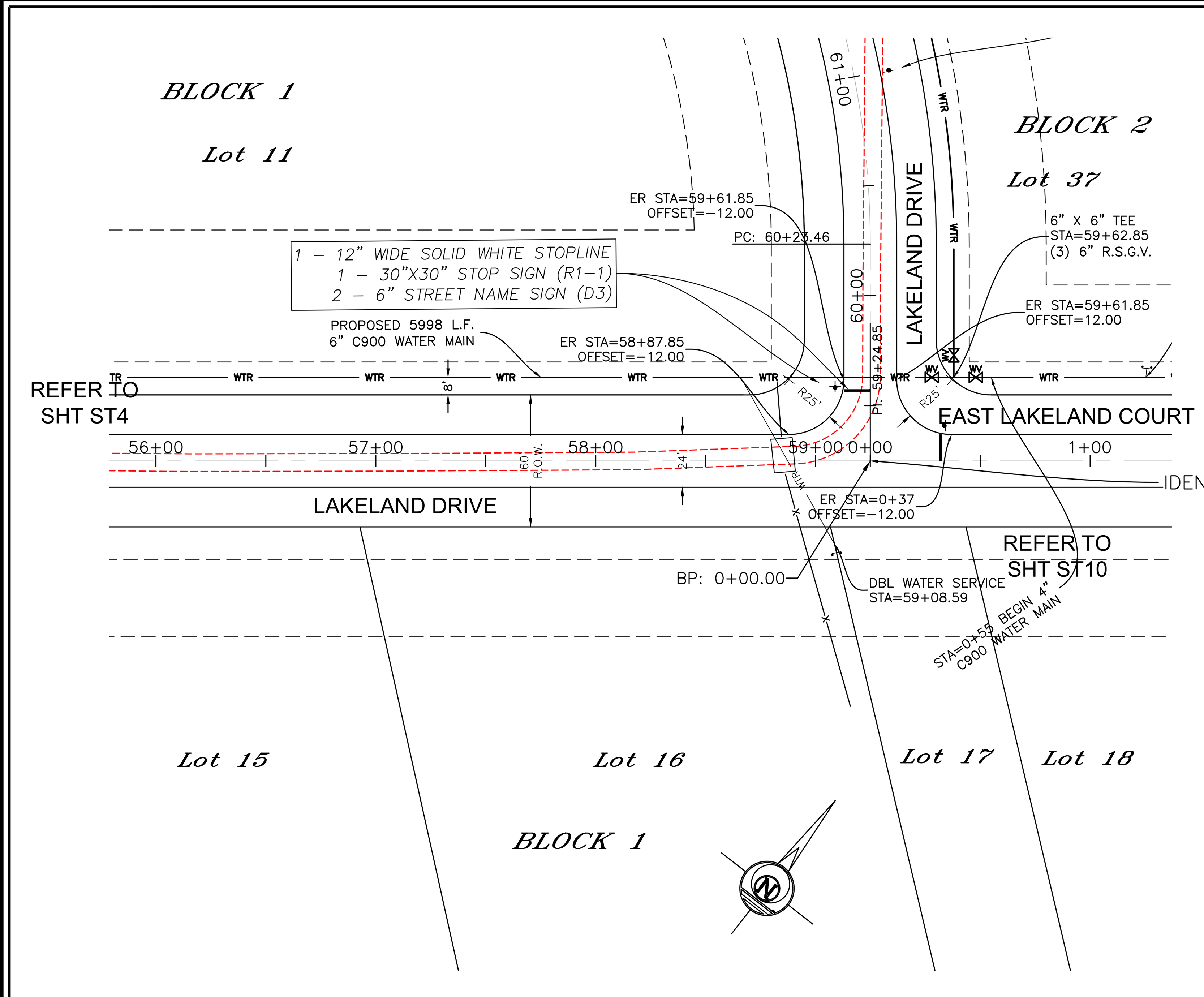
LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

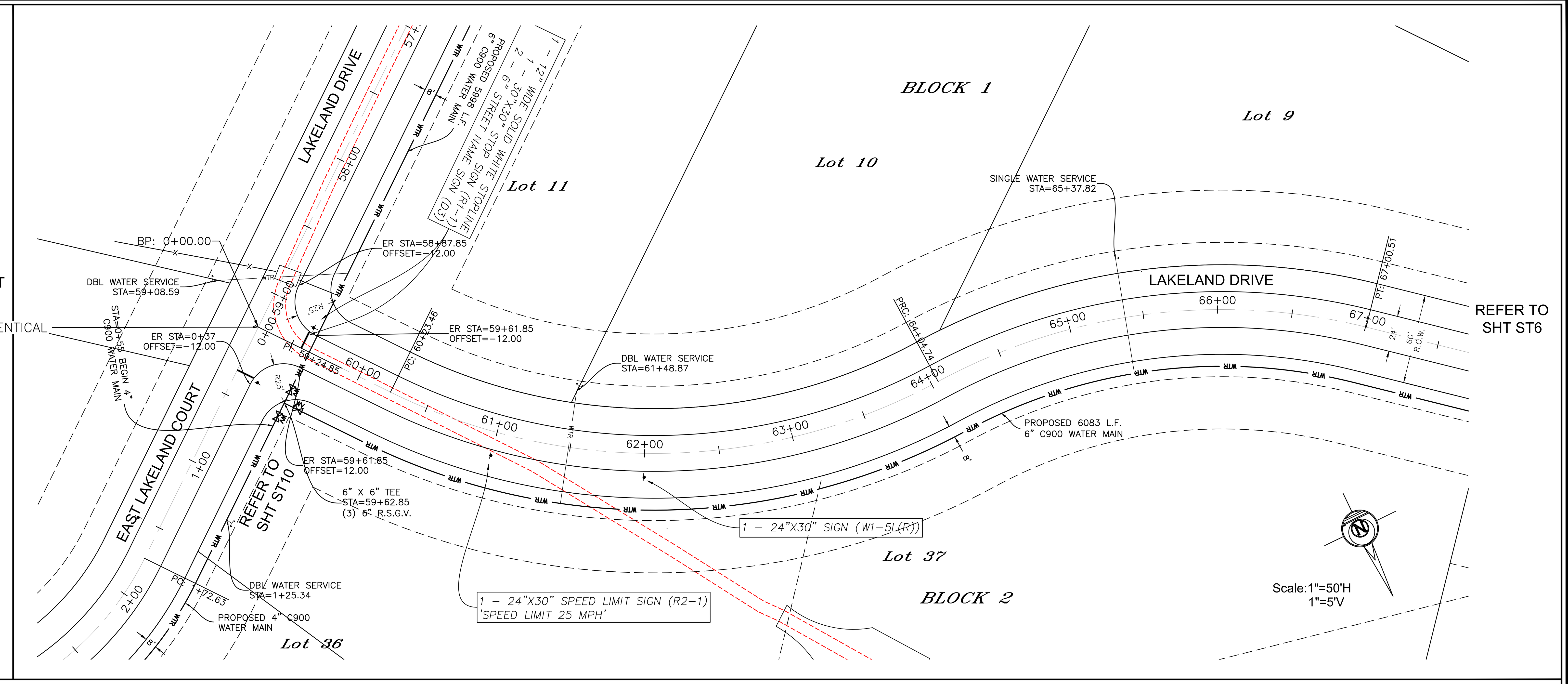
LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

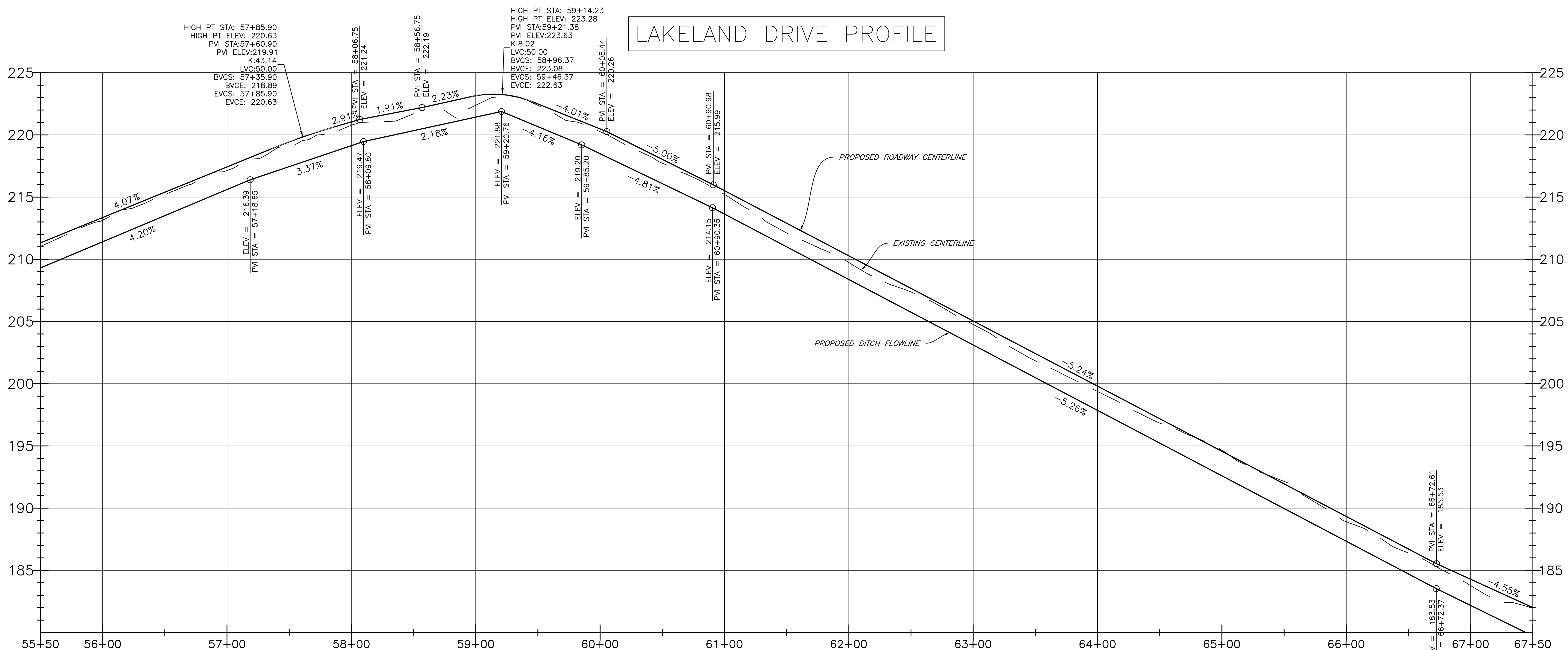
LAKELAND DRIVE PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST4
SCALE: 1"=50'	







EXISTING	211.0	213.1	215.2	217.1	219.1	220.8	221.7	222.4	222.4	220.3	217.7	215.2	212.1	209.7	207.4	204.8	201.8	199.4	196.8	194.7	192.1	188.9	186.4	183.8	182.0
PROPOSED	211.32	213.36	215.39	217.43	219.44	221.04	222.07	223.15	222.49	220.48	218.04	215.52	212.90	210.28	207.66	205.04	202.43	199.81	197.19	194.57	191.95	189.33	186.72	184.28	182.01

STREET CENTERLINE

EXISTING	211.0	213.1	215.2	217.1	219.1	220.8	221.7	222.4	222.4	220.3	217.7	215.2	212.1	209.7	207.4	204.8	201.8	199.4	196.8	194.7	192.1	188.9	186.4	183.8	182.0
PROPOSED	209.31	211.41	213.51	215.61	217.45	219.14	220.34	221.43	220.66	218.49	216.08	213.64	211.01	208.38	205.75	203.12	200.49	197.86	195.23	192.60	189.97	187.34	184.71	182.18	179.72

DITCH FLOWLINE

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STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED PROFESSIONAL ENGINEER

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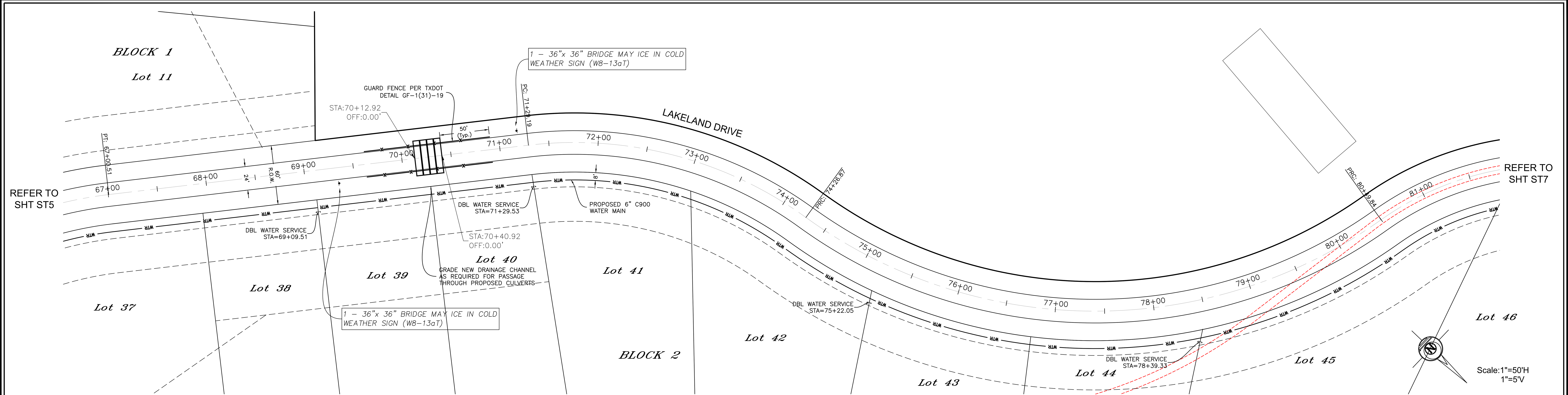
LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

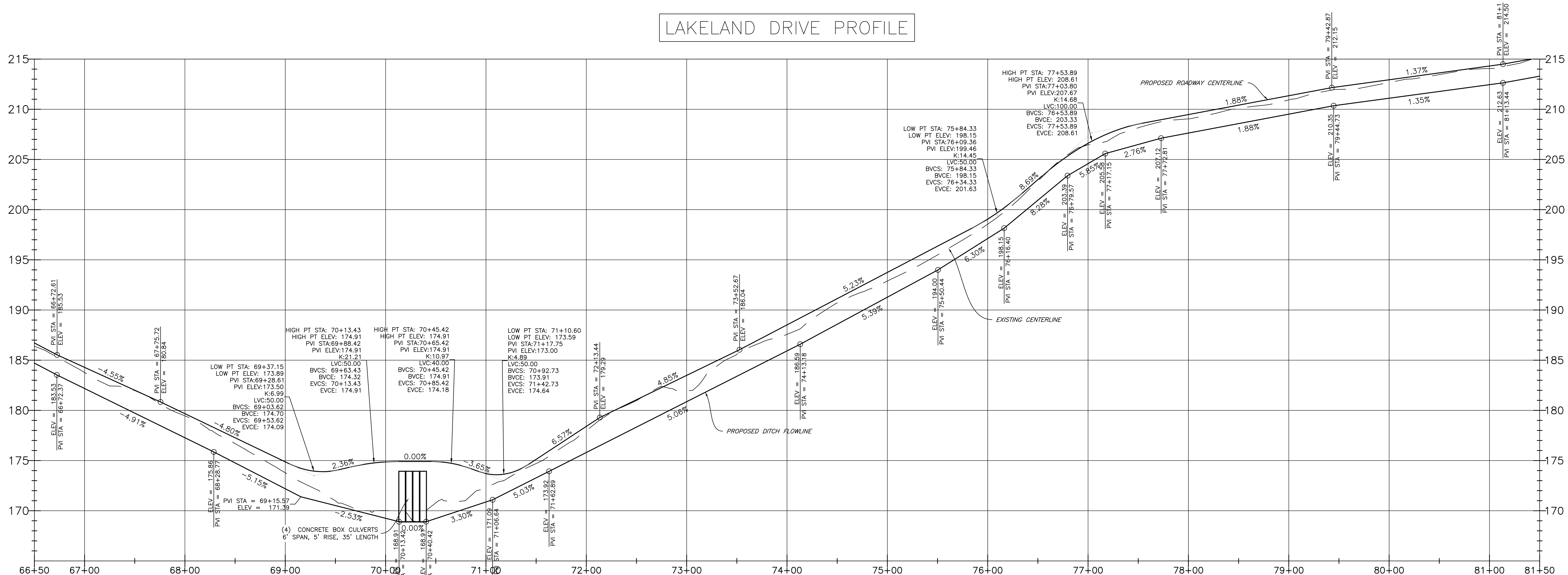
LAKELAND DRIVE PLAN/PROFILE

REVISIONS

DWG BY:	DWG. DATE:
DLH	DEC. 3, 2021
JOB NO.: 21-E-1353	SHEET NO.: ST5
SCALE: 1"=50'	



LAKELAND DRIVE PROFILE



STREET CENTERLINE

Station	Existing	Proposed
66+50	186.4	186.72
67+00	183.8	184.28
67+50	182.0	182.01
68+00	179.4	179.67
68+50	176.7	177.27
69+00	173.8	174.87
69+50	171.0	174.01
70+00	170.0	174.87
70+50	170.8	174.90
71+00	172.4	173.70
71+50	174.7	175.12
72+00	178.0	178.40
72+50	181.0	181.06
73+00	181.9	183.49
73+50	185.6	185.91
74+00	187.6	188.52
74+50	190.7	191.13
75+00	192.9	193.74
75+50	195.5	196.36
76+00	198.6	199.06
76+50	202.8	202.99
77+00	206.5	206.61
77+50	208.2	208.53
78+00	209.0	209.47
78+50	210.1	210.41
79+00	210.9	211.35
79+50	212.0	212.25
80+00	212.7	212.94
80+50	213.5	213.62
81+00	214.1	214.31
81+50	215.0	215.16

DITCH FLOWLINE

Station	Existing	Proposed
66+50	186.4	184.71
67+00	183.8	182.18
67+50	182.0	179.72
68+00	179.4	177.27
68+50	176.7	174.77
69+00	173.8	172.19
69+50	171.0	170.52
70+00	170.0	169.25
70+50	170.8	169.22
71+00	172.4	170.87
71+50	174.7	173.28
72+00	178.0	175.80
72+50	181.0	178.33
73+00	181.9	180.86
73+50	185.6	183.40
74+00	187.6	185.93
74+50	190.7	188.58
75+00	192.9	191.28
75+50	195.5	193.97
76+00	198.6	197.12
76+50	202.8	200.94
77+00	206.5	204.58
77+50	208.2	206.49
78+00	209.0	207.63
78+50	210.1	208.57
79+00	210.9	209.51
79+50	212.0	210.43
80+00	212.7	211.10
80+50	213.5	211.77
81+00	214.1	212.45
81+50	215.0	213.29

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STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED PROFESSIONAL ENGINEER

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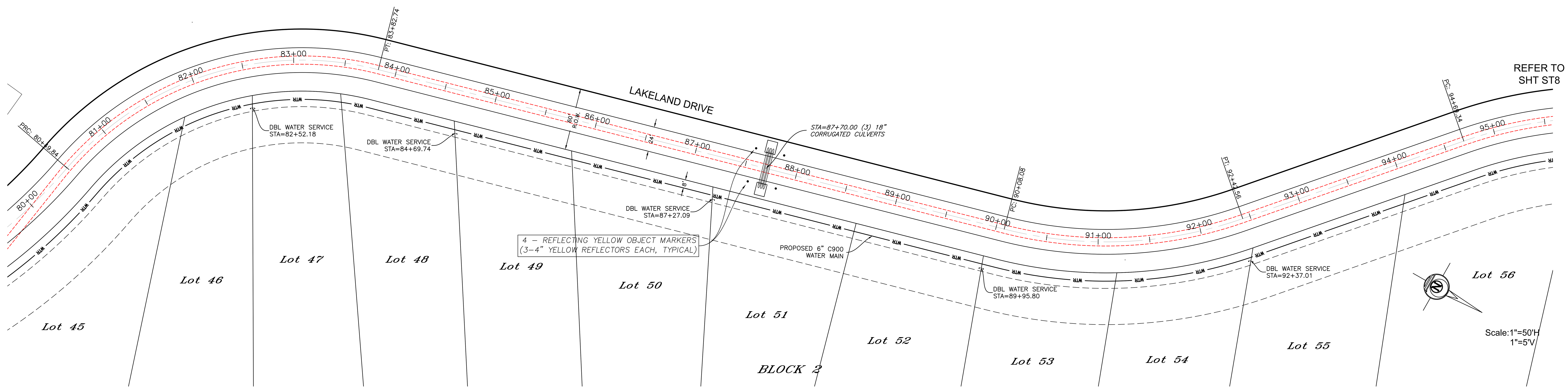
LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

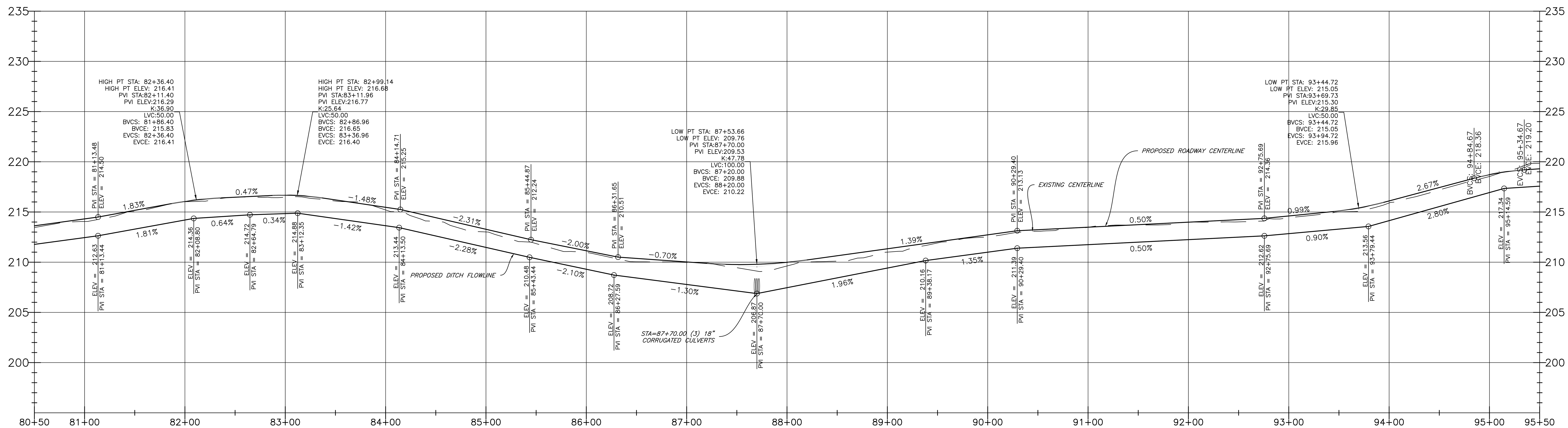
LAKELAND DRIVE PLAN/PROFILE

REVISIONS

DWG BY:	DWG. DATE:
DLH	DEC. 3, 2021
JOB NO.: 21-E-1353	SHEET NO.: ST6
SCALE: 1"=50'	



LAKELAND DRIVE PROFILE



EXISTING	213.5	214.1	215.0	216.0	216.5	216.5	216.1	215.2	214.1	213.0	211.8	211.0	210.0	210.0	209.4	209.6	210.1	211.0	211.9	212.5	213.1	213.5	213.7	214.0	214.0	214.4	215.0	215.9	217.2	218.5	219.8
PROPOSED	213.62	214.31	215.16	216.05	216.47	216.68	216.20	215.47	214.43	213.28	212.14	211.14	210.38	210.02	209.77	209.99	210.64	211.34	212.03	212.72	213.24	213.49	213.74	213.99	214.24	214.60	215.10	216.10	217.43	218.72	219.30

STREET CENTERLINE

EXISTING	213.5	214.1	215.0	216.0	216.5	216.5	216.1	215.2	214.1	213.0	211.8	211.0	210.0	210.0	209.4	209.6	210.1	211.0	211.9	212.5	213.1	213.5	213.7	214.0	214.0	214.4	215.0	215.9	217.2	218.5	219.8
PROPOSED	211.77	212.45	213.29	214.20	214.62	214.84	214.34	213.63	212.61	211.47	210.35	209.30	208.43	207.78	207.13	207.46	208.44	209.42	210.32	211.00	211.50	211.75	212.00	212.25	212.50	212.84	213.29	214.14	215.54	216.94	217.57

DITCH FLOWLINE

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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

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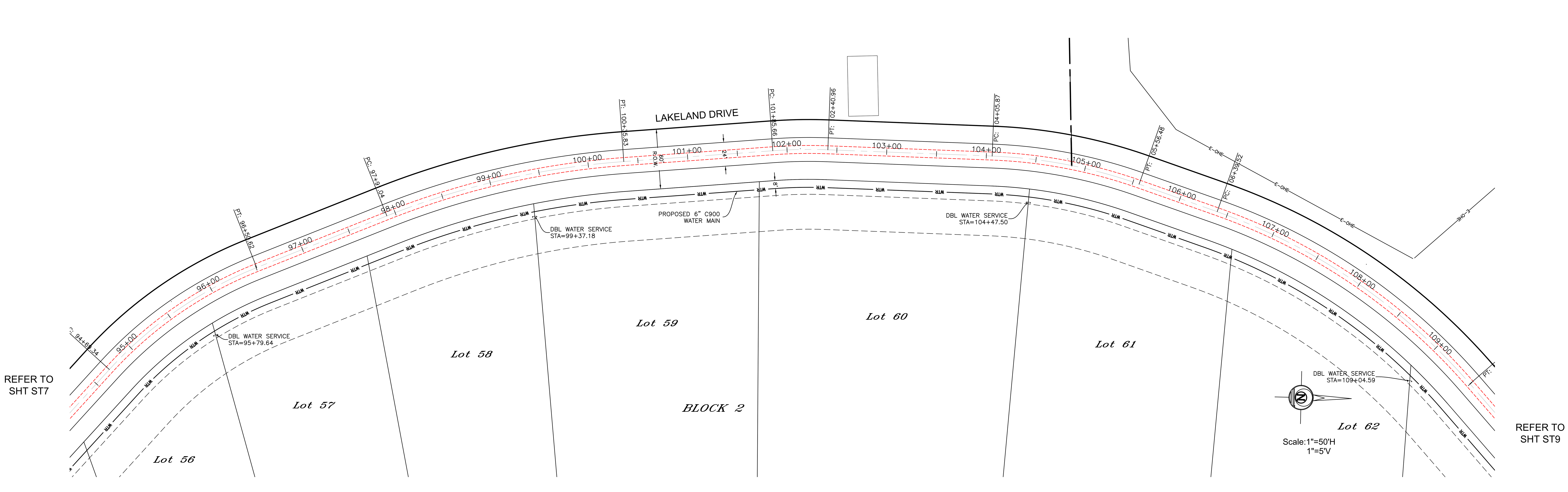
LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

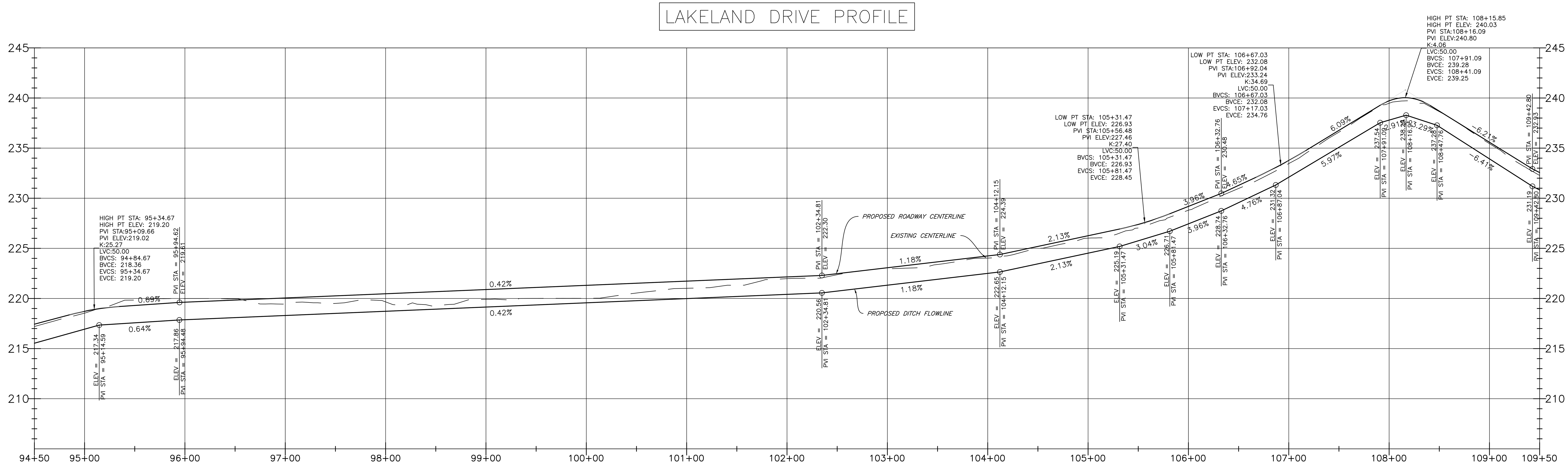
LAKELAND DRIVE
PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST7
SCALE: 1"=50'	



LAKELAND DRIVE PROFILE



STREET CENTERLINE

EXISTING	PROPOSED
217.2	217.43
218.5	218.72
219.8	219.30
220.0	219.63
220.0	219.84
219.5	220.05
219.5	220.26
219.7	220.47
219.2	220.68
219.9	220.89
220.0	221.10
220.0	221.31
220.5	221.52
221.0	221.73
221.3	221.94
222.0	222.15
222.4	222.48
223.0	223.07
223.4	223.65
224.0	224.24
225.0	225.19
226.0	226.26
227.0	227.39
228.8	229.19
231.0	231.28
233.5	233.77
236.6	236.77
239.5	239.72
238.6	238.69
235.4	235.59
232.3	232.56

DITCH FLOWLINE

EXISTING	PROPOSED
217.2	215.54
218.5	216.94
219.8	217.57
220.0	217.88
220.0	218.09
219.5	218.30
219.5	218.51
219.7	218.72
219.2	218.93
219.9	219.14
220.0	219.36
220.0	219.57
220.5	219.78
221.0	219.99
221.3	220.20
222.0	220.41
222.4	220.74
223.0	221.33
223.4	221.91
224.0	222.50
225.0	223.45
226.0	224.52
227.0	225.75
228.8	227.45
231.0	229.56
233.5	232.10
236.6	235.08
239.5	237.79
238.6	237.13
235.4	233.93
232.3	230.83

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AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND DRIVE PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST8
SCALE: 1"=50'	

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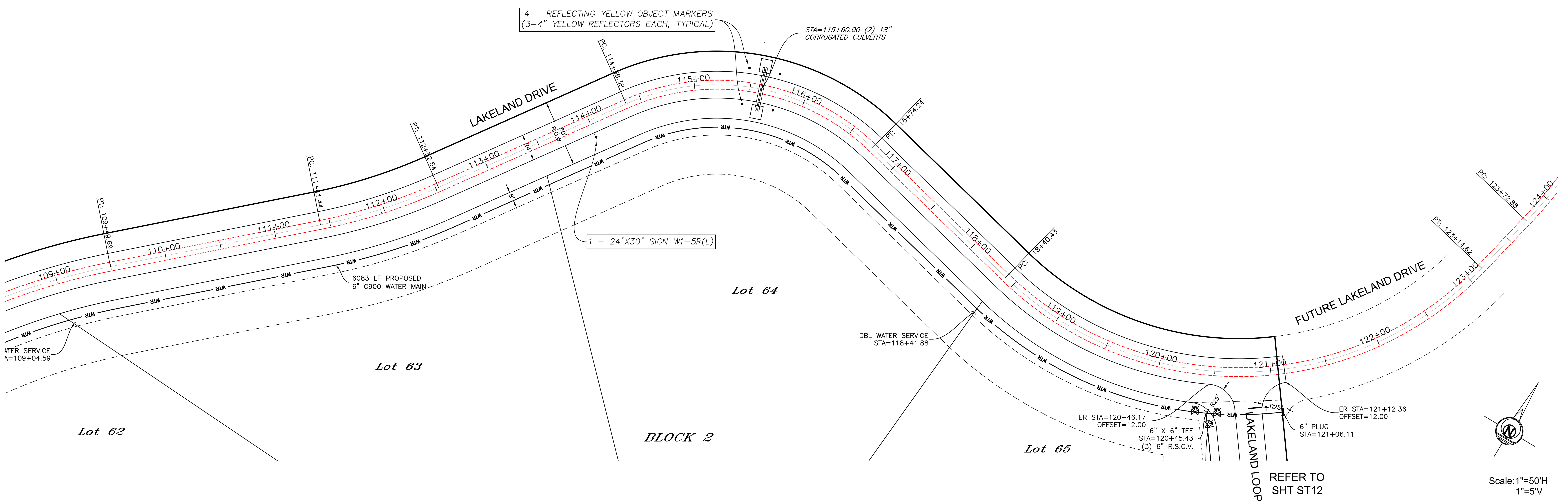
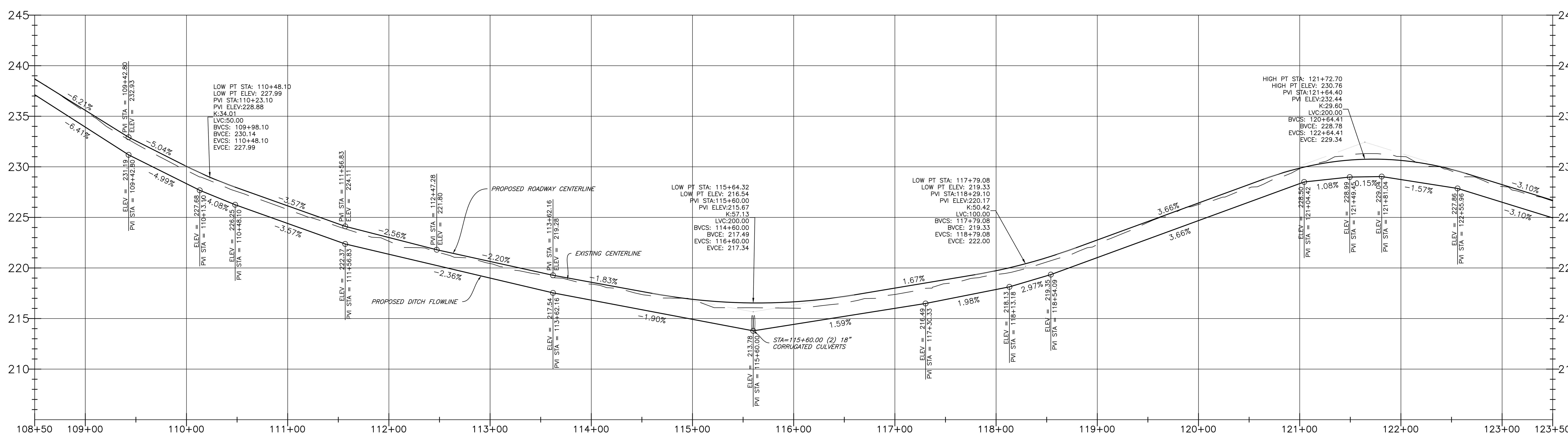


LAKELAND DRIVE PROFILE



EXISTING	PROPOSED
238.6	238.69
235.4	235.59
232.3	232.56
229.6	230.05
227.6	227.92
225.8	226.14
224.1	224.36
222.6	223.01
221.5	221.74
220.4	220.64
219.3	219.54
218.4	218.59
217.4	217.67
216.9	216.90
216.1	216.56
216.0	216.65
216.5	217.18
217.4	218.01
218.5	218.85
219.4	219.73
220.6	221.02
222.3	222.77
224.5	224.60
226.3	226.42
227.9	228.25
229.8	229.87
231.2	230.67
231.0	230.64
229.6	229.75
228.1	228.24
226.6	226.69

STREET CENTERLINE

EXISTING	PROPOSED
238.6	237.13
235.4	233.93
232.3	230.83
229.6	228.33
227.6	226.18
225.8	224.40
224.1	222.62
222.6	221.36
221.5	220.18
220.4	219.00
219.3	217.82
218.4	216.82
217.4	215.87
216.9	214.92
216.1	213.97
216.0	214.42
216.5	215.21
217.4	216.01
218.5	216.88
219.4	217.87
220.6	219.23
222.3	221.03
224.5	222.86
226.3	224.68
227.9	226.51
229.8	228.34
231.2	228.99
231.0	228.74
229.6	227.96
228.1	226.50
226.6	224.95

DITCH FLOWLINE

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www.skge.com

STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727 SKG ENGINEERING, LLC #F–7608 DEC. 3, 2021

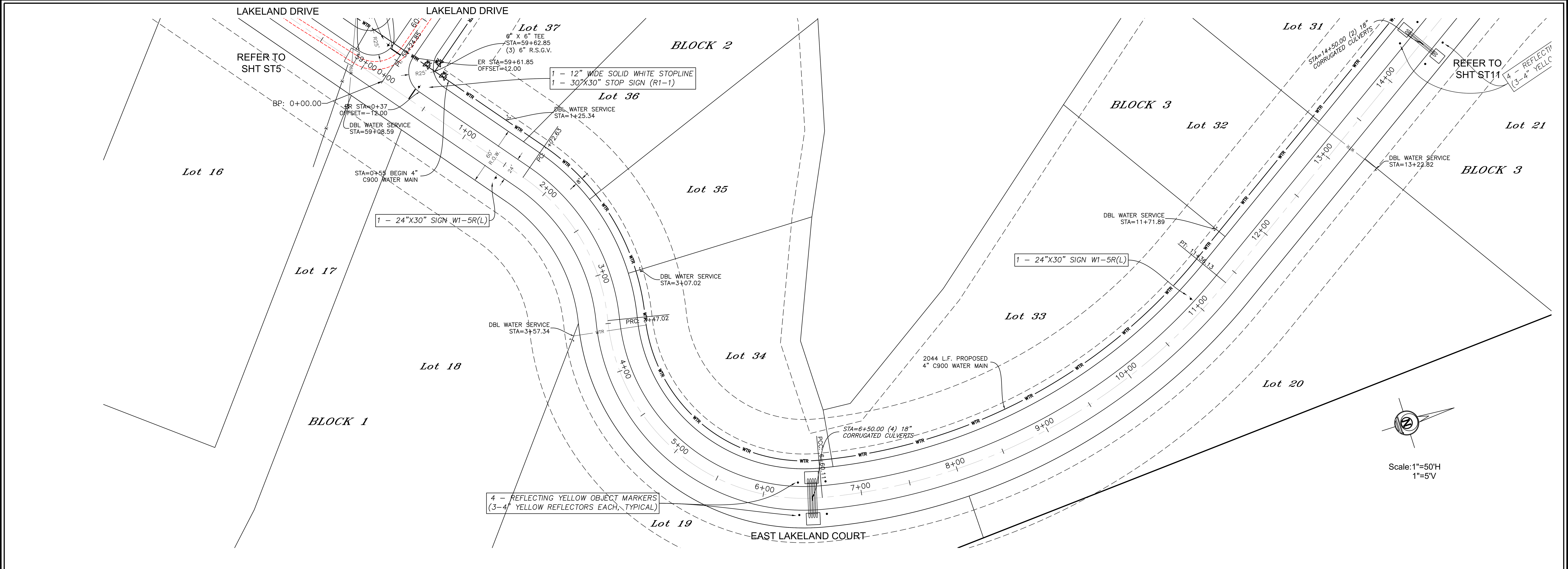
LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

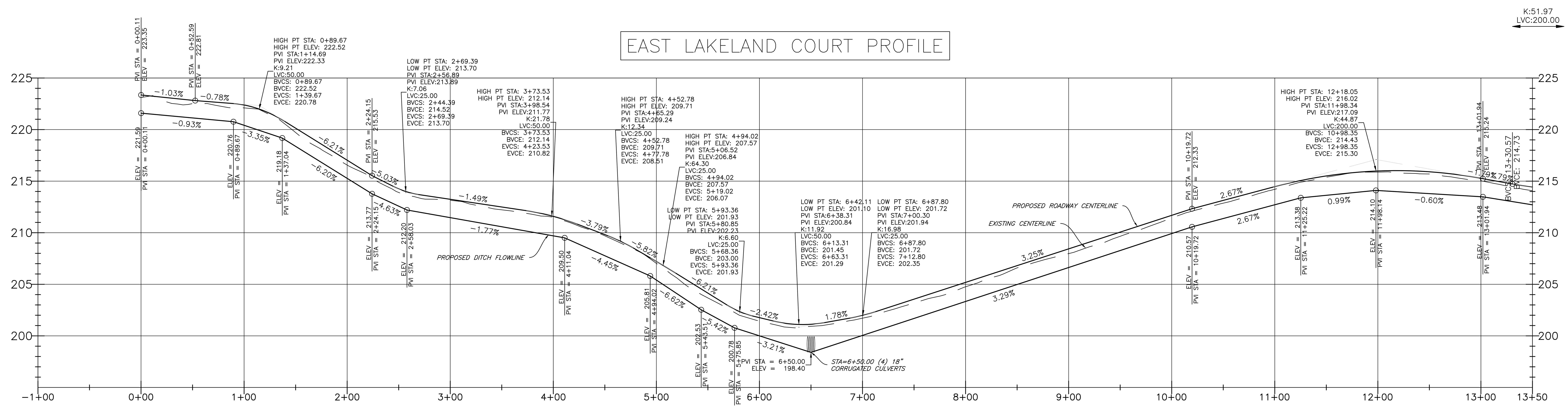
LAKELAND DRIVE PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST9
SCALE: 1"=50'	



EAST LAKELAND COURT PROFILE



EXISTING	223.1	222.5	222.1	219.7	216.6	213.9	213.1	212.2	211.5	209.7	207.0	203.7	201.4	200.9	201.7	203.2	204.8	206.6	208.0	209.7	211.4	212.9	214.2	215.4	215.9	215.7	215.0	214.1
PROPOSED		222.84	222.39	220.14	217.03	214.26	213.24	212.50	211.59	209.82	207.22	204.14	201.77	201.12	201.98	203.56	205.19	206.81	208.44	210.06	211.69	213.14	214.47	215.51	215.99	215.91	215.27	214.42

STREET CENTERLINE

EXISTING	223.1	222.5	222.1	219.7	216.6	213.9	213.1	212.2	211.5	209.7	207.0	203.7	201.4	200.9	201.7	203.2	204.8	206.6	208.0	209.7	211.4	212.9	214.2	215.4	215.9	215.7	215.0	214.1
PROPOSED		221.13	220.42	218.37	215.27	212.58	211.46	210.58	209.70	207.77	205.41	202.18	200.00	198.40	200.04	201.69	203.34	204.98	206.63	208.27	209.92	211.38	212.71	213.63	214.09	213.79	213.49	212.71

DITCH FLOWLINE

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STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED PROFESSIONAL ENGINEER

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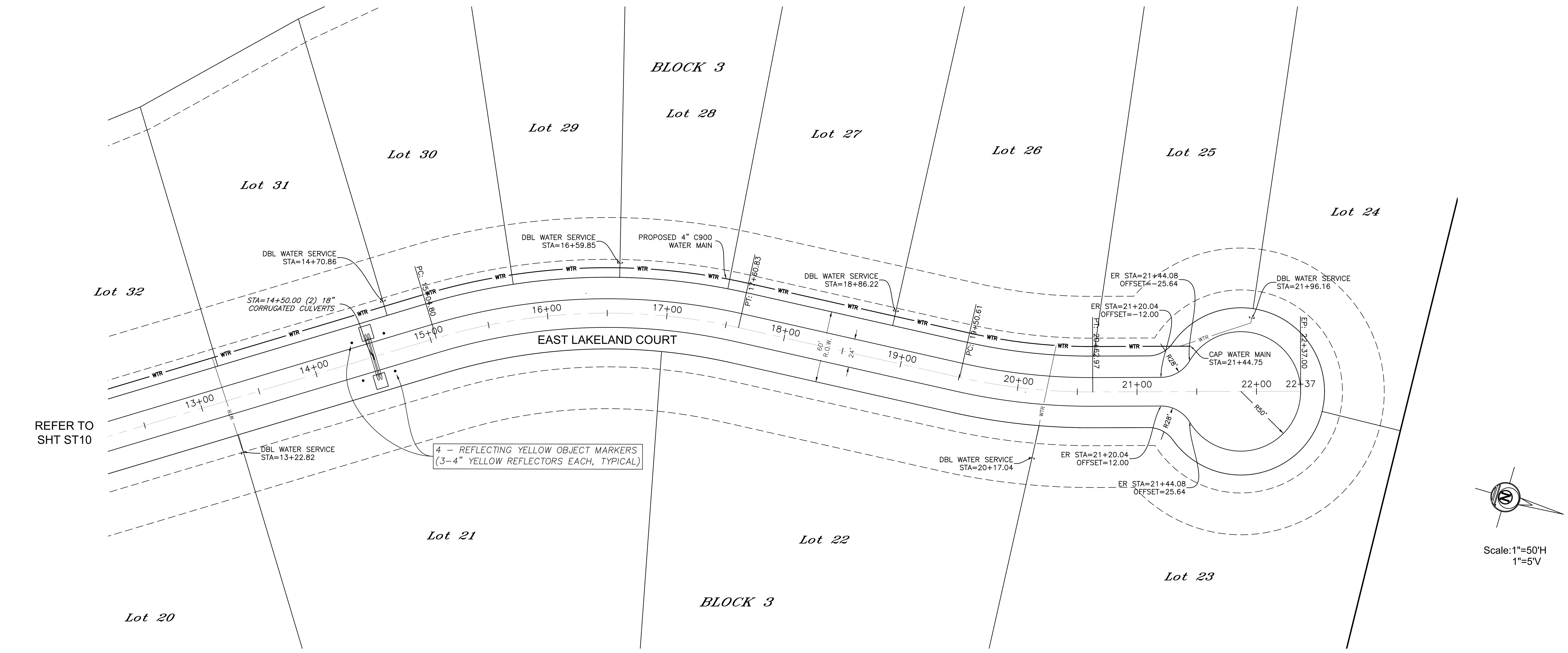
LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

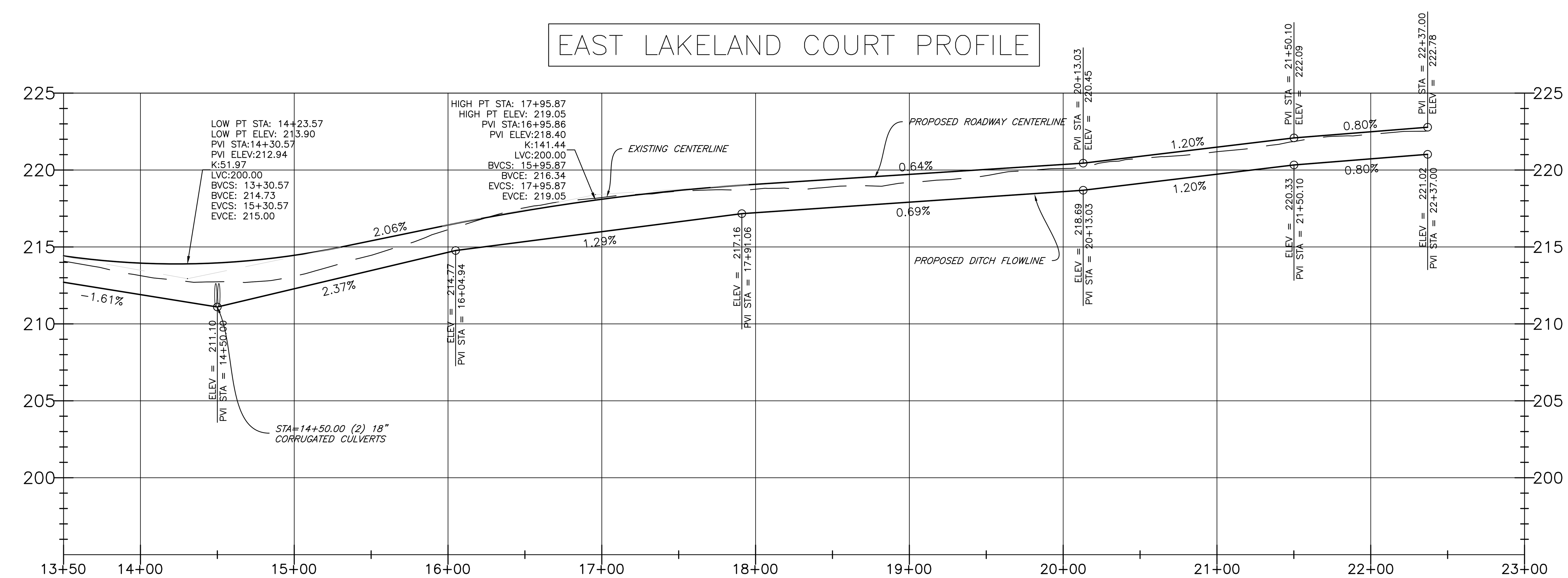
LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

EAST LAKELAND COURT PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST10
SCALE: 1"=50'	





STREET CENTERLINE

EXISTING	214.1	213.1	212.7	213.1	214.5	216.1	217.6	218.2	218.6	218.8	218.9	219.2	219.6	220.1	220.7	221.2	221.8	222.3
PROPOSED	214.42	213.95	213.96	214.46	215.40	216.43	217.35	218.10	218.68	219.07	219.39	219.72	220.04	220.36	220.89	221.49	222.09	222.49

DITCH FLOWLINE

EXISTING	214.1	213.1	212.7	213.1	214.5	216.1	217.6	218.2	218.6	218.8	218.9	219.2	219.6	220.1	220.7	221.2	221.8	222.3
PROPOSED	212.71	211.90	211.10	212.28	213.47	214.65	215.35	215.99	216.64	217.23	217.57	217.91	218.25	218.60	219.13	219.73	220.33	220.73

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LAKELAND RANCH, LLC
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AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

EAST LAKELAND COURT PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST11
SCALE: 1"=50'	

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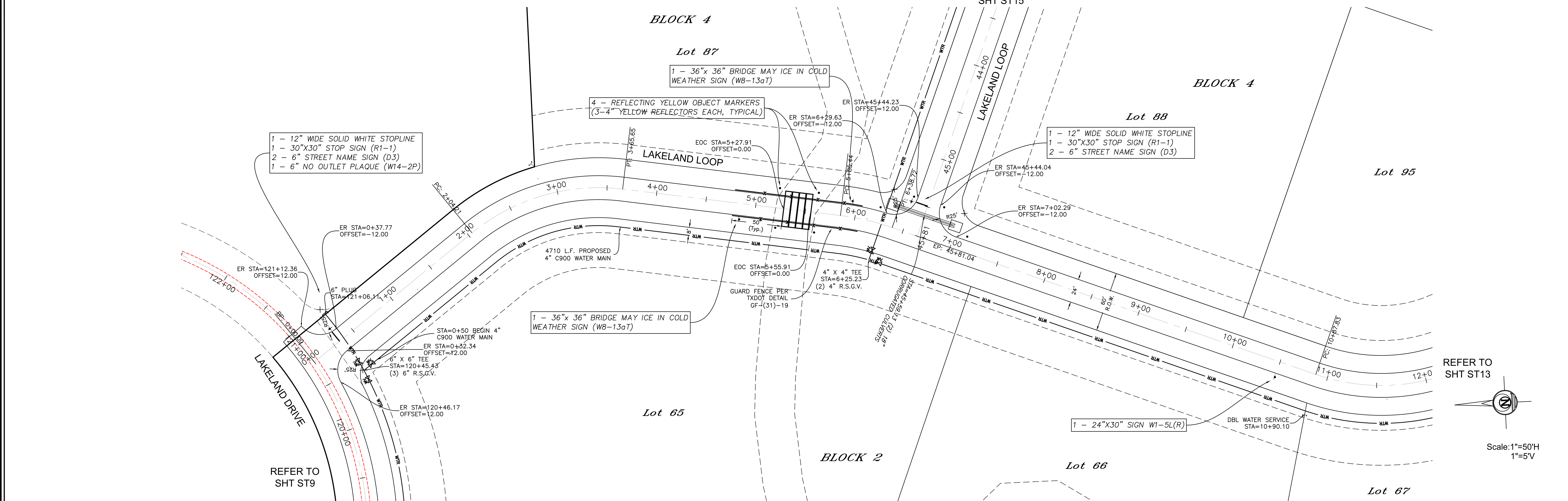
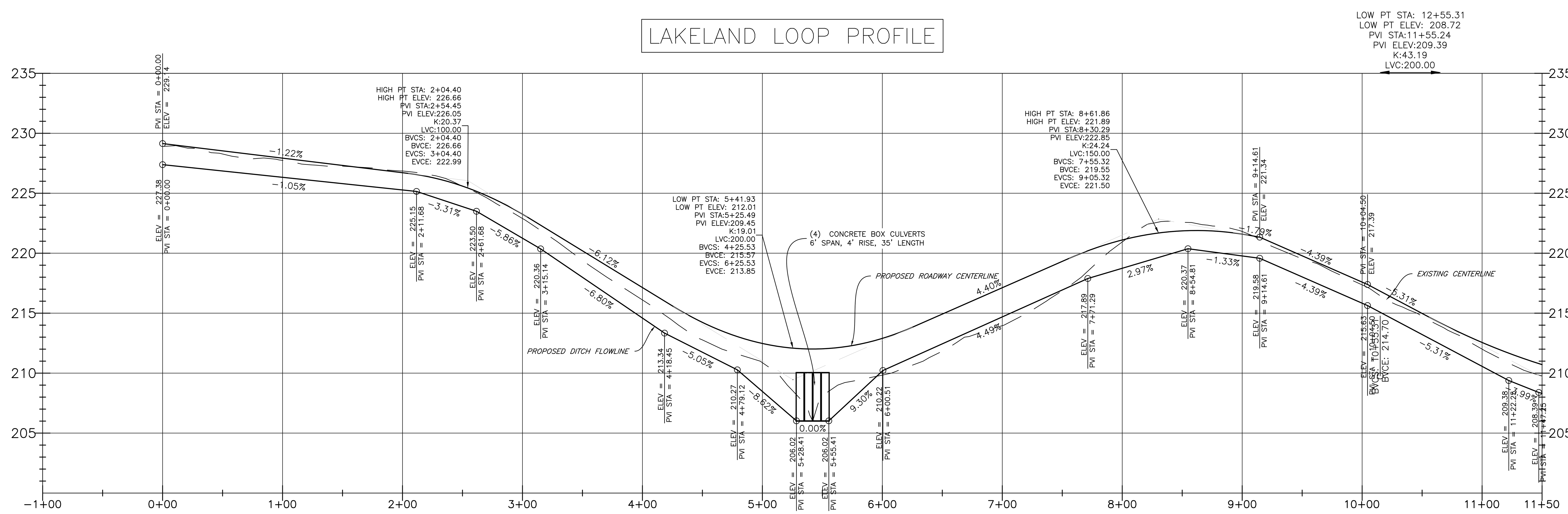


Scale:1"=50'H
1"=5'V

LAKELAND LOOP PROFILE



EXISTING	PROPOSED
228.9	229.14
228.3	228.54
227.7	227.93
227.3	227.32
226.9	226.71
225.6	225.60
222.9	223.26
219.4	220.20
216.1	217.14
212.8	214.23
210.9	212.47
208.1	212.03
209.8	212.90
211.8	214.92
214.0	217.12
216.9	219.32
220.9	221.10
222.6	221.86
221.8	221.59
219.5	219.78
217.4	217.59
214.7	214.98
212.0	212.56
209.8	210.71

STREET CENTERLINE

EXISTING	PROPOSED
228.9	227.38
228.3	226.86
227.7	226.33
227.3	225.80
226.9	225.27
225.6	223.88
222.9	221.25
219.4	217.99
216.1	214.59
212.8	211.75
210.9	208.47
208.1	206.02
209.8	210.17
211.8	212.44
214.0	214.69
216.9	216.93
220.9	218.74
222.6	220.23
221.8	219.77
219.5	218.02
217.4	215.83
214.7	213.22
212.0	210.57
209.8	208.31

DITCH FLOWLINE

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STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727 SKG ENGINEERING, LLC #F-7608 DEC. 3, 2021

LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND LOOP PLAN/PROFILE

REVISIONS

DWG BY: DLH
DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353
SCALE: 1"=50'
SHEET NO. ST12

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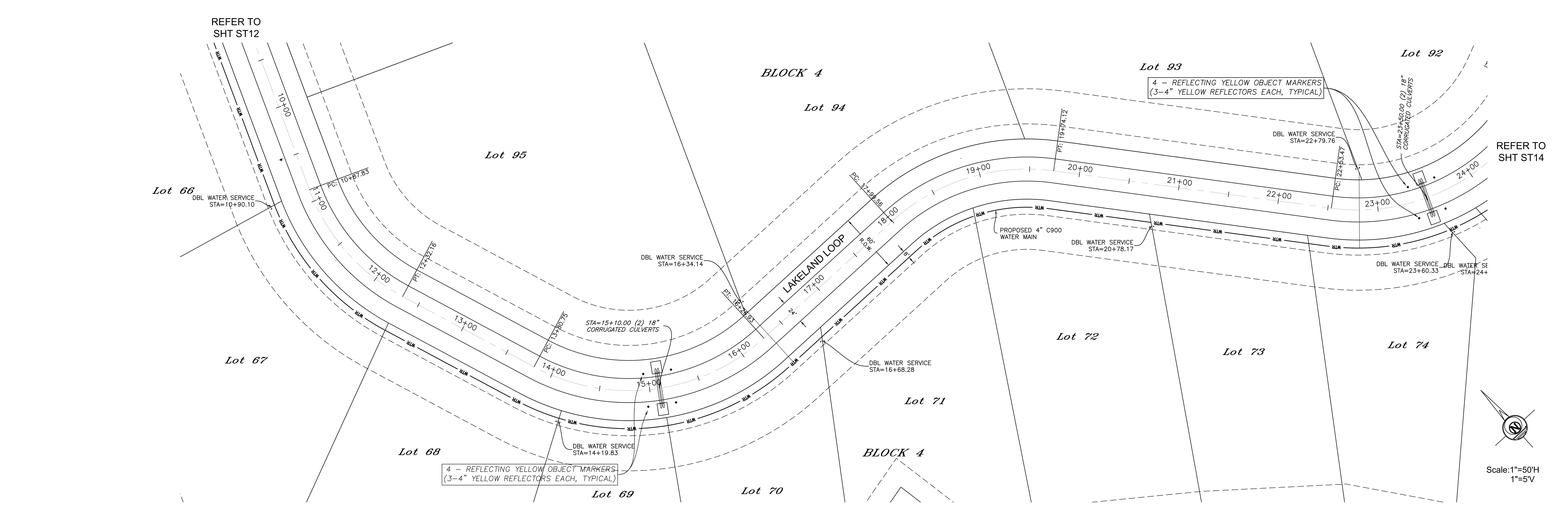
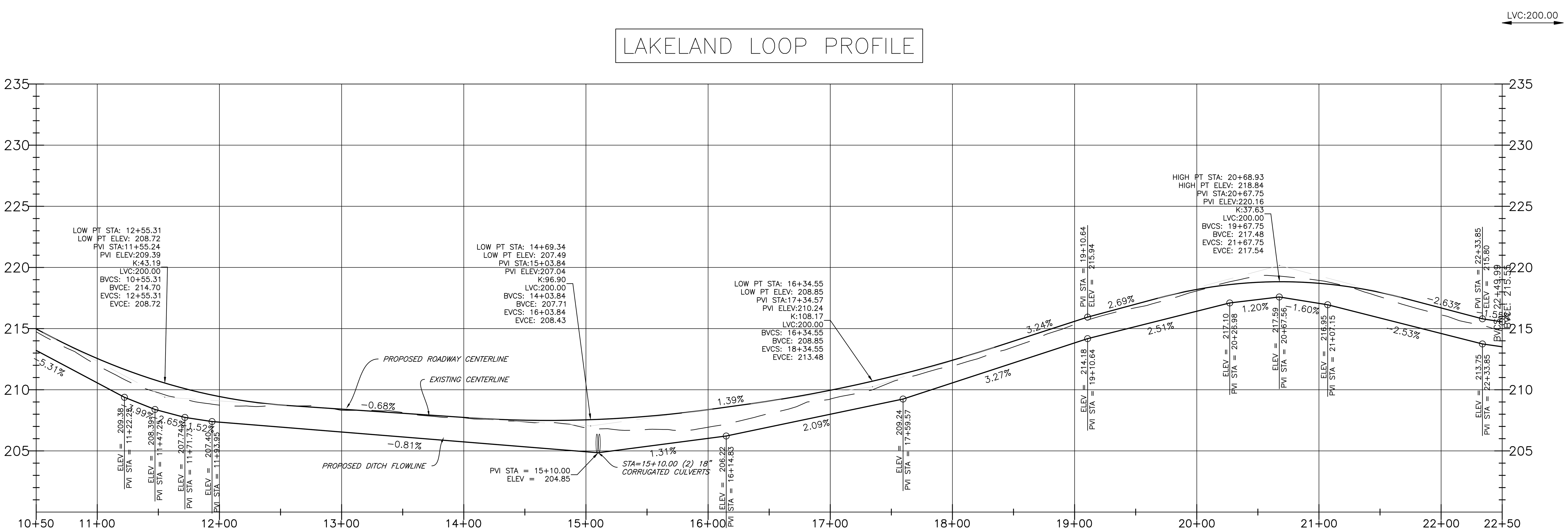


LAKELAND LOOP PROFILE



STREET CENTERLINE

Station	10+50	11+00	11+50	12+00	12+50	13+00	13+50	14+00	14+50	15+00	15+50	16+00	16+50
EXISTING	214.7	212.0	209.8	208.7	208.7	208.3	208.1	207.7	207.4	206.9	206.8	206.9	208.1
PROPOSED	214.98	212.56	210.71	209.44	208.76	208.42	208.08	207.74	207.51	207.54	207.83	208.37	209.08

Station	17+00	17+50	18+00	18+50	19+00	19+50	20+00	20+50	21+00	21+50	22+00	22+50
EXISTING	209.2	210.6	212.0	213.5	215.3	216.7	218.1	219.3	218.9	217.6	216.1	214.8
PROPOSED	209.96	211.07	212.41	213.98	215.59	217.00	218.20	218.79	218.71	217.96	216.69	215.55

DITCH FLOWLINE

Station	10+50	11+00	11+50	12+00	12+50	13+00	13+50	14+00	14+50	15+00	15+50	16+00	16+50
EXISTING	214.7	212.0	209.8	208.7	208.7	208.3	208.1	207.7	207.4	206.9	206.8	206.9	208.1
PROPOSED	213.22	210.57	208.31	207.35	206.95	206.55	206.14	205.74	205.34	204.93	205.37	206.03	206.95

Station	17+00	17+50	18+00	18+50	19+00	19+50	20+00	20+50	21+00	21+50	22+00	22+50
EXISTING	209.2	210.6	212.0	213.5	215.3	216.7	218.1	219.3	218.9	217.6	216.1	214.8
PROPOSED	208.00	209.04	210.56	212.20	213.83	215.17	216.42	217.37	217.07	215.87	214.60	213.52

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STATE OF TEXAS – RUSSELL T. GULLY – 87727 – LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727 SKG ENGINEERING, LLC #F-7608 DEC. 3, 2021

LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND LOOP PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST13
SCALE: 1"=50'	

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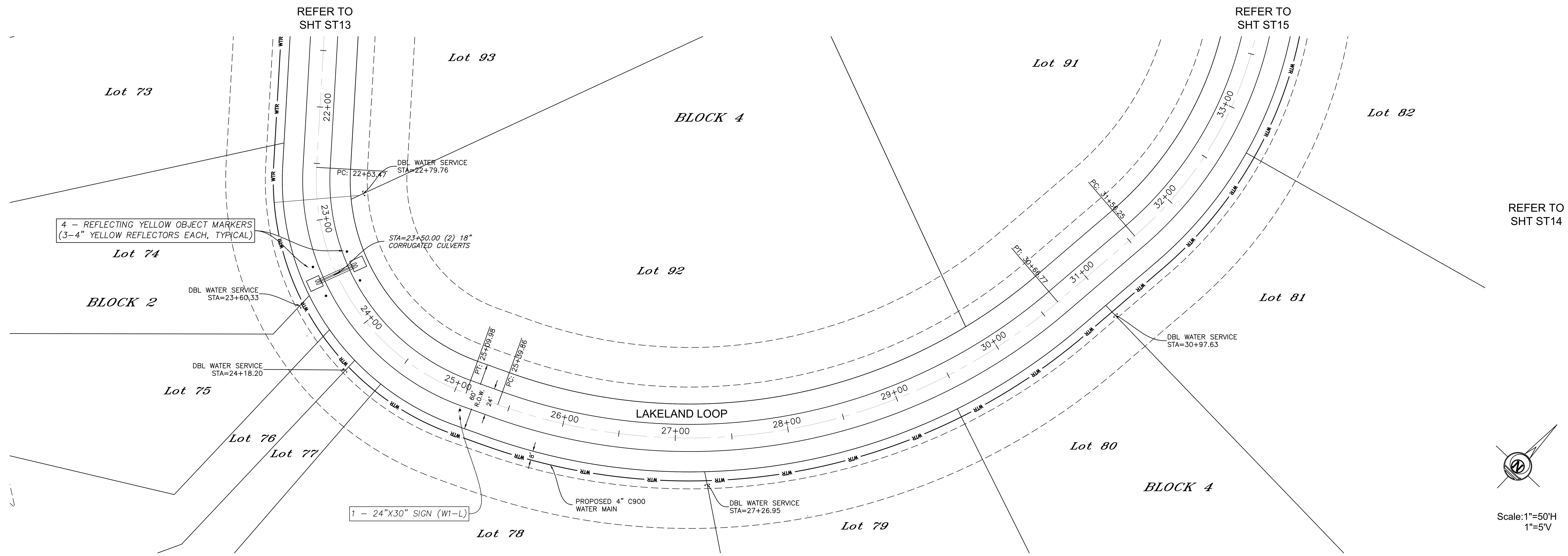

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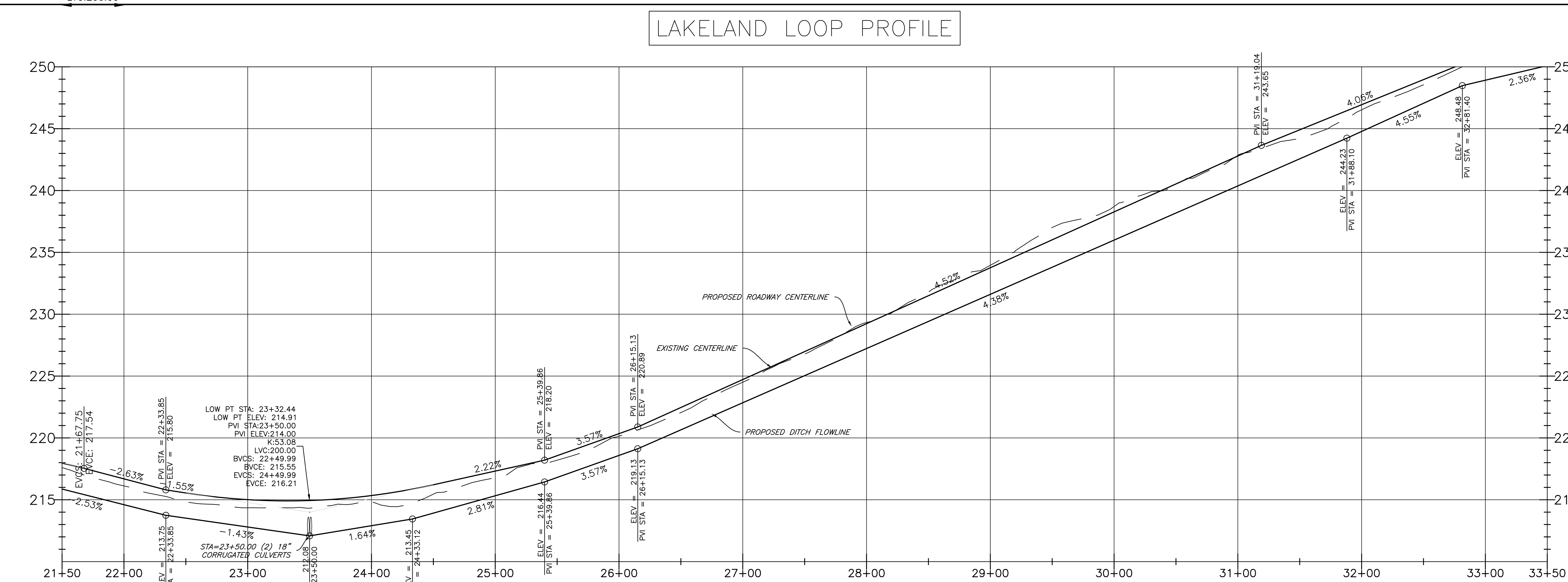

EXISTING	PROPOSED
217.6	217.96
216.1	216.69
214.8	215.55
214.4	215.01
214.3	214.94
214.9	215.34
215.5	216.21
216.8	217.32
218.2	218.56
220.1	220.35
222.0	222.46
224.5	224.72
226.8	226.98
229.3	229.24
231.8	231.50
234.0	233.76
237.0	236.02
238.7	238.28
240.5	240.53
242.8	242.79
244.2	244.91
246.5	246.94
248.5	248.97
250.7	250.72
251.8	252.02

STREET CENTERLINE

EXISTING	PROPOSED
217.6	215.87
216.1	214.60
214.8	213.52
214.4	212.80
214.3	212.08
214.9	212.90
215.5	213.92
216.8	215.32
218.2	216.80
220.1	218.59
222.0	220.65
224.5	222.85
226.8	225.04
229.3	227.23
231.8	229.42
234.0	231.61
237.0	233.80
238.7	235.99
240.5	238.18
242.8	240.37
244.2	242.56
246.5	244.78
248.5	247.05
250.7	248.92
251.8	250.10

DITCH FLOWLINE

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STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED PROFESSIONAL ENGINEER

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LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND LOOP PLAN/PROFILE

REVISIONS

DWG BY: DLH
DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353
SHEET NO. ST14
SCALE: 1"=50'

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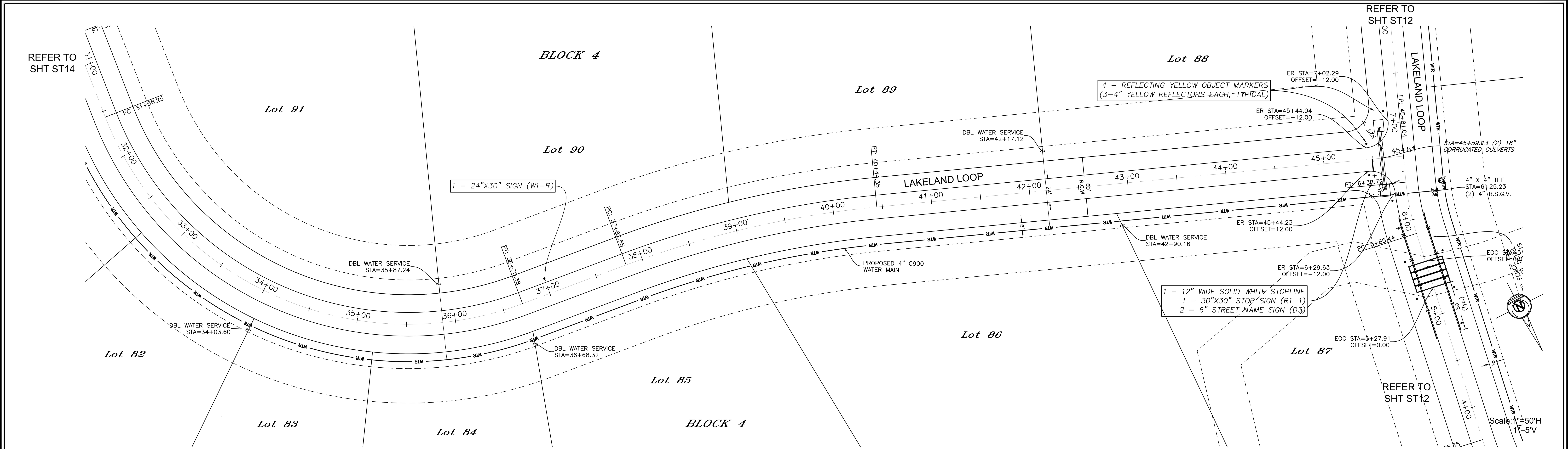
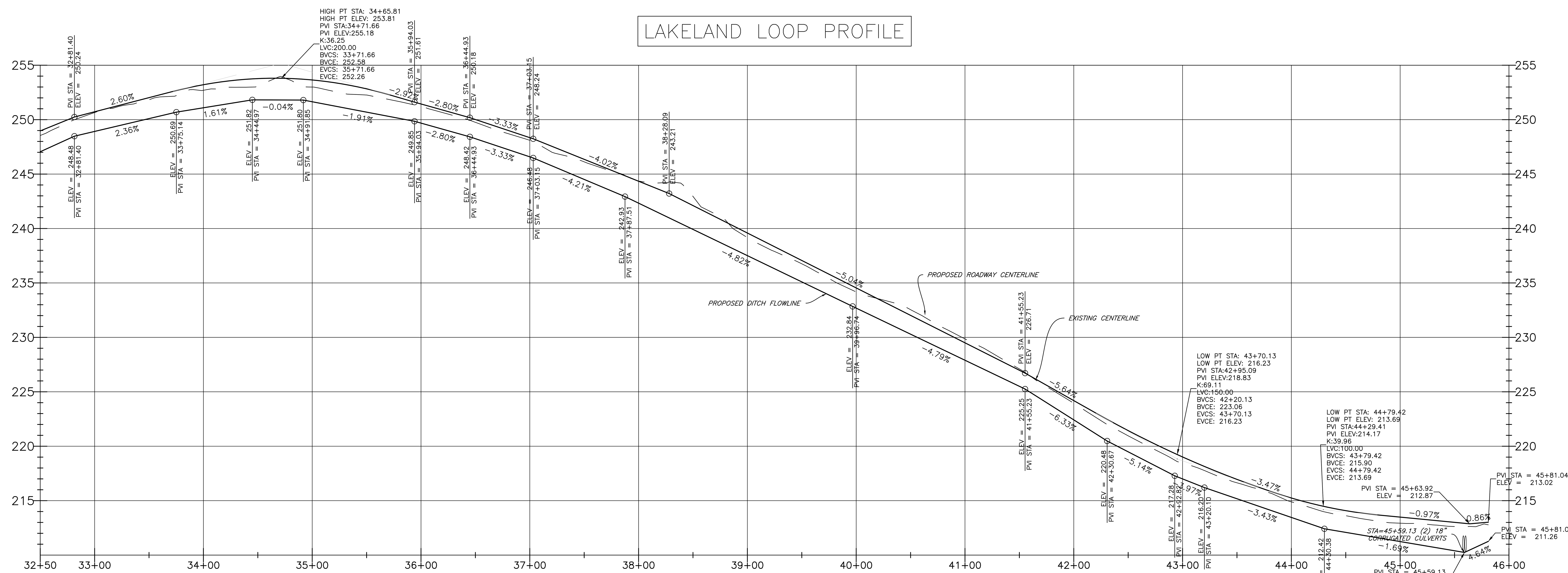


LAKELAND LOOP PROFILE



EXISTING	PROPOSED
248.5	248.97
250.7	250.72
251.8	252.02
252.7	253.21
253.1	253.77
253.0	253.65
252.3	252.83
251.3	251.44
249.8	250.01
248.1	248.34
246.1	246.35
244.4	244.34
242.9	242.11
239.2	239.59
236.8	237.06
234.2	234.54
232.5	232.02
229.9	229.50
227.1	226.98
224.0	224.19
221.0	221.44
218.4	219.01
216.6	216.95
214.9	215.24
213.6	214.08
212.9	213.49
212.6	213.01

STREET CENTERLINE

EXISTING	PROPOSED
248.5	247.05
250.7	248.92
251.8	250.10
252.7	251.09
253.1	251.81
253.0	251.64
252.3	250.69
251.3	249.68
249.8	248.25
248.1	246.58
246.1	244.51
244.4	242.33
242.9	239.92
239.2	237.51
236.8	235.10
234.2	232.69
232.5	230.29
229.9	227.90
227.1	225.50
224.0	222.42
221.0	219.49
218.4	217.00
216.6	215.17
214.9	213.46
213.6	212.08
212.9	211.24
212.6	210.40

DITCH FLOWLINE

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STATE OF TEXAS
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LAKELAND RANCH, LLC
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AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

LAKELAND LOOP PLAN/PROFILE

REVISIONS

DWG BY: DLH	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. ST15
SCALE: 1"=50'	

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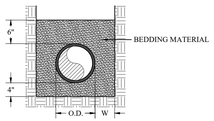
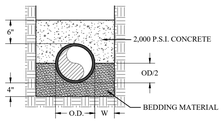
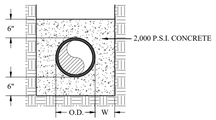
PIPE EMBEDMENT ZONE
WATER AND SEWER MAINS



GRAVEL EMBEDMENT



CONCRETE CAP



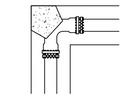
CONCRETE ENCASEMENT

STANDARD TRENCH WIDTH	
PIPE SIZE	W
16" OR LESS	6"
GREATER THAN 16"	AS SPECIFIED BY PIPE MFG. & APPROVED BY CITY ENGINEER

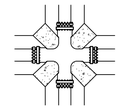
NOTES:

1. BEDDING MATERIAL FOR THE INSTALLATION OF WATER AND SEWER MAINS SHALL BE CRUSHED STONE OR PEA GRAVEL THAT WILL REMAIN FIRM AND NOT PERMIT DISPLACEMENT OF THE PIPE EITHER DURING PIPE LAYING OR BACKFILLING OR FOLLOWING THE COMPLETION OF CONSTRUCTION.
2. BEDDING MATERIAL SHALL BE FROM AN APPROVED BEDDING MATERIAL SOURCE PER THE LIST OF APPROVED BEDDING SUPPLIERS OR BE APPROVED BY THE CITY ENGINEER.
3. TRENCH SPOILS ARE NOT ACCEPTABLE FOR "EMBEDMENT ZONE MATERIAL"

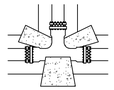
THRUST BLOCKING



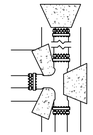
BEND



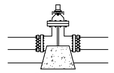
CROSS



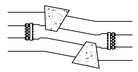
TEE



TEE WITH STUBOUT



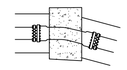
VALVE



OFFSET

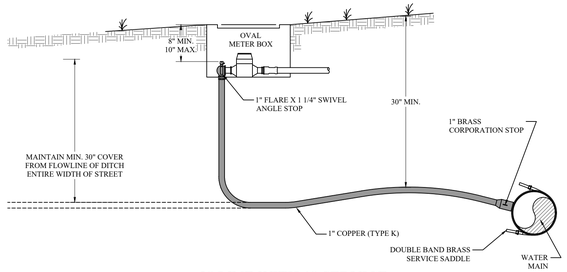
NOTES:

1. ALL MECHANICAL JOINT CONNECTIONS ON BENDS AND VALVES SHALL BE MECHANICALLY RESTRAINED AND CONCRETE BLOCKED AS SHOWN.
2. ALL CONCRETE SHALL BE 3,000 P.S.I.
3. ALL STUB OUT PIPE SECTIONS SHALL BE A MINIMUM OF 20' IN LENGTH UNLESS APPROVED OTHERWISE BY THE CITY
4. IF STUBOUT ENCOMPASSES MORE THAN ONE JOINT, BELL JOINT RESTRAINTS SHALL BE USED.
5. ALL DUCTILE IRON SHALL BE WRAPPED IN MINIMUM 3 MIL. POLY SHEETING

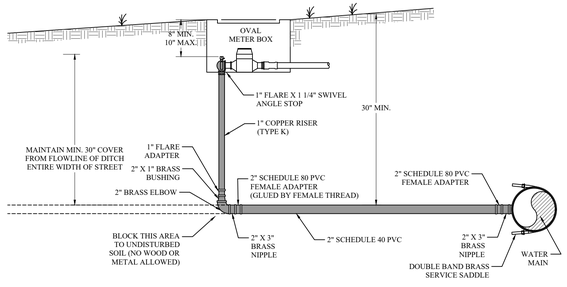


VERTICAL BEND

1" SERVICE LINE



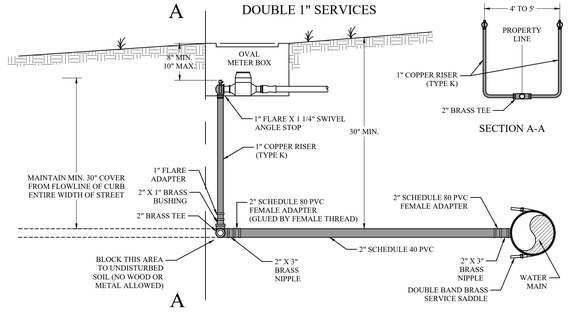
2" LINE WITH 1" SERVICE



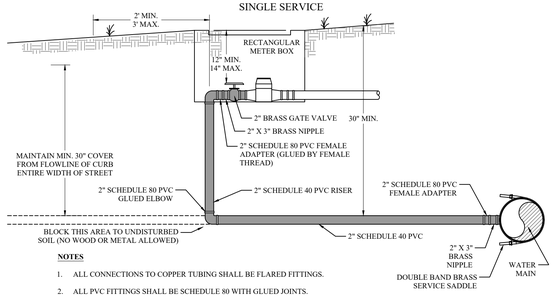
NOTES

1. ALL CONNECTIONS TO COPPER TUBING SHALL BE FLARED FITTINGS.
2. ALL PVC FITTINGS SHALL BE SCHEDULE 80 WITH GLUED JOINTS.
3. ANY BUSHINGS REQUIRED SHALL BE BRASS WITH NEOPRENE GASKET.
4. ANGLE STOP SHALL BE LOCATED BETWEEN 2' AND 5' FROM BACK OF CURB.

2" SERVICE LINE
DOUBLE 1" SERVICES



2" METER SERVICE LINE
SINGLE SERVICE



NOTES

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FIRM REGISTRATION NUMBER F-7608
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STATE OF TEXAS
RUSSELL T. GULLY
87727
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727
SKG ENGINEERING, LLC #F-7608
DEC. 3, 2021

LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH
SECTION ONE
TYLER COUNTY, TEXAS

UTILITY
DETAILS

REVISIONS

DWG BY:	DWG. DATE:
RTG	DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO. M1
SCALE: N.T.S.	

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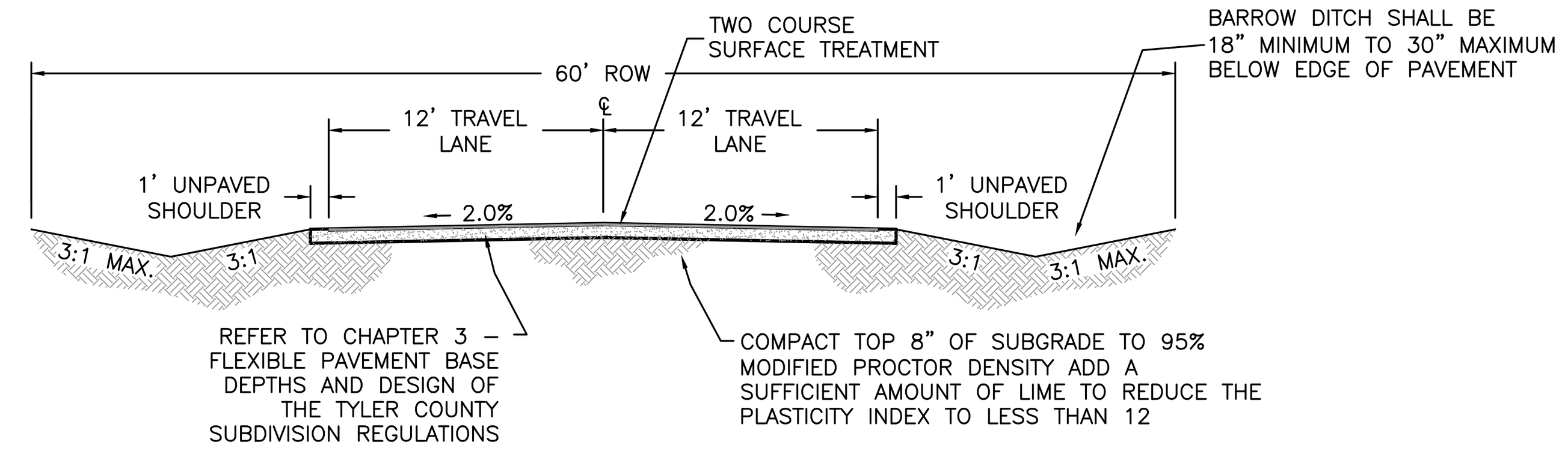
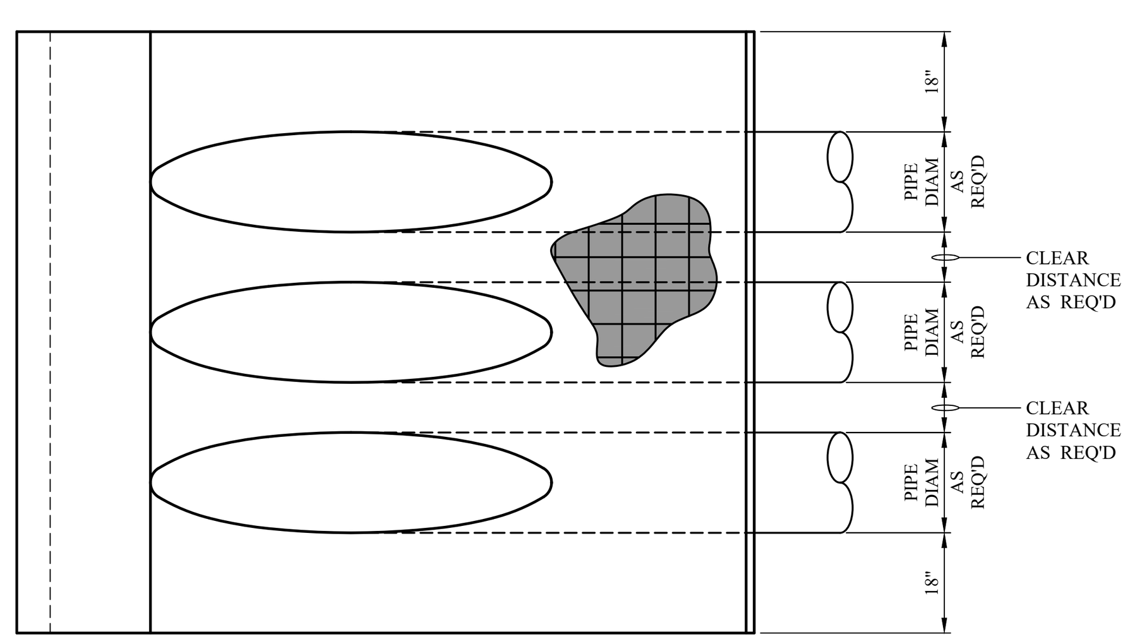
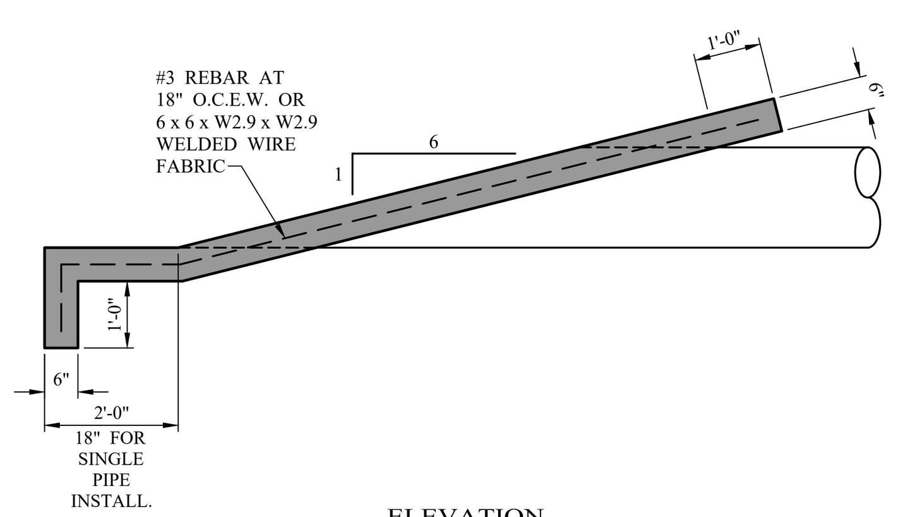


RESIDENTIAL ROADWAY



PLAN VIEW
NOT TO SCALE

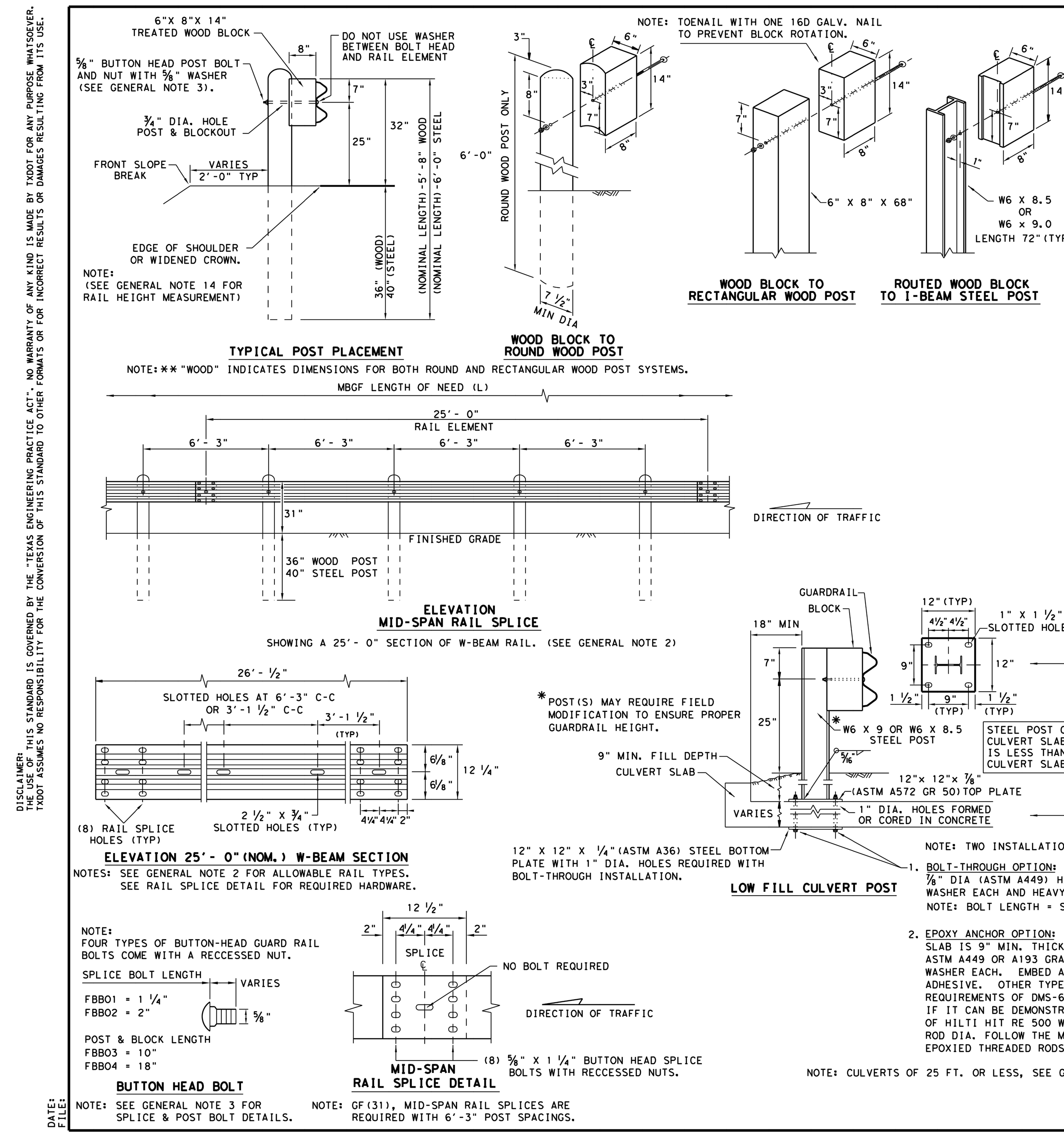


ELEVATION
NOT TO SCALE

SLOPED HEADWALL

NOTES FOR MULTIPLE INSTALLATIONS:

1. CLEAR DISTANCE BETWEEN PIPES SHALL BE A MINIMUM OF 9" FOR 12" AND 15" DIAMETERS, 14" FOR 18" DIAMETERS, AND 20" FOR 30" DIAMETERS.
2. FOR SINGLE INSTALLATIONS, A DISTANCE OF 18" IS REQUIRED FROM OUTSIDE OF PIPE TO OUTSIDE OF HEADWALL.
3. CLASS "A" CONCRETE.



NOTE: TWO INSTALLATION OPTIONS.

1. BOLT-THROUGH OPTION: REQUIRES A 6" MIN. SLAB THICKNESS. 7/8" DIA (ASTM A449) HEAVY HEX BOLTS WITH TWO HARDENED WASHER EACH AND HEAVY HEX NUTS.
   NOTE: BOLT LENGTH = SLAB PLUS 2 1/4" MIN.
2. EPOXY ANCHOR OPTION: THIS OPTION MAY ONLY BE USED IF THE CULVERT SLAB IS 9" MIN. THICK. THREADED ANCHOR RODS MUST BE 7/8" DIA. ASTM A449 OR A193 GRADE B7 WITH HEAVY HEX NUT, AND ONE HARDENED WASHER EACH. EMBED ANCHOR RODS 6" WITH HILTI HIT RE 500 EPOXY ADHESIVE. OTHER TYPE III CLASS C EPOXY ADHESIVES MEETING THE REQUIREMENTS OF DMS-6100, "EPOXIES AND ADHESIVES", MAY BE USED IF IT CAN BE DEMONSTRATED THAT THEY MEET OR EXCEED THE STRENGTH OF HILTI HIT RE 500 WITH THE SAME EMBEDMENT DEPTH AND THREADED ROD DIA. FOLLOW THE MANUFACTURER'S REQUIREMENTS FOR INSTALLING EPOXIED THREADED RODS. EXTEND RODS 1/4" MIN. BEYOND NUT.

NOTE: CULVERTS OF 25 FT. OR LESS, SEE GF(31)LS STANDARD FOR "LONG SPAN" OPTION.

GENERAL NOTES

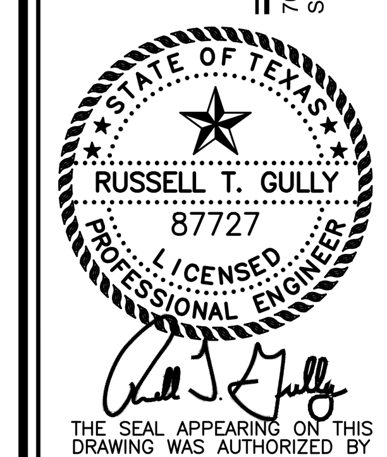
1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN IN THE PLANS. THE EXACT POSITION OF MBGF SHALL BE SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. STEEL POSTS TO BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING."
2. RAIL ELEMENTS SHALL MEET THE REQUIREMENTS OF ITEM 540, "METAL BEAM GUARD FENCE" EXCEPT AS MODIFIED IN THE PLANS. THE CONTRACTOR MAY FURNISH RAIL ELEMENTS OF 25'- 0", OR 12'- 6" (NOM.) LENGTHS. RAIL ELEMENTS MAY HAVE SLOTTED HOLES AT 3'-1 1/2" C-C OR 6'-3" C-C. A SPECIAL LENGTH OF RAIL MAY BE MANUFACTURED TO ACCOMMODATE THE DOWNSTREAM ANCHOR TERMINAL (DAT) AND THE TRANSITION SECTIONS OF GUARDRAIL.
3. BUTTON HEAD "POST BOLTS & NUTS" SHALL MEET THE REQUIREMENTS OF (ASTM A307), AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT AND 5/8" WASHER (FWC16a) AND NOT MORE THAN 1" BEYOND IT. TRIM REMAINING BOLT LENGTH TO MEET REQUIRED LENGTH.
4. FITTINGS (BOLTS, NUTS, AND WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM.
5. CROWN SHALL BE WIDENED TO ACCOMMODATE THE METAL BEAM GUARD FENCE.
6. THE LATERAL APPROACH TO THE GUARD FENCE, SHALL HAVE A MAXIMUM SLOPE OF 1V:10H.
7. IF SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER, THE GUARD FENCE MAY BE FLARED AT A RATE OF 25:1 OR FLATTER.
8. UNLESS OTHERWISE SHOWN IN THE PLANS, GUARD FENCE PLACED IN THE VICINITY OF CURBS SHALL BE POSITIONED SO THAT THE FACE OF CURB IS LOCATED DIRECTLY BELOW OR BEHIND THE FACE OF THE RAIL. RAIL PLACED OVER CURBS SHALL BE INSTALLED SO THAT THE POST BOLT IS LOCATED APPROXIMATELY 25 INCHES ABOVE THE GUTTER PAN OR EDGE OF SHOULDER.
9. APPLICATIONS IN SOLID ROCK ARE ONLY ALLOWED WITH STEEL POSTS. IF SOLID ROCK IS ENCOUNTERED WITHIN 0 TO 18" OF THE FINISHED GRADE, DRILL A 24" DIA. HOLE, 24" INTO THE ROCK. IF SOLID ROCK IS ENCOUNTERED BELOW 18", DRILL A 12" DIA. HOLE, 12" INTO THE ROCK OR TO THE STANDARD EMBEDMENT DEPTH, WHICHEVER MAYBE LESS. ANY EXCESS POST LENGTH, AFTER MEETING THESE DEPTHS, MAY BE FIELD CUT TO ENSURE PROPER GUARDRAIL MOUNTING HEIGHT. BACKFILL WITH COARSE AGGREGATE MATERIAL.
10. POSTS SHALL NOT BE SET IN CONCRETE, OF ANY DEPTH.
11. SPECIAL FABRICATION WILL BE REQUIRED AT INSTALLATION LOCATIONS HAVING A CURVATURE OF LESS THAN 150 FT. RADIUS.
12. UNLESS OTHERWISE SHOWN IN THE PLANS, A COMPOSITE MATERIAL BLOCK THAT MEETS THE REQUIREMENTS OF DMS-7210, "COMPOSITE MATERIAL POSTS AND BLOCKS FOR METAL BEAM GUARD FENCE" MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. THE CONSTRUCTION DIVISION, TXDOT MAINTAINS A MATERIAL PRODUCER LIST (MPL) FOR PRODUCERS OF MATERIALS CONFORMING TO DMS-7210 ONLY PRODUCERS ON THE MPL MAY FURNISH COMPOSITE MATERIAL BLOCKS.
13. FOR THE LOW FILL CULVERT OPTION, POSTS LOCATED PARTIALLY OR WHOLLY BETWEEN PRECAST BOX CULVERT UNITS, THE USE OF A CAST-IN-PLACE CONCRETE CLOSURE BETWEEN BOXES IS REQUIRED. THE LENGTH OF THE CAST-IN-PLACE CONCRETE CLOSURE SHALL ACCOMMODATE THE PLACEMENT OF THE LOW FILL CULVERT OPTION. SEE CONCRETE CLOSURE DETAILS ON BRIDGE STANDARD SCP-MD.
14. GUARDRAIL HEIGHT MEASUREMENT: WHEN THE GUARDRAIL IS LOCATED ABOVE PAVEMENT, MEASURE THE HEIGHT FROM THE PAVEMENT TO THE TOP OF THE W-BEAM RAIL. WHEN THE GUARDRAIL IS LOCATED UP TO 2 FT. OFF OF THE EDGE OF PAVEMENT OR FOR A PAVEMENT OVERLAY, USE A 10-FOOT STRAIGHTEDGE TO EXTEND THE PAVEMENT/SHOULDER SLOPE TO THE BACK OF RAIL, MEASURE FROM THE BOTTOM OF STRAIGHTEDGE TO THE TOP OF RAIL. FOR GUARDRAIL LOCATED DOWN A 10:1 SLOPE, MEASURE FROM THE NOMINAL TERRAIN.

NOTE: TRANSISTIONS TO BRIDGE RAILS OR TRAFFIC BARRIERS.
SEE GF(31)TL3 TR STANDARD FOR HIGH-SPEED TL-3 TRANSITIONS.
SEE GF(31)TL2 TR STANDARD FOR LOW-SPEED TL-2 TRANSITIONS.

Texas Department of Transportation — Design Division Standard

METAL BEAM GUARD FENCE
TL-3 MASH COMPLIANT
GF(31)-19

FILE: gf3119.dgn — © TxDOT: NOVEMBER 2019



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FAX: 325.657.8189
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STATE OF TEXAS — RUSSELL T. GULLY — 87727 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY RUSSELL T. GULLY, P.E. 87727 SKG ENGINEERING, LLC #F-7608 DEC. 3, 2021

LAKELAND RANCH, LLC
CLAY SIGNOR
761 TRINITY HILLS DRIVE, APT. 6108
AUSTIN, TEXAS 78737

LAKELAND RANCH SECTION ONE TYLER COUNTY, TEXAS

STREET DETAILS

REVISIONS

DWG BY: RTG	DWG. DATE: DEC. 3, 2021
JOB NO. 21-E-1353	SHEET NO.
SCALE: N.T.S.	M2

N:\Engineering\2021\21E1353 Gates Walcott_Tyler County Plat\M2-Street Details.dwg

SKG
ENGINEERING, LLC
FIRM NUMBER F-7608 & 10102400
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
FAX: 325.657.8189

MEMORANDUM

DATE: December 3, 2021

TO: Tyler County

FROM: SKG Engineering

PROJECT: Lakeland Ranch Section One – SKG No. 21E1353

Lakeland Ranch, Section One Plat, Resubmittal

Please accept the attached plat submittal. You will find that the comments in the Goodwin-Lasiter-Strong letter dated November 19, 2021, have been addressed in this submittal.

We respectfully request approval with conditions, based on the following outstanding items:

1. (Letter No. 1) Tax certificates are not yet available as the appraisal district is just now around to dividing the property to its current ownership.
2. (Letter No. 2) We are currently working on a more formal agreement with the water district. The attached letters from the District will show they are willing to provide water and that they have the capacity to do so.
3. (Letter No. 16) We have been in contact with DETCOG this week and they are currently working on assigning road numbers and addresses. This has taken longer due to the fire at their normal office.

If you have any questions or need any changes, please let us know.

Sincerely,
SKG Engineering, LLC

Appendix A

SUBDIVISION APPLICATION CHECKLIST

The following tasks must be completed by the developer prior to filing any application for subdivision approval:

✓ Meet with the Precinct Commissioner at least 15 days prior to the date of filing the application at the subdivision property, to visually inspect the property, review the developer's intentions, establish any special requirements for the plat application, and to discuss the application process.

✓ Confirm whether the planned subdivision will be classified as Tier 1 or Tier 2.

✓ Check the proposed subdivision name for conflicts.

The following items must be included in any application for approval of a Tier 1 subdivision:

✓ A plat of the proposed subdivision in compliance with these regulations.

✓ Six (6) reduced size (not to scale) copies of the plat.

* A digital map or a certificate regarding the availability of a digital map.

Provided upon approval.

N/A A signed receipt from the Tyler County Appraisal District for a copy of the plat and digital map, if any, delivered in compliance with these regulations.

✓ A survey of the proposed subdivision in compliance with these regulations.

✓ A certificate from the surveyor who prepared the plat and survey in substantially the form as Appendix F.

Certificate on plat.

✓ A description by the developer of the manner and means of providing drinking water, sewerage, roads, electricity, and drainage structures.

Tyler County SUD

✓ All engineering specifications, drawings, and plans for infrastructure to be constructed comprising a plat application in compliance with these regulations.

✓ A certificate from each engineer confirming compliance of their specifications, plans, and drawings, in substantially the form as Appendix G.

* A certificate from ETCOG confirming the private road numbers reserved for roads laid out in the subdivision.

Request for conditional approval

* Tax certificates confirming that no property taxes are due and unpaid for the subdivision.

Request for conditional approval

✓ A certificate from the developer confirming that approval of the application and filing of the plat does not mean that the County will be responsible for maintenance of subdivision roads and streets.

✓ If water, sewerage, and electricity are to be provided by a public utility, the developer must submit an executed public utility certificate in substantially the form as Appendix E.

✓ If OSSF is included in the plat application, a certificate from the Tyler County Fire Marshall stating that the subdivision plans comply with all applicable TCEQ rules, including housing density requirements.

N/A If fire hydrants or filler plugs are included in a plat application, a certificate from the public utility serving the subdivision to confirm sufficient water capacity is available to operate the fire hydrants or filler plugs.

✓ All fees due to the County for the filing of an application must be paid to the County Clerk contemporaneously with the submission of the application.

The following items must be included in any application for approval of a Tier 2 subdivision:

_____ A plat of the subdivision showing the area/acreage of each lot or tract.

_____ Certificates from the developer confirming the following:

- _____ Availability of water and sewage service.
- _____ Compliance with set-back lines.
- _____ Dedication of all necessary utility easements.
- _____ Confirming the installation of culverts in compliance with the County ordinance on culverts.

_____ If OSSF is proposed for the Tier 2 subdivision, a certificate from the Tyler County Fire Marshall stating that the subdivision plans comply with all applicable TCEQ rules, including housing density requirements.

_____ A survey that shows sufficient topographic information adequate to demonstrate that the proposed subdivision will adequately drain and that any proposed development will not alter the natural flow of water to adjoining properties.

_____ All fees due to the County for the filing of an application must be paid to the County Clerk contemporaneously with the submission of the application.

After an application is approved, the developer must:

_____ File a plat of the proposed subdivision in compliance with these regulations.

_____ Deliver a copy of the approved plat to ETCOG.

_____ Meet with the Precinct Commissioner to review all materials used in constructing roads in the subdivision.

_____ Ensure that the work described in the plat application is completed in a good and workmanlike manner, in accordance with these regulations, the plat application, and any conditions of the order approving the application.

_____ Advise the Precinct Commissioner of the status of construction prior to expiration of any construction deadline.

_____ All fees due to the County for an approved application must be paid to the County Clerk no later than ten (10) days after the approval of the application.

_____ Submit proof of any required financial security to the Precinct Commissioner no later than thirty (30) days after the approval of the application.

CERTIFICATE OF ROAD MAINTENANCE

Subdivision Name: Lakeland Ranch Section One

Upon approval of the plat of the subdivision by the Commissioners Court of Tyler County, Texas, it is understood that all roads shown thereon are private roads and shall remain the property of the developer and the subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance. Acceptance of the plat of the subdivision does not constitute acceptance of the roads shown hereon by Tyler County.

_____ _____

Lakeland Ranch, LLC Date

LAND USE

Lots 1 to 44 and Lots 46 to 95 are intended for Single Family Residential land use.

Lots 45 and Lake Tract A are hereby dedicated for use by the owners of Single Family Residential lots within this Subdivision.

Listing of Length and Acreage of Roads:

Road Name	Length	Acres
Lakeland Drive	12,057 L.F.	16.610 Ac.
East Lakeland Court	2,237 L.F.	3.286 Ac.
Lakeland Loop	4,581 L.F.	6.235 Ac.

A perpetual blanket drainage easement is hereby dedicated for the purpose of allowing stormwater to be discharged onto, over, and across the lots shown hereon. This blanket drainage easement shall not preclude the construction of buildings or improvements or the impounding of stormwater on said lots provided that such does not prohibit the enjoyment of the blanket drainage easement granted. Each lot owner(s) shall be responsible for managing and allowing for the passage of stormwater onto, over, and across said lot(s).

A 15' unobstructed drainage and utility easement is hereby dedicated on both sides of the roadways shown hereon.

Lot 37 is a community park and not a building site.

There is a minimum 40' drainage easement along natural waterways shown hereon.

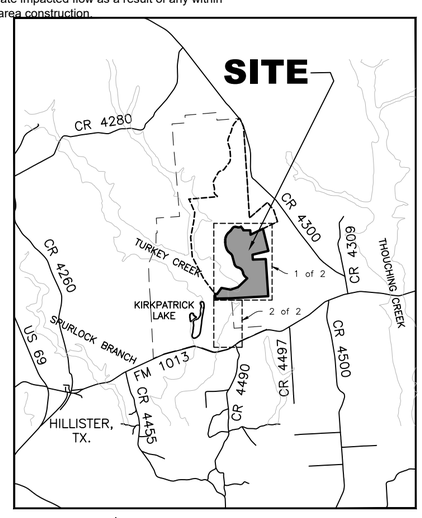
A 20' drainage and utility easement is hereby dedicated on all sides of all lots shown hereon.

A 20' inundation easement is hereby dedicated along and outside the boundary of 'Lake Tract A'.

Fencing crossing drainage easements and natural flow paths must be installed with engineered, breakaway flood openings or other means as not to impeded natural surface drainage.

Landowners are responsible for evaluating and addressing drainage concerns for their individual tracts. The engineer, surveyor, and developer cannot be held liable for the failure of a landowner to address such concerns prior to construction or modification.

Construction within the drainage easement and FEMA Zone 'A' in Lots 1 & 2, Block One, and within Zone 'A' on any other lot, must be in conformance with all local, state, and federal regulations. Landowners must address and mitigate impacted flow as a result of any within this area construction.



VICINITY MAP

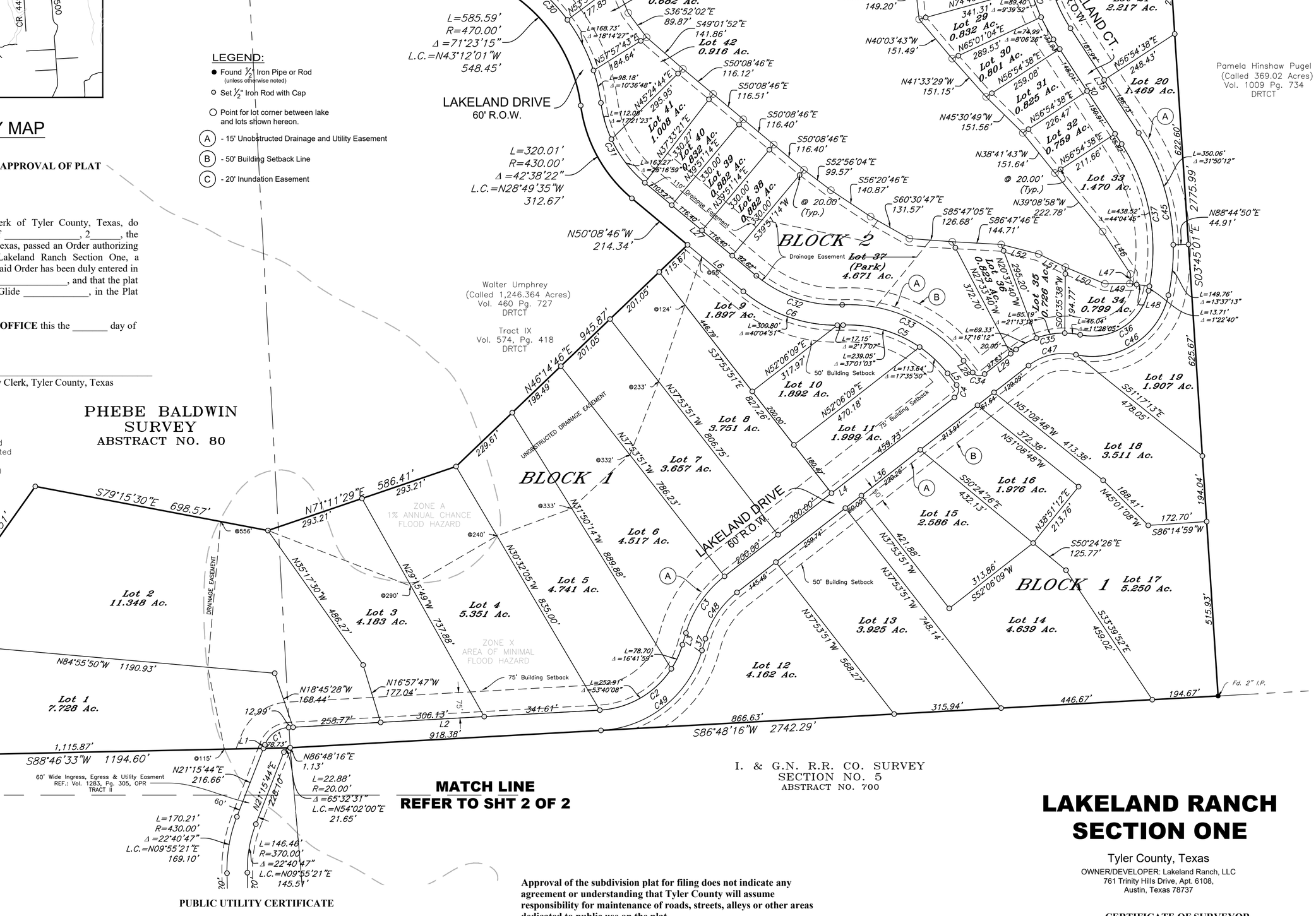
CERTIFICATE OF COUNTY APPROVAL OF PLAT

THE STATE OF TEXAS §
COUNTY OF TYLER §

I, _____, County Clerk of Tyler County, Texas, do hereby certify that on the _____ day of _____, 2_____, the Commissioners Court of Tyler County, Texas, passed an Order authorizing the filing for record of the plat of Lakeland Ranch Section One, a subdivision of Tyler County, Texas, that said Order has been duly entered in the minutes of the said Court in _____, and that the plat of the subdivision has been recorded at Glide _____, in the Plat Records of Tyler County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
County Clerk, Tyler County, Texas



LEGEND:

- ● Found ½" Iron Pipe or Rod (unless otherwise noted)
- ○ Set ½" Iron Rod with Cap
- ○ Point for lot corner between lake and lots shown hereon.
- (A) - 15' Unobstructed Drainage and Utility Easement
- (B) - 50' Building Setback Line
- (C) - 20' Inundation Easement

MATCH LINE
REFER TO SHT 2 OF 2

SCALE: 1"= 200'
0 100 200 400
GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on the Texas Coordinate System – Central Zone. Distances shown are surface horizontal.

PUBLIC UTILITY CERTIFICATE

Public Utility: _____

Public Utility Address: _____

Subdivision Name: Lakeland Ranch Section One

No structure in the subdivision may be occupied until it is connected to facilities maintained by the public utility, subject to approval by the Tyler County Commissioners Court.

The plans for construction of improvements to access service from the public utility comply with all applicable laws and rules, including the Tyler County subdivision regulations.

All fees to be paid by the developer and by the purchasers of parts of the subdivision are detailed in materials attached to this certificate.

The public utility has or will have the capacity to meet the anticipated needs of the ultimate development and occupancy of the subdivision for a minimum of 30 years.

_____
Signature of Agent for the Public Utility

_____
Date

Approval of the subdivision plat for filing does not indicate any agreement or understanding that Tyler County will assume responsibility for maintenance of roads, streets, alleys or other areas dedicated to public use on the plat.

Tyler County makes no representation that adequate sewerage facilities will be legally feasible within this subdivision.

All OSSF systems must comply with regulations published by TCEQ.

Tyler County makes no representation that adequate water suitable for human consumption will be available within this subdivision.

Passed and approved by Tyler County Commissioners Court this 15th day of November, 2021.

_____ _____
Brandon Brown, Pct. 1 Virgil Melton, Jr., Pct. 2

_____ _____
Keith Pearson, Pct. 3 Tim West, Pct. 4

_____ _____
Don Kirkpatrick, County Judge Susan Strickland, County Clerk

STATE OF TEXAS REGISTERED RUSSELL T. GULLY 5636 PROFESSIONAL LAND SURVEYOR

LAKELAND RANCH SECTION ONE

Tyler County, Texas

OWNER/DEVELOPER: Lakeland Ranch, LLC
761 Trinity Hills Drive, Apt. 6108,
Austin, Texas 78737

CERTIFICATE OF SURVEYOR

Subdivision Name: Lakeland Ranch Section One

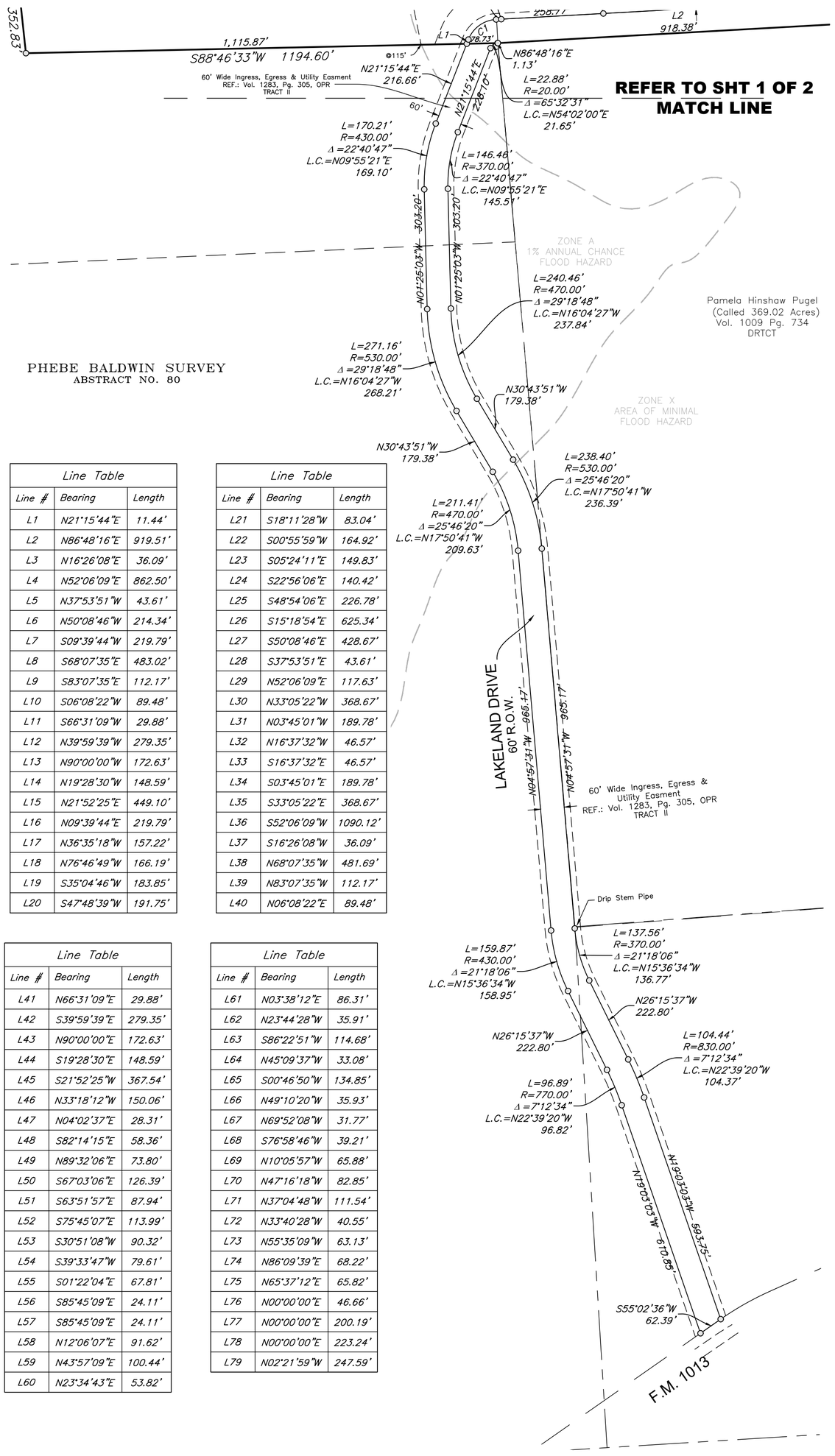
Surveyor's Name: Russell T. Gully

Surveyor's License No.: 5636

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and survey of the subdivision comply with the plat and survey related requirements of the Tyler County Subdivision Regulations, and I further certify that the plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

_____ December 3, 2021
Registered Professional Land Surveyor Date

SKG ENGINEERING, LLC
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT
706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skge.com



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	91.51'	80.00'	65°32'31"	N54°02'00"E	86.61'
C2	331.60'	270.00'	70°22'07"	N51°37'12"E	311.15'
C3	205.43'	330.00'	35°40'00"	N34°16'09"E	202.12'
C4	39.27'	25.00'	90°00'00"	N7°06'09"E	35.36'
C5	352.69'	370.00'	54°36'53"	N65°12'18"W	339.49'
C6	317.95'	430.00'	42°21'58"	N71°19'45"W	310.76'
C7	92.76'	230.00'	23°06'24"	S1°53'28"E	92.13'
C8	33.53'	280.00'	6°51'41"	S13°05'35"W	33.51'
C9	36.94'	25.00'	84°38'59"	S25°48'05"E	33.67'
C10	253.95'	970.00'	15°00'00"	S75°37'35"E	253.22'
C11	560.87'	360.00'	89°15'56"	S38°29'37"E	505.84'
C12	558.53'	530.00'	60°22'47"	S36°19'45"W	533.04'
C13	294.99'	230.00'	73°29'12"	N76°44'15"W	275.19'
C14	148.37'	170.00'	50°00'21"	N64°59'50"W	143.71'
C15	283.11'	230.00'	70°31'30"	N54°44'15"W	265.57'
C16	165.98'	230.00'	41°20'55"	N1°11'58"E	162.41'
C17	46.89'	220.00'	12°12'41"	N15°46'05"E	46.80'
C18	137.23'	170.00'	46°15'02"	N13°27'47"W	133.53'
C19	33.62'	25.00'	77°03'33"	N75°07'04"W	31.15'
C20	212.34'	330.00'	36°52'02"	S84°47'10"W	208.70'
C21	202.18'	170.00'	68°08'25"	S69°08'59"W	190.47'
C22	117.77'	530.00'	12°43'52"	S41°26'43"W	117.52'
C23	294.67'	570.00'	29°37'11"	S33°00'03"W	291.40'
C24	141.57'	470.00'	17°15'29"	S9°33'43"W	141.04'
C25	51.98'	470.00'	6°20'10"	S2°14'06"E	51.95'
C26	235.61'	770.00'	17°31'54"	S14°10'08"E	234.69'
C27	167.69'	370.00'	25°58'01"	S35°55'06"E	166.26'
C28	252.07'	430.00'	33°35'13"	S32°06'30"E	248.47'
C29	299.61'	270.00'	63°34'45"	S47°06'16"E	284.47'
C30	660.35'	530.00'	71°23'15"	S43°12'01"E	618.46'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	275.35'	370.00'	42°38'22"	S28°49'35"E	269.04'
C32	273.59'	370.00'	42°21'58"	S71°19'45"E	267.40'
C33	409.88'	430.00'	54°36'53"	S65°12'18"E	394.54'
C34	39.27'	25.00'	90°00'00"	S82°53'51"E	35.36'
C35	200.55'	230.00'	49°57'35"	N77°04'56"E	194.26'
C36	266.13'	170.00'	89°41'40"	N57°12'53"E	239.77'
C37	452.22'	570.00'	45°27'25"	N10°21'40"W	440.45'
C38	271.39'	530.00'	29°20'21"	N18°25'12"W	268.44'
C39	105.62'	470.00'	12°52'31"	N10°11'17"W	105.39'
C40	23.83'	25.00'	54°37'24"	N43°56'14"W	22.94'
C41	353.38'	70.00'	289°14'49"	N73°22'28"E	81.05'
C42	23.83'	25.00'	54°37'24"	S10°41'10"W	22.94'
C43	119.10'	530.00'	12°52'31"	S10°11'17"E	118.85'
C44	240.67'	470.00'	29°20'21"	S18°25'12"E	238.05'
C45	499.82'	630.00'	45°27'24"	S10°21'40"E	486.82'
C46	360.06'	230.00'	89°41'41"	S57°12'53"W	324.40'
C47	148.23'	170.00'	49°57'35"	S77°04'56"W	143.58'
C48	168.08'	270.00'	35°40'00"	S34°16'09"W	165.37'
C49	405.28'	330.00'	70°22'00"	S51°37'08"W	380.29'
C50	269.65'	1030.00'	15°00'00"	N75°37'35"W	268.88'
C51	467.39'	300.00'	89°15'56"	N38°29'37"W	421.54'
C52	495.30'	470.00'	60°22'47"	N36°19'45"E	472.70'
C53	218.04'	170.00'	73°29'12"	S76°44'15"E	203.40'
C54	200.74'	230.00'	50°00'21"	S64°59'50"E	194.43'
C55	209.25'	170.00'	70°31'30"	S54°44'15"E	196.29'
C56	122.68'	170.00'	41°20'55"	S1°11'58"W	120.04'
C57	39.27'	25.00'	90°00'00"	S66°52'25"W	35.36'

Line Table		
Line #	Bearing	Length
L1	N21°15'44"E	11.44'
L2	N86°48'16"E	919.51'
L3	N16°26'08"E	36.09'
L4	N52°06'09"E	862.50'
L5	N37°53'51"W	43.61'
L6	N50°08'46"W	214.34'
L7	S09°39'44"W	219.79'
L8	S68°07'35"E	483.02'
L9	S83°07'35"E	112.17'
L10	S06°08'22"W	89.48'
L11	S66°31'09"W	29.88'
L12	N39°59'39"W	279.35'
L13	N90°00'00"W	172.63'
L14	N19°28'30"W	148.59'
L15	N21°52'25"E	449.10'
L16	N09°39'44"E	219.79'
L17	N36°35'18"W	157.22'
L18	N76°46'49"W	166.19'
L19	S35°04'46"W	183.85'
L20	S47°48'39"W	191.75'

Line Table		
Line #	Bearing	Length
L21	S18°11'28"W	83.04'
L22	S00°55'59"W	164.92'
L23	S05°24'11"E	149.83'
L24	S22°56'06"E	140.42'
L25	S48°54'06"E	226.78'
L26	S15°18'54"E	625.34'
L27	S50°08'46"E	428.67'
L28	S37°53'51"E	43.61'
L29	N52°06'09"E	117.63'
L30	N33°05'22"W	368.67'
L31	N03°45'01"W	189.78'
L32	N16°37'32"W	46.57'
L33	S16°37'32"E	46.57'
L34	S03°45'01"E	189.78'
L35	S33°05'22"E	368.67'
L36	S52°06'09"W	1090.12'
L37	S16°26'08"W	36.09'
L38	N68°07'35"W	481.69'
L39	N83°07'35"W	112.17'
L40	N06°08'22"E	89.48'

Line Table		
Line #	Bearing	Length
L41	N66°31'09"E	29.88'
L42	S39°59'39"E	279.35'
L43	N90°00'00"E	172.63'
L44	S19°28'30"E	148.59'
L45	S21°52'25"W	367.54'
L46	N33°18'12"W	150.06'
L47	N04°02'37"E	28.31'
L48	S82°14'15"E	58.36'
L49	N89°32'06"E	73.80'
L50	S67°03'06"E	126.39'
L51	S63°51'57"E	87.94'
L52	S75°45'07"E	113.99'
L53	S30°51'08"W	90.32'
L54	S39°33'47"W	79.61'
L55	S01°22'04"E	67.81'
L56	S85°45'09"E	24.11'
L57	S85°45'09"E	24.11'
L58	N12°06'07"E	91.62'
L59	N43°57'09"E	100.44'
L60	N23°34'43"E	53.82'

Line Table		
Line #	Bearing	Length
L61	N03°38'12"E	86.31'
L62	N23°44'28"W	35.91'
L63	S86°22'51"W	114.68'
L64	N45°09'37"W	33.08'
L65	S00°46'50"W	134.85'
L66	N49°10'20"W	35.93'
L67	N69°52'08"W	31.77'
L68	S76°58'46"W	39.21'
L69	N10°05'57"W	65.88'
L70	N47°16'18"W	82.85'
L71	N37°04'48"W	111.54'
L72	N33°40'28"W	40.55'
L73	N55°35'09"W	63.13'
L74	N86°09'39"E	68.22'
L75	N65°37'12"E	65.82'
L76	N00°00'00"E	46.66'
L77	N00°00'00"E	200.19'
L78	N00°00'00"E	223.24'
L79	N02°21'59"W	247.59'

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 17.243 acres of land out of the Phebe Baldwin Survey Abstract No. 80, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 137.029 acres of land out of the John Judson Survey Abstract No. 402, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

CERTIFICATE OF ENGINEER

Subdivision Name: Lakeland Ranch Section One

Engineer's Name: Russell T. Gully

Engineer's License No.: 87727

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plans I have created for the above-named Subdivision comply with the engineering related requirements of the Tyler County Subdivision Regulations.

_____ _____
Russell T. Gully Date

CERTIFICATE OF OSSF RULE REQUIREMENTS

Subdivision Name: Lakeland Ranch Section One

Fire Marshall's Name: _____

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, Tyler County Fire Marshall, have reviewed this proposed subdivision and confirm that said plans comply with with all applicable TCEQ rules for On Site Septic Systems, including density requirements..

_____ _____
Tyler County Fire Marshall Date

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 94.022 acres of land out of the Benjamin L. Coles Survey Abstract No. 192, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 37.289 acres of land out of the I. & G.N. R.R. Co. Survey Abstract No. 713, Section No. 3, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 3.400 acres of land out of the I. & G.N. R.R. Co. Survey Abstract No. 712, Section No. 4 in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

Description of property:

Lakeland Ranch Section One

Being 288.990 acres of land in Tyler County, Texas, and said 288.990 acres of land being out of Benjamin J. Coles Survey, Abstract No. 192, Tyler County, Texas, I. & G.N. R.R. Co. Survey, Section No. 3, Abstract No. 713, Tyler County, Texas, I. & G.N. R.R. Co. Survey, Section No. 4, Abstract No. 712, Tyler County, Texas, John Judson Survey, Abstract No. 402, Tyler County, Texas, and Phebe Baldwin Survey, Abstract No. 80, Tyler County, Texas, and said 288.990 acre tract of land being out of that certain 2674.72 acre tract of land described and recorded in Volume 1274, Page 566, Official Public Records of Tyler County, Texas and described more particularly by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the northeast corner of this tract and the northwest corner of that certain 200.335 acre tract of land described and recorded in Volume 731, Page 275, Deed Records of Tyler County, Texas.

Thence with the boundary of this tract and the west line of said 200.335 acre tract, **S. 13°47'01" E.** a distance of **1702.68** feet to a ½" iron rod found for a reentrant corner and the southwest corner of said same 200.335 acre tract and being in the south line of said Abstract No. 713;

Thence with the boundary of this tract **S. 76°34'05" W.** a distance of **1217.43** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an interior corner of this tract;

Thence with the boundary of this tract **S. 04°21'19" E.** a distance of **366.10** feet to a 3" iron pipe found for an interior corner of this tract;

Thence with the boundary of this tract **N. 87°26'05" E.** a distance of **965.55** feet to a 3" iron pipe found for an ell corner of this tract;

Thence with the southernmost east line of this tract and the west line of said Abstract No. 712, **S. 03°45'01" E.** a distance of **2775.99** feet to the point of beginning and containing an area of 1072.782 acres of land, more or less.

Thence with the south line of this tract and the south line of said Abstract No. 402, **S. 86°48'16" W.** a distance of **2742.29** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of said same Abstract No. 402;

Thence continuing with the south line of this tract **S. 88°46'33" W** at 46.27 feet pass a point for the northernmost point of the centerline of a proposed 60 feet wide ingress, egress, and utility easement described separately in this document, in all **1194.60** feet to the southernmost southwest corner of this tract;

Thence with the boundary of this tract, **N. 06°07'12" W.** a distance of **352.83** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **S. 84°55'50" E.** a distance of **154.75** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 35°18'50" E.** a distance of **563.51** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **S. 79°15'30" E.** a distance of **698.57** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 71°11'29" E.** a distance of **586.41** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 46°14'46" E.** a distance of **945.87** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 50°08'46" W.** a distance of **214.34** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the right, having a radius of 430.00 feet, central angle of 42°38'22", arc length of 320.01 feet, and whose long chord bears **N. 28°49'35" W.** a distance of **312.67** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

thence in a northwesterly direction with a reverse tangent curve turning to the left, having a radius of 470.00 feet, central angle of 71°23'15", arc length of 585.59 feet, and whose long chord bears **N. 43°12'01" W.** a distance of **548.45** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

thence in a northwesterly direction with a reverse tangent curve turning to the right, having a radius of 330.00 feet, central angle of 63°34'45", arc length of 366.19 feet, and whose long chord bears **N. 47°06'16" W.** a distance of **347.69** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 15°18'54" W.** a distance of **625.34** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the left, having a radius of 370.00 feet, central angle of 33°35'13", arc length of 216.89 feet, and whose long chord bears **N. 32°06'30" W.** a distance of **213.80** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 48°54'06" W.** a distance of **226.78** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the right, having a radius of 430.00 feet, central angle of 25°58'01", arc length of 194.88 feet, and whose long chord bears **N. 35°55'06" W.** a distance of **193.22** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 22°56'06" W.** a distance of **140.42** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 830.00 feet, central angle of 17°31'54", arc length of 253.97 feet, and whose long chord bears **N. 14°10'08" W.** a distance of **252.98** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 05°24'11" W.** a distance of **149.83** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 06°20'10", arc length of 58.61 feet, and whose long chord bears **N. 02°14'06" W.** a distance of **58.58** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 00°55'59" E.** a distance of **164.92** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 17°15'29", arc length of 159.64 feet, and whose long chord bears **N. 09°33'43" E.** a distance of **159.04** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 18°11'28" E.** a distance of **83.04** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northeasterly direction with a tangent curve turning to the right, having a radius of 630.00 feet, central angle of 29°37'11", arc length of 325.68 feet, and whose long chord bears **N. 33°00'03" E.** a distance of **322.07** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 47°48'39" E.** a distance of **191.75** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northeasterly direction with a tangent curve turning to the left, having a radius of 470.00 feet, central angle of 12°43'52", arc length of 104.43 feet, and whose long chord bears **N. 41°26'43" E.** a distance of **104.22** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 35°04'46" E.** a distance of **183.85** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a easterly direction with a tangent curve turning to the right, having a radius of 230.00 feet, central angle of 68°08'25", arc length of 273.53 feet, and whose long chord bears **N. 69°08'59" E.** a distance of **257.70** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **S. 76°46'49" E.** a distance of **166.19** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a easterly direction with a tangent curve turning to the left, having a radius of 270.00 feet, central angle of 50°58'31", arc length of 240.22 feet, and whose long chord bears **N. 77°43'56" E.** a distance of **232.37** feet, to the point of beginning. containing **12588408.35** square feet or **288.990** acres.

Thence with the boundary of this tract, **S. 36°35'18" E.** a distance of **233.26** feet to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a southeasterly direction with a tangent curve turning to the right, having a radius of 230.00 feet, central angle of 23°08'37", arc length of 92.91 feet, and whose long chord bears **S. 25°00'59" E.** a distance of **92.27** feet, to a 1/2"' iron rod with cap marked "SKG ENGINEERS" set for a corner; for the end of this curve;

Thence with the boundary of this tract, **N. 90°00'00" E.** a distance of **513.09** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;;

Thence with the boundary of this tract, **S. 03°41'42" E.** a distance of **330.23** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;;

Thence with the boundary of this tract, **N. 64°10'46" E.** a distance of **1024.49** feet to the place of beginning and containing 288.990 acres of land.

CERTIFICATE OF ROAD MAINTENANCE

Subdivision Name: Lakeland Ranch Section One

Upon approval of the plat of the subdivision by the Commissioners Court of Tyler County, Texas, it is understood that all roads shown thereon are private roads and shall remain the property of the developer and the subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance. Acceptance of the plat of the subdivision does not constitute acceptance of the roads shown hereon by Tyler County.

_____ _____

Lakeland Ranch, LLC Date

Listing of Length and Acreage of Roads:

Road Name	Length	Acres
Lakeland Drive	12,057 L.F.	16.610 Ac.
East Lakeland Court	2,237 L.F.	3.286 Ac.
Lakeland Loop	4,581 L.F.	6.235 Ac.

A perpetual blanket drainage easement is hereby dedicated for the purpose of allowing stormwater to be discharged onto, over, and across the lots shown hereon. This blanket drainage easement shall not preclude the construction of buildings or improvements or the impounding of stormwater on said lots provided that such does not prohibit the enjoyment of the blanket drainage easement granted. Each lot owner(s) shall be responsible for managing and allowing for the passage of stormwater onto, over, and across said lot(s).

A 15' unobstructed drainage and utility easement is hereby dedicated on both sides of the roadways shown hereon.

Lot 37 is a community park and not a building site.

There is a minimum 40' drainage easement along natural waterways shown hereon.

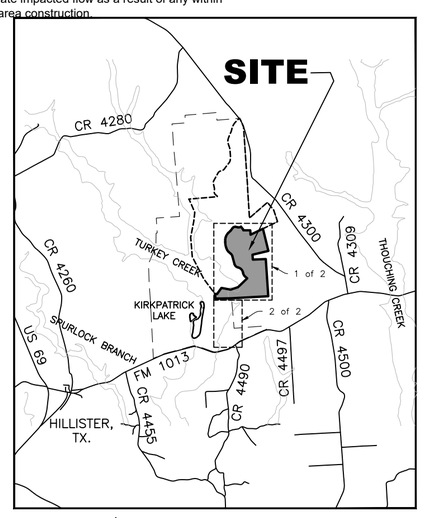
A 20' drainage and utility easement is hereby dedicated on all sides of all lots shown hereon.

A 20' inundation easement is hereby dedicated along and outside the boundary of 'Lake Tract A'.

Fencing crossing drainage easements and natural flow paths must be installed with engineered, breakaway flood openings or other means as not to impeded natural surface drainage.

Landowners are responsible for evaluating and addressing drainage concerns for their individual tracts. The engineer, surveyor, and developer cannot be held liable for the failure of a landowner to address such concerns prior to construction or modification.

Construction within the drainage easement and FEMA Zone 'A' in Lots 1 & 2, Block One, and within Zone 'A' on any other lot, must be in conformance with all local, state, and federal regulations. Landowners must address and mitigate impacted flow as a result of any within this area construction.



VICINITY MAP

CERTIFICATE OF COUNTY APPROVAL OF PLAT

THE STATE OF TEXAS §
COUNTY OF TYLER §

I, _____, County Clerk of Tyler County, Texas, do hereby certify that on the _____ day of _____, 2_____, the Commissioners Court of Tyler County, Texas, passed an Order authorizing the filing for record of the plat of Lakeland Ranch Section One, a subdivision of Tyler County, Texas, that said Order has been duly entered in the minutes of the said Court in _____, and that the plat of the subdivision has been recorded at Glide _____, in the Plat Records of Tyler County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
County Clerk, Tyler County, Texas

SCALE: 1"= 200'
0 100 200 400
GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on the Texas Coordinate System – Central Zone.
Distances shown are surface horizontal.

SKG ENGINEERING, LLC
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT
706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skge.com

LEGEND:
- ● Found ½" Iron Pipe or Rod (unless otherwise noted)
- ○ Set ½" Iron Rod with Cap
- ○ Point for lot corner between lake and lots shown hereon.
- (A) - 15' Unobstructed Drainage and Utility Easement
- (B) - 50' Building Setback Line
- (C) - 20' Inundation Easement

LAND USE

Lots 1 to 44 and Lots 46 to 95 are intended for Single Family Residential land use.

Lots 45 and Lake Tract A are hereby dedicated for use by the owners of Single Family Residential lots within this Subdivision.

PUBLIC UTILITY CERTIFICATE

Public Utility: _____

Public Utility Address: _____

Subdivision Name: Lakeland Ranch Section One

No structure in the subdivision may be occupied until it is connected to facilities maintained by the public utility, subject to approval by the Tyler County Commissioners Court.

The plans for construction of improvements to access service from the public utility comply with all applicable laws and rules, including the Tyler County subdivision regulations.

All fees to be paid by the developer and by the purchasers of parts of the subdivision are detailed in materials attached to this certificate.

The public utility has or will have the capacity to meet the anticipated needs of the ultimate development and occupancy of the subdivision for a minimum of 30 years.

_____
Signature of Agent for the Public Utility

_____
Date

Approval of the subdivision plat for filing does not indicate any agreement or understanding that Tyler County will assume responsibility for maintenance of roads, streets, alleys or other areas dedicated to public use on the plat.

Tyler County makes no representation that adequate sewerage facilities will be legally feasible within this subdivision.

All OSSF systems must comply with regulations published by TCEQ.

Tyler County makes no representation that adequate water suitable for human consumption will be available within this subdivision.

Passed and approved by Tyler County Commissioners Court this 15th day of November, 2021.

_____ _____
Brandon Brown, Pct. 1

_____ _____
Virgil Melton, Jr., Pct. 2

_____ _____
Keith Pearson, Pct. 3

_____ _____
Tim West, Pct. 4

_____ _____
Don Kirkpatrick, County Judge

_____ _____
Susan Strickland, County Clerk

STATE OF TEXAS REGISTERED RUSSELL T. GULLY 5636 PROFESSIONAL LAND SURVEYOR

LAKELAND RANCH SECTION ONE

Tyler County, Texas

OWNER/DEVELOPER: Lakeland Ranch, LLC
761 Trinity Hills Drive, Apt. 6108,
Austin, Texas 78737

CERTIFICATE OF SURVEYOR

Subdivision Name: Lakeland Ranch Section One

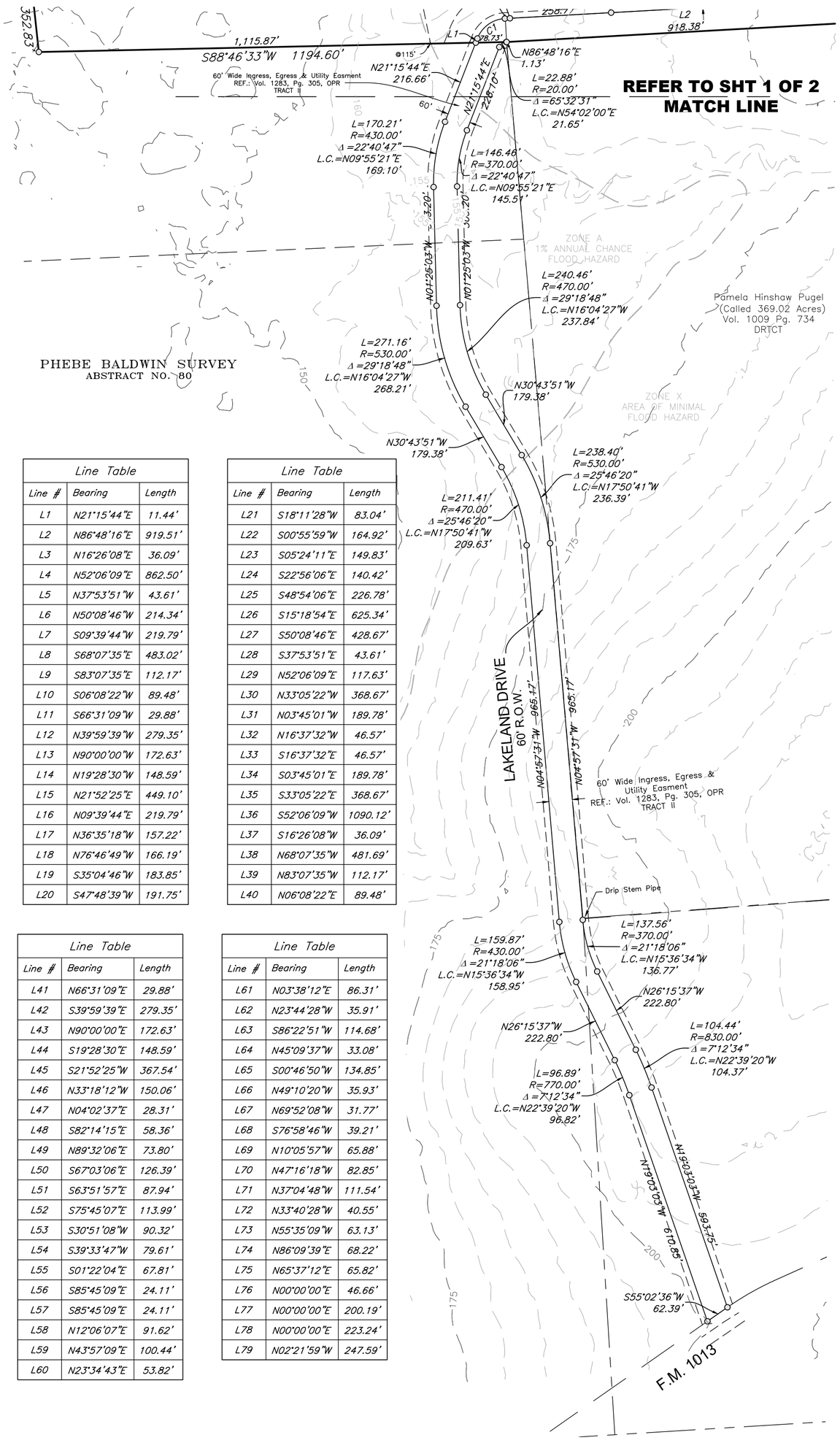
Surveyor's Name: Russell T. Gully

Surveyor's License No.: 5636

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and survey of the subdivision comply with the plat and survey related requirements of the Tyler County Subdivision Regulations, and I further certify that the plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

_____ December 3, 2021
Registered Professional Land Surveyor Date

MATCH LINE
REFER TO SHT 2 OF 2



Line Table		
Line #	Bearing	Length
L1	N21°15'44"E	11.44'
L2	N86°48'16"E	919.51'
L3	N16°26'08"E	36.09'
L4	N52°06'09"E	862.50'
L5	N37°53'51"W	43.61'
L6	N50°08'46"W	214.34'
L7	S09°39'44"W	219.79'
L8	S68°07'35"E	483.02'
L9	S83°07'35"E	112.17'
L10	S06°08'22"W	89.48'
L11	S66°31'09"W	29.88'
L12	N39°59'39"W	279.35'
L13	N90°00'00"W	172.63'
L14	N19°28'30"W	148.59'
L15	N21°52'25"E	449.10'
L16	N09°39'44"E	219.79'
L17	N36°35'18"W	157.22'
L18	N76°46'49"W	166.19'
L19	S35°04'46"W	183.85'
L20	S47°48'39"W	191.75'

Line Table		
Line #	Bearing	Length
L21	S18°11'28"W	83.04'
L22	S00°55'59"W	164.92'
L23	S05°24'11"E	149.83'
L24	S22°56'06"E	140.42'
L25	S48°54'06"E	226.78'
L26	S15°18'54"E	625.34'
L27	S50°08'46"E	428.67'
L28	S37°53'51"E	43.61'
L29	N52°06'09"E	117.63'
L30	N33°05'22"W	368.67'
L31	N03°45'01"W	189.78'
L32	N16°37'32"W	46.57'
L33	S16°37'32"E	46.57'
L34	S03°45'01"E	189.78'
L35	S33°05'22"E	368.67'
L36	S52°06'09"W	1090.12'
L37	S16°26'08"W	36.09'
L38	N68°07'35"W	481.69'
L39	N83°07'35"W	112.17'
L40	N06°08'22"E	89.48'

Line Table		
Line #	Bearing	Length
L41	N66°31'09"E	29.88'
L42	S39°59'39"E	279.35'
L43	N90°00'00"E	172.63'
L44	S19°28'30"E	148.59'
L45	S21°52'25"W	367.54'
L46	N33°18'12"W	150.06'
L47	N04°02'37"E	28.31'
L48	S82°14'15"E	58.36'
L49	N89°32'06"E	73.80'
L50	S67°03'06"E	126.39'
L51	S63°51'57"E	87.94'
L52	S75°45'07"E	113.99'
L53	S30°51'08"W	90.32'
L54	S39°33'47"W	79.61'
L55	S01°22'04"E	67.81'
L56	S85°45'09"E	24.11'
L57	S85°45'09"E	24.11'
L58	N12°06'07"E	91.62'
L59	N43°57'09"E	100.44'
L60	N23°34'43"E	53.82'

Line Table		
Line #	Bearing	Length
L61	N03°38'12"E	86.31'
L62	N23°44'28"W	35.91'
L63	S86°22'51"W	114.68'
L64	N45°09'37"W	33.08'
L65	S00°46'50"W	134.85'
L66	N49°10'20"W	35.93'
L67	N69°52'08"W	31.77'
L68	S76°58'46"W	39.21'
L69	N10°05'57"W	65.88'
L70	N47°16'18"W	82.85'
L71	N37°04'48"W	111.54'
L72	N33°40'28"W	40.55'
L73	N55°35'09"W	63.13'
L74	N86°09'39"E	68.22'
L75	N65°37'12"E	65.82'
L76	N00°00'00"E	46.66'
L77	N00°00'00"E	200.19'
L78	N00°00'00"E	223.24'
L79	N02°21'59"W	247.59'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	91.51'	80.00'	65°32'31"	N54°02'00"E	86.61'
C2	331.60'	270.00'	70°22'07"	N51°37'12"E	311.15'
C3	205.43'	330.00'	35°40'00"	N34°16'09"E	202.12'
C4	39.27'	25.00'	90°00'00"	N7°06'09"E	35.36'
C5	352.69'	370.00'	54°36'53"	N65°12'18"W	339.49'
C6	317.95'	430.00'	42°21'58"	N71°19'45"W	310.76'
C7	92.76'	230.00'	23°06'24"	S1°53'28"E	92.13'
C8	33.53'	280.00'	6°51'41"	S13°05'35"W	33.51'
C9	36.94'	25.00'	84°38'59"	S25°48'05"E	33.67'
C10	253.95'	970.00'	15°00'00"	S75°37'35"E	253.22'
C11	560.87'	360.00'	89°15'56"	S38°29'37"E	505.84'
C12	558.53'	530.00'	60°22'47"	S36°19'45"W	533.04'
C13	294.99'	230.00'	73°29'12"	N76°44'15"W	275.19'
C14	148.37'	170.00'	50°00'21"	N64°59'50"W	143.71'
C15	283.11'	230.00'	70°31'30"	N54°44'15"W	265.57'
C16	165.98'	230.00'	41°20'55"	N1°11'58"E	162.41'
C17	46.89'	220.00'	12°12'41"	N15°46'05"E	46.80'
C18	137.23'	170.00'	46°15'02"	N13°27'47"W	133.53'
C19	33.62'	25.00'	77°03'33"	N75°07'04"W	31.15'
C20	212.34'	330.00'	36°52'02"	S84°47'10"W	208.70'
C21	202.18'	170.00'	68°08'25"	S69°08'59"W	190.47'
C22	117.77'	530.00'	12°43'52"	S41°26'43"W	117.52'
C23	294.67'	570.00'	29°37'11"	S33°00'03"W	291.40'
C24	141.57'	470.00'	17°15'29"	S9°33'43"W	141.04'
C25	51.98'	470.00'	6°20'10"	S2°14'06"E	51.95'
C26	235.61'	770.00'	17°31'54"	S14°10'08"E	234.69'
C27	167.69'	370.00'	25°58'01"	S35°55'06"E	166.26'
C28	252.07'	430.00'	33°35'13"	S32°06'30"E	248.47'
C29	299.61'	270.00'	63°34'45"	S47°06'16"E	284.47'
C30	660.35'	530.00'	71°23'15"	S43°12'01"E	618.46'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	275.35'	370.00'	42°38'22"	S28°49'35"E	269.04'
C32	273.59'	370.00'	42°21'58"	S71°19'45"E	267.40'
C33	409.88'	430.00'	54°36'53"	S65°12'18"E	394.54'
C34	39.27'	25.00'	90°00'00"	S82°53'51"E	35.36'
C35	200.55'	230.00'	49°57'35"	N77°04'56"E	194.26'
C36	266.13'	170.00'	89°41'40"	N57°12'53"E	239.77'
C37	452.22'	570.00'	45°27'25"	N10°21'40"W	440.45'
C38	271.39'	530.00'	29°20'21"	N18°25'12"W	268.44'
C39	105.62'	470.00'	12°52'31"	N10°11'17"W	105.39'
C40	23.83'	25.00'	54°37'24"	N43°56'14"W	22.94'
C41	353.38'	70.00'	289°14'49"	N73°22'28"E	81.05'
C42	23.83'	25.00'	54°37'24"	S10°41'10"W	22.94'
C43	119.10'	530.00'	12°52'31"	S10°11'17"E	118.85'
C44	240.67'	470.00'	29°20'21"	S18°25'12"E	238.05'
C45	499.82'	630.00'	45°27'24"	S10°21'40"E	486.82'
C46	360.06'	230.00'	89°41'41"	S57°12'53"W	324.40'
C47	148.23'	170.00'	49°57'35"	S77°04'56"W	143.58'
C48	168.08'	270.00'	35°40'00"	S34°16'09"W	165.37'
C49	405.28'	330.00'	70°22'00"	S51°37'08"W	380.29'
C50	269.65'	1030.00'	15°00'00"	N75°37'35"W	268.88'
C51	467.39'	300.00'	89°15'56"	N38°29'37"W	421.54'
C52	495.30'	470.00'	60°22'47"	N36°19'45"E	472.70'
C53	218.04'	170.00'	73°29'12"	S76°44'15"E	203.40'
C54	200.74'	230.00'	50°00'21"	S64°59'50"E	194.43'
C55	209.25'	170.00'	70°31'30"	S54°44'15"E	196.29'
C56	122.68'	170.00'	41°20'55"	S1°11'58"W	120.04'
C57	39.27'	25.00'	90°00'00"	S66°52'25"W	35.36'

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 17.243 acres of land out of the Phebe Baldwin Survey Abstract No. 80, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 137.029 acres of land out of the John Judson Survey Abstract No. 402, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

CERTIFICATE OF ENGINEER

Subdivision Name: Lakeland Ranch Section One

Engineer's Name: Russell T. Gully

Engineer's License No.: 87727

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plans I have created for the above-named Subdivision comply with the engineering related requirements of the Tyler County Subdivision Regulations.

_____ _____
Russell T. Gully Date

CERTIFICATE OF OSSF RULE REQUIREMENTS

Subdivision Name: Lakeland Ranch Section One

Fire Marshall's Name: _____

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, Tyler County Fire Marshall, have reviewed this proposed subdivision and confirm that said plans comply with with all applicable TCEQ rules for On Site Septic Systems, including density requirements..

_____ _____
Tyler County Fire Marshall Date

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 94.022 acres of land out of the Benjamin L. Coles Survey Abstract No. 192, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 37.289 acres of land out of the I. & G.N. R.R. Co. Survey Abstract No. 713, Section No. 3, in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 3.400 acres of land out of the I. & G.N. R.R. Co. Survey Abstract No. 712, Section No. 4 in Tyler County, Texas, as conveyed by deed dated October 26, 2021 and recorded in Volume 1283, Page 305, Official Public Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Lakeland Ranch Section One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Clay Signor, duly authorized to act on behalf of Lakeland Ranch, LLC, this the _____ day of _____, 20_____.

_____
Clay Signor

THE STATE OF TEXAS §
COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Signor, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

Description of property:

Lakeland Ranch Section One

Being 288.990 acres of land in Tyler County, Texas, and said 288.990 acres of land being out of Benjamin J. Coles Survey, Abstract No. 192, Tyler County, Texas, I. & G.N. R.R. Co. Survey, Section No. 3, Abstract No. 713, Tyler County, Texas, I. & G.N. R.R. Co. Survey, Section No. 4, Abstract No. 712, Tyler County, Texas, John Judson Survey, Abstract No. 402, Tyler County, Texas, and Phebe Baldwin Survey, Abstract No. 80, Tyler County, Texas, and said 288.990 acre tract of land being out of that certain 2674.72 acre tract of land described and recorded in Volume 1274, Page 566, Official Public Records of Tyler County, Texas and described more particularly by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the northeast corner of this tract and the northwest corner of that certain 200.335 acre tract of land described and recorded in Volume 731, Page 275, Deed Records of Tyler County, Texas.

Thence with the boundary of this tract and the west line of said 200.335 acre tract, **S. 13°47'01" E.** a distance of **1702.68** feet to a ½" iron rod found for a reentrant corner and the southwest corner of said same 200.335 acre tract and being in the south line of said Abstract No. 713;

Thence with the boundary of this tract **S. 76°34'05" W.** a distance of **1217.43** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an interior corner of this tract;

Thence with the boundary of this tract **S. 04°21'19" E.** a distance of **366.10** feet to a 3" iron pipe found for an interior corner of this tract;

Thence with the boundary of this tract **N. 87°26'05" E.** a distance of **965.55** feet to a 3" iron pipe found for an ell corner of this tract;

Thence with the southernmost east line of this tract and the west line of said Abstract No. 712, **S. 03°45'01" E.** a distance of **2775.99** feet to the point of beginning and containing an area of 1072.782 acres of land, more or less.

Thence with the south line of this tract and the south line of said Abstract No. 402, **S. 86°48'16" W.** a distance of **2742.29** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of said same Abstract No. 402;

Thence continuing with the south line of this tract **S. 88°46'33" W** at 46.27 feet pass a point for the northernmost point of the centerline of a proposed 60 feet wide ingress, egress, and utility easement described separately in this document, in all **1194.60** feet to the southernmost southwest corner of this tract;

Thence with the boundary of this tract, **N. 06°07'12" W.** a distance of **352.83** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **S. 84°55'50" E.** a distance of **154.75** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 35°18'50" E.** a distance of **563.51** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **S. 79°15'30" E.** a distance of **698.57** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 71°11'29" E.** a distance of **586.41** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 46°14'46" E.** a distance of **945.87** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

Thence with the boundary of this tract, **N. 50°08'46" W.** a distance of **214.34** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the right, having a radius of 430.00 feet, central angle of 42°38'22", arc length of 320.01 feet, and whose long chord bears **N. 28°49'35" W.** a distance of **312.67** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

thence in a northwesterly direction with a reverse tangent curve turning to the left, having a radius of 470.00 feet, central angle of 71°23'15", arc length of 585.59 feet, and whose long chord bears **N. 43°12'01" W.** a distance of **548.45** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

thence in a northwesterly direction with a reverse tangent curve turning to the right, having a radius of 330.00 feet, central angle of 63°34'45", arc length of 366.19 feet, and whose long chord bears **N. 47°06'16" W.** a distance of **347.69** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 15°18'54" W.** a distance of **625.34** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the left, having a radius of 370.00 feet, central angle of 33°35'13", arc length of 216.89 feet, and whose long chord bears **N. 32°06'30" W.** a distance of **213.80** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 48°54'06" W.** a distance of **226.78** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northwesterly direction with a tangent curve turning to the right, having a radius of 430.00 feet, central angle of 25°58'01", arc length of 194.88 feet, and whose long chord bears **N. 35°55'06" W.** a distance of **193.22** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 22°56'06" W.** a distance of **140.42** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 830.00 feet, central angle of 17°31'54", arc length of 253.97 feet, and whose long chord bears **N. 14°10'08" W.** a distance of **252.98** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 05°24'11" W.** a distance of **149.83** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 06°20'10", arc length of 58.61 feet, and whose long chord bears **N. 02°14'06" W.** a distance of **58.58** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 00°55'59" E.** a distance of **164.92** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 17°15'29", arc length of 159.64 feet, and whose long chord bears **N. 09°33'43" E.** a distance of **159.04** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 18°11'28" E.** a distance of **83.04** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northeasterly direction with a tangent curve turning to the right, having a radius of 630.00 feet, central angle of 29°37'11", arc length of 325.68 feet, and whose long chord bears **N. 33°00'03" E.** a distance of **322.07** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 47°48'39" E.** a distance of **191.75** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a northeasterly direction with a tangent curve turning to the left, having a radius of 470.00 feet, central angle of 12°43'52", arc length of 104.43 feet, and whose long chord bears **N. 41°26'43" E.** a distance of **104.22** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **N. 35°04'46" E.** a distance of **183.85** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a easterly direction with a tangent curve turning to the right, having a radius of 230.00 feet, central angle of 68°08'25", arc length of 273.53 feet, and whose long chord bears **N. 69°08'59" E.** a distance of **257.70** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner for the end of this curve;

Thence with the boundary of this tract, **S. 76°46'49" E.** a distance of **166.19** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a easterly direction with a tangent curve turning to the left, having a radius of 270.00 feet, central angle of 50°58'31", arc length of 240.22 feet, and whose long chord bears **N. 77°43'56" E.** a distance of **232.37** feet, to the point of beginning. containing **12588408.35** square feet or **288.990** acres.

Thence with the boundary of this tract, **S. 36°35'18" E.** a distance of **233.26** feet to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner;

Thence in a southeasterly direction with a tangent curve turning to the right, having a radius of 230.00 feet, central angle of 23°08'37", arc length of 92.91 feet, and whose long chord bears **S. 25°00'59" E.** a distance of **92.27** feet, to a 1/2"" iron rod with cap marked "SKG ENGINEERS" set for a corner; for the end of this curve;

Thence with the boundary of this tract, **N. 90°00'00" E.** a distance of **513.09** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;;

Thence with the boundary of this tract, **S. 03°41'42" E.** a distance of **330.23** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;;

Thence with the boundary of this tract, **N. 64°10'46" E.** a distance of **1024.49** feet to the place of beginning and containing 288.990 acres of land.

To: gateswalcott@icloud.com

TYLER COUNTY SPECIAL UTILITY DISTRICT
PO DRAWER 138 SPURGER, TEXAS 77660
(409) 429-3994

November 8, 2021

CG Land Company LLC
A101 Box 352
Austin, Texas 78737
Attn: Gates Walcott

RE: Tyler County Special Utility District - Lakeland Ranch Section One (the "Project")

Dear Mr. Walcott:

This letter is on behalf of Tyler County Special Utility District (the "District") and is provided for you to notify Tyler County that the District intends to serve the above-referenced Project with potable water supply subject to the terms and conditions contained in an agreement between you and the District related to the construction of certain utility infrastructure. These statements do not, in any way, relieve the Project design engineer of any responsibility for adherence to all applicable regulations, criteria or permitting. This approval is for the plat as submitted for review, and shall be valid for plat recordation and/or approval until December 31, 2022.

Should you have any questions, please do not hesitate to let me know.

Sincerely,

TYLER COUNTY SPECIAL UTILITY DISTRICT

By: Jerry Lovelady

Jerry Lovelady
General Manager for the District

CC: MARISSA ROBERTS

TYLER COUNTY SPECIAL UTILITY DISTRICT
PO DRAWER 138 SPURGER, TEXAS 77660
(409) 429-3994

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Should you have any questions, please do not hesitate to let me know.

Sincerely,

TYLER COUNTY SPECIAL UTILITY DISTRICT

By: _____

Jerry Lovelady
General Manager for the District

TO: ALAN PETROV

GATES WALCOTT

CAPACITIES

FROM: J. LOVELADY
TCSUD GENERAL MANAGER

PLEASE SEE ENCLOSED INFORMATION AS REGARDING THE HILLISTER WELL.

PLEASE CONTACT ME (#409-429-0379) IF YOU HAVE ANY QUESTIONS.

THANKS.

J. Lovelady
11-24-21

TYLER COUNTY SPECIAL UTILITY DISTRICT

CAPACITIES - HILLISTER WELL SERVICE AREA

Note: TCSUD has obtained an ACR (Alternative Capacity Requirement) from the TCEQ and the numbers listed below represent that ACR:

CURRENT CAPACITIES and ACRs

Hillister Well GPM Production	140 gallons per minute (gpm)
Hillister Storage Tank	50,000 gallons
Pressure Tank	5,000 gallons
Water Main Size on FM 1013	6" main to Proposed Development
Production Capacity (per connection)	0.36 gpm per connection (ACR)
Storage Capacity (per connection)	120 gallons per connection (ACR)
Pressure Tank Capacity (per connection)	12 gallons per connection (ACR)

CURRENT APPLICATIONS and REMAINDERS (Using Production and Storage ACRs)

Current - 182 service connections x 0.36	66 gpm (production)
Current - 182 service connections x 120	21,840 gallons (storage)
Current – 182 service connections x 12	2,184 gallons (pressure tank)
Remaining Production Capacity (gpm)	74 (140 – 66)
Remaining Storage Capacity (gallons)	28,160 (50,000 – 21,840)
Remaining Pressure Tank Capacity (gallons)	2,816 (5,000 – 2,184)

REQUIREMENTS OF PROPOSED DEVELOPMENT (Phase 1)

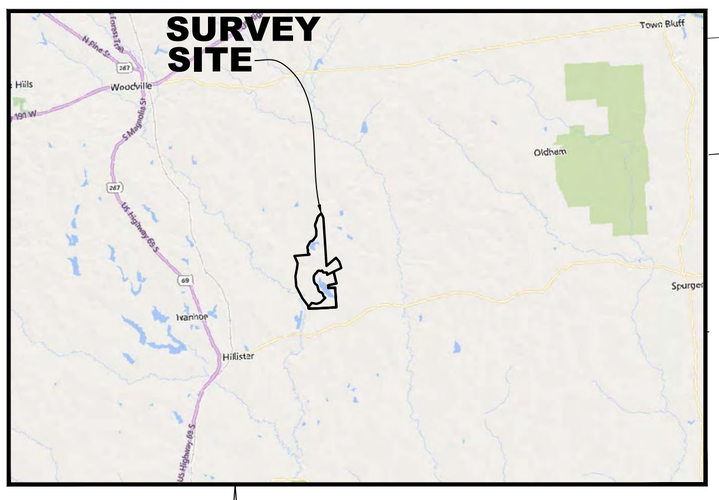
Production – 95 service connections x 0.36	34 gpm (production)
Storage – 95 service connections x 120	11,400 gallons (storage)
Pressure Tank - 95 service connections x 12	1,140 gallons (pressure tank)

****

These aforementioned numbers are a result of the initial examination of Existing Capacities and the Capacities related to the Proposed Development (Lakeland Ranch – Phase 1), and changes may occur after additional discussion; for example, it is likely that the Hillister Booster Pumps will require an upgrade before water service can be provided.

TCSUD General Manager

November 24, 2021



VICINITY MAP

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.88'	50.00'	42°15'45"	N64°03'04"E	36.05'
C2	40.43'	25.00'	92°39'17"	N3°24'27"W	36.16'
C3	288.31'	280.00'	58°59'43"	N20°14'14"W	275.74'
C4	175.13'	470.00'	21°20'58"	N1°24'51"W	174.12'
C5	199.68'	280.00'	40°51'38"	N8°20'29"E	195.48'
C6	233.22'	280.00'	47°43'27"	N52°38'01"E	226.54'
C7	281.65'	370.00'	43°36'55"	N54°41'17"E	274.90'
C8	135.59'	1530.00'	5°04'40"	N35°25'10"E	135.55'
C9	233.39'	420.00'	31°50'17"	N22°02'21"E	230.39'
C10	191.13'	1020.00'	10°44'11"	N0°45'07"E	190.85'
C11	15.33'	970.00'	0°54'19"	N5°04'08"W	15.33'
C12	252.52'	970.00'	14°54'58"	N12°58'46"W	251.81'
C13	24.25'	530.00'	2°37'18"	N19°07'36"W	24.25'
C14	417.27'	630.00'	37°56'55"	N1°09'30"E	409.68'
C15	72.71'	1030.00'	4°02'41"	N22°09'18"E	72.70'
C16	201.29'	1020.00'	11°18'25"	N18°30'51"E	200.96'
C17	576.74'	1080.00'	30°35'49"	N28°09'32"E	569.91'
C18	127.46'	530.00'	13°46'43"	N50°20'48"E	127.15'
C19	158.33'	400.00'	22°40'47"	S9°55'21"W	157.30'
C20	255.81'	500.00'	29°18'48"	S16°04'27"E	253.03'
C21	224.90'	500.00'	25°46'20"	S17°50'41"E	223.01'
C22	148.71'	400.00'	21°18'06"	S15°36'34"E	147.86'
C23	100.66'	800.00'	7°12'34"	S22°39'20"E	100.60'

Line Table		
Line #	Bearing	Length
L1	N49°44'05"W	163.65'
L2	N09°15'38"E	76.87'
L3	N12°05'20"W	338.30'
L4	N76°29'45"E	81.91'
L5	N37°57'30"E	420.58'
L6	N06°07'13"E	104.22'
L7	N04°36'58"W	318.90'
L8	N05°31'17"W	123.98'
L9	N20°26'15"W	74.70'
L10	N17°48'58"W	110.62'
L11	N20°07'58"E	183.69'
L12	N24°10'03"E	222.69'
L13	N12°51'38"E	81.94'
L14	N43°27'27"E	192.60'
L15	N46°22'57"E	72.42'
L16	N85°18'53"E	20.41'
L17	S28°08'33"E	152.43'
L18	S25°48'05"E	140.61'
L19	S23°53'03"E	201.92'
L20	S22°17'22"E	208.84'
L21	S21°15'44"W	229.08'
L22	S01°25'03"E	303.20'
L23	S30°43'51"E	179.38'
L24	S04°57'31"E	965.17'
L25	S26°15'37"E	222.80'
L26	S19°03'03"E	602.30'

NOTES CORRESPONDING TO SCHEDULE "B"

First National Title Insurance Company
Effective Date: August 23, 2021
GF No. 2100679-200
Commiment No. issued October 12, 2021, 3:30 pm.

10:

c. Easement recorded in Volume 230, Page 361, Deed Records, Tyler County, Texas. **Does not affect.**

d. Easement recorded in Volume 226, Page 471, Deed Records, Tyler County, Texas. **Does not affect.**

e. Easement recorded in Volume 231, Page 145, Deed Records, Tyler County, Texas. **Applies and Affects - as shown.**

f. Easement recorded in Volume 278, Page 327, Deed Records, Tyler County, Texas. **Does not affect.**

g. Easement recorded in Volume 419, Page 391, Deed Records, Tyler County, Texas. **Does not affect.**

h. Easement recorded in Volume 446, Page 472, Deed Records, Tyler County, Texas. **Does not affect.**

i. Easement recorded in Volume 448, Page 781, Deed Records, Tyler County, Texas. **Does not affect.**

j. Easement recorded in Volume 457, Page 426, Deed Records, Tyler County, Texas. **Blanket in nature, not graphically plot-able. May affect property.**

k. Easement recorded in Volume 475, Page 352, Deed Records, Tyler County, Texas. **Blanket in nature, not graphically plot-able. May affect property.**

l. Easement recorded in Volume 448, Page 781, corrected in Volume 496, Page 878, Deed and Official Public Records, Tyler County, Texas. **Does not affect.**

m. Easement recorded in Volume 636, Page 17, Official Public Records, Tyler County, Texas. **Blanket in nature, not graphically plot-able. May affect property.**

n. Permit to appropriate and use State Water in Volume 680, Page 472, Official Public Records, Tyler County, Texas. **Permit is for a reservoir not located on the subject property.**

o. Easement recorded in Volume 709, Page 252, Official Public Records, Tyler County, Texas. **Blanket in nature, not graphically plot-able. May affect property.**

p. Surface use restrictions agreement recorded in Volume 693, Page 670, Official Public Records, Tyler County, Texas. **Blanket in nature, not graphically plot-able. May affect property.**

q. Easement recorded in Volume 190, Page 481, Deed Records, Tyler County, Texas. **Instrument not provided to Surveyor.**

PLAT SHOWING A SURVEY OF 1072.782 ACRES OF LAND CONSISTING OF 112.911 ACRES OF LAND OUT OF THE PHEBE BALDWIN SURVEY, ABSTRACT NO. 80, TYLER COUNTY, TEXAS, 173.709 ACRES OF LAND OUT OF JOHN JUDSON SURVEY, ABSTRACT NO. 402, TYLER COUNTY, TEXAS, 499.754 ACRES OF LAND OUT OF BENJAMIN J. COLES SURVEY, ABSTRACT NO. 192, TYLER COUNTY, TEXAS, 101.781 ACRES OF LAND OUT OF I. & G.N. R.R. CO. SURVEY, SECTION NO. 3, ABSTRACT NO. 713, TYLER COUNTY, TEXAS, 3.328 ACRES OF LAND OUT OF I. & G.N. R.R. CO. SURVEY, SECTION NO. 4, ABSTRACT NO. 712, TYLER COUNTY, TEXAS, 179.982 ACRES OF LAND OUT OF CHARLES J. WRIGHT SURVEY, ABSTRACT NO. 664, AND 1.317 ACRES OF LAND OUT OF P. KACK SURVEY, ABSTRACT NO. 424, TYLER COUNTY, TEXAS, AND A PROPOSED 60' WIDE INGRESS, EGRESS & UTILITY EASEMENT OUT OF SAID ABSTRACT NO. 80, AND JOHN M. SEIP SURVEY, ABSTRACT NO. 741, BOTH SAID 1072.782 ACRE TRACT OF LAND AND 60' EASEMENT BEING OUT OF THAT CERTAIN 2672.72 ACRE TRACT OF LAND DESCRIBED AND RECORDED IN VOLUME 1274, PAGE 566, OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS.

SEE ATTACHED FIELD NOTES.

This property lies entirely within Flood Zones 'A' & 'X' according to FEMA Flood Insurance Rate Map Number 48457C0450 C, April 4, 2011.

Certification is hereby made that a survey was made on the ground under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.

This survey is prepared for the exclusive use and benefit of Lakeland Ranch, LLC. Use of this survey by a third party may not be transferred or assigned. Not valid without the signature and the original seal of a Registered Professional Land Surveyor.

Surveyed on the ground October 4-5, 2021.

RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

STATE OF TEXAS · REGISTERED · RUSSELL T. GULLY · 5636 · PROFESSIONAL LAND SURVEYOR

SKG ENGINEERING, LLC
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
FIRM No.: 10102400
www.skge.com

LEGEND

- PROPERTY LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- ORIGINAL SURVEY LINE
- FENCE
- OVERHEAD ELECTRIC LINE
- Fd. 1/2" I.R. (unless otherwise noted)
- SET 1/2" I.R.
- POINT
- BUILDING

SURVEYOR NOTES

ONLY EASEMENTS AND ENCUMBRANCES DISCLOSED TO THE SURVEYOR BY THE TITLE COMPANY WERE INCLUDED ON THIS SURVEY. OTHER EASEMENTS, LIENS, OR RIGHT-OF-WAYS NOT SHOWN HERE-ON MAY EXIST.

APPROXIMATE LINE OR LIMITS OF SPECIAL FLOOD HAZARD AREA AS SCALED FROM FLOOD INSURANCE RATE MAP.

FLOODPLAIN RELATED INFORMATION SHOWN HEREON IS BASED ON DATA OBTAINED FROM THE FEMA MAP SERVICE CENTER AND IS PROVIDED FOR REFERENCE PURPOSES ONLY. REFER TO https://msc.fema.gov/ FOR AN OFFICIAL DETERMINATION OF FLOOD HAZARD INFORMATION.

ORIGINAL TEXAS SURVEY LINES SHOWN HEREON AND OBTAINED FROM THE TEXAS GENERAL LAND OFFICE IN SHAPEFILE FORMAT MAY NOT BE ACCURATE AND SHOULD BE CONSIDERED APPROXIMATE.

INTERNAL FENCING, ROADS, STRUCTURES AND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.

THIS SURVEY IS NOT INTENDED TO EXPRESS OR IMPLY CLEAR OWNERSHIP OF TITLE TO THE PROPERTY SHOWN HEREON, BUT IS BASED ON A COMPILATION OF THE DEEDS FURNISHED TO, OR FOUND BY ME. NO COMPLETE TITLE SEARCH WAS FURNISHED TO, OR MADE BY ME, THEREFORE, LIENS, EASEMENTS OR RIGHT-OF-WAY THAT ARE NOT SHOWN OR REFERENCED HEREON MAY EXIST.

ABSTRACT ACREAGE SHOWN HEREON ARE APPROXIMATE.

SCALE: 1"= 500'
0 250 500 1000
GRAPHIC SCALE : FEET

BEARINGS ARE BASED HEREON ARE BASED ON TEXAS COORDINATE SYSTEM NAD83 - TEXAS CENTRAL ZONE BY GPS OBSERVATION.

21-S-1353

Esign Title 2100679-200
After Recording
Return To:
Esign Title
500 Boyd Court
Azle, Texas

21-5140

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §

§

COUNTY OF TYLER §

TIMBERLINE OPPORTUNITY FUND, LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, and the further consideration of the execution and delivery by Grantee (as defined below) of a promissory note ("Note") payable to the order of Prosperity Bank ("Lender") in the principal amount of Five Million Nine Hundred and Fifty-Three Thousand Nine Hundred and Forty and 10/100 US Dollars ($5,953,940.10), secured by a vendor's lien and additionally secured by a deed of trust executed by Grantee to David Zalman, as Trustee for the benefit of Lender, covering, among other things, the Property (as defined below), the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to LAKELAND RANCH, LLC, a Texas limited liability company ("Grantee"), the real property in Tyler County, Texas, fully described in Exhibit A, together with (1) all buildings, structures, fixtures, and improvements located on, in, or under the real property and (2) all of Grantor's right, title, and interest in and to the appurtenances to the real property, including but not limited to all right, title, and interest of Grantor in and to all roads, rights-of-way, alleys, drainage facilities, easements, and utility facilities on, in, over, under, though, or adjoining the real property; all oil, gas, or other minerals under the real property; all strips and gores between the described real property and abutting properties; and all utility, access, and development rights (collectively, "Property").

SAVE AND EXCEPT Grantor expressly reserves for Grantor and Grantor's heirs, successors, and assigns, an easement over, on, and across the Property and along the entire western boundary road for the purpose of ingress to and egress from Grantor's other property, to and from County Road 4300 or Spring Hill Road.

This General Warranty Deed with Vendor's Lien and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions"). This conveyance is also being made by Grantor and accepted by Grantee subject to taxes for the year 2021, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part thereof.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES,

EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S GENERAL WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.
But it is expressly agreed that the vendor's lien, as well as superior title in and to the Property, is retained against the Property in favor of Grantor, its successors, and its assigns until the entire principal balance of the Note and all interest are fully paid according to its terms, when this General Warranty Deed with Vendor's Lien will become absolute. In consideration of the cash payment to Grantor, Grantor assigns, without recourse, the vendor's lien and superior title to Lender, its successors, and its assigns, as security for Grantee's Note to Lender.

Grantee's address is: Lakeland Ranch, LLC
11601 W. Hwy. 290
Suite A101, Box 352
Austin, Texas 78737

EXECUTED as of October 26, 2021.

GRANTOR:

TIMBERLINE OPPORTUNITY FUND, LLC

By: Christopher Boone 2021-10-26

Christopher Boone, Co-Manager

By: Shawn Broussard 2021-10-26

Shawn Broussard, Co-Manager

STATE OF TEXAS §

§

COUNTY OF Collin §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Christopher Boone, Co-Manager of Timberline Opportunity Fund, LLC, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and consideration expressed in the instrument. The acknowledging person personally appeared by:
□ physically appearing before me.

□ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Given under my hand and seal of office, this 26th day of October, 2021.

Kristen Leigh DePalma

Notary Public—State of Texas

KRISTEN LEIGH DEPALMA
Notary Public ◊ State of Texas
Commission # 133052756
Commission Exp. 04-20-2025

Apr. 20, 2025

STATE OF TEXAS §

§

COUNTY OF Collin §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Shawn Broussard, Co-Manager of Timberline Opportunity Fund, LLC, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and consideration expressed in the instrument. The acknowledging person personally appeared by:

□ physically appearing before me.

□ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Given under my hand and seal of office, this 26th day of October, 2021.

NOTARY PUBLIC STATE OF TEXAS

KRISTEN LEIGH DEPALMA

Notary Public ◊ State of Texas

Commission # 133052756

Commission Exp. 04-20-2025

Kristen Leigh DePalma

Notary Public—State of Texas

Apr. 20, 2025

FIELD NOTES

1072.782 Acres & 60' Ingress, Egress, & Utility Easement. October 8, 2021
21-E-1353.

1072.782 Acre Tract

Being 1072.782 acres of land in Tyler County, Texas, and said 1072.782 acres of land consists of 112.911 acres of land out of the Phebe Baldwin Survey, Abstract No. 80, Tyler County, Texas, 173.709 acres of land out of John Judson Survey, Abstract No. 402, Tyler County, Texas, 503.082 acres of land out of Benjamin J. Coles Survey, Abstract No. 192, Tyler County, Texas, 101.781 acres of land out of I. & G.N. R.R. Co. Survey, Section No. 3, Abstract No. 713, Tyler County, Texas, 179.982 acres of land out of Charles J. Wright Survey, Abstract No. 664, and 1.317 acres of land out of P. Kack Survey, Abstract No. 424, Tyler County, Texas, and said 1072.782 acre tract of land being out of that certain 2674.72 acre tract of land described and recorded in Volume 1274, Page 566, Official Public Records of Tyler County, Texas and described more particularly by metes and bounds as follows:

Beginning at a 2" iron pipe found for the southeast corner of this tract and the southeast corner of said Abstract No. 402 and the southwest corner of I. & G.N. R.R. Co. Survey, Section No. 4, Abstract No. 712, Tyler County, Texas, and said corner having coordinates of N: 10263976.90 E: 4181613.41 based on Texas State Plane Coordinate System NAD83, Central Zone;

Thence with the south line of this tract and the south line of said Abstract No. 402, S. 86°48'16" W. a distance of 2742.29 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of said same Abstract No. 402;

Thence continuing with the south line of this tract S. 88°46'33" W at 46.27 feet pass a point for the northernmost point of the centerline of a proposed 60 feet wide ingress, egress, and utility easement described separately in this document, in all 1194.60 feet to the southernmost southwest corner of this tract;

Thence with the southernmost west line of this tract as follows:

N. 06°07'12" W. a distance of 352.83 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 36°46'44" W. a distance of 1395.58 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 27°26'20" W. a distance of 1860.27 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 04°38'19" W. a distance of 1461.05 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 11°05'39" E. a distance of 1187.20 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 06°33'46" E. a distance of 686.61 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 23°19'57" W. a distance of 994.44 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

TRACT I - 1072.782 ACRES

Being 1072.782 acres of land in Tyler County, Texas, and said 1072.782 acres of land consists of 112.911 acres of land out of the Phebe Baldwin Survey, Abstract No. 80, Tyler County, Texas, 173.709 acres of land out of John Judson Survey, Abstract No. 402, Tyler County, Texas, 503.082 acres of land out of Benjamin J. Coles Survey, Abstract No. 192, Tyler County, Texas, 101.781 acres of land out of I. & G.N. R.R. Co. Survey, Section No. 3, Abstract No. 713, Tyler County, Texas, 179.982 acres of land out of Charles J. Wright Survey, Abstract No. 664, and 1.317 acres of land out of P. Kack Survey, Abstract No. 424, Tyler County, Texas, and said 1072.782 acre tract of land being out of that certain 2674.72 acre tract of land described and recorded in Volume 1274, Page 566, Official Public Records of Tyler County, Texas and described more particularly by metes and bounds as follows:

Beginning at a 2" iron pipe found for the southeast corner of this tract and the southeast corner of said Abstract No. 402 and the southwest corner of I. & G.N. R.R. Co. Survey, Section No. 4, Abstract No. 712, Tyler County, Texas, and said corner having coordinates of **N: 10263976.90 E: 4181613.41** based on Texas State Plane Coordinate System NAD83, Central Zone;

Thence with the south line of this tract and the south line of said Abstract No. 402, **S. 86°48'16" W.** a distance of **2742.29** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of said same Abstract No. 402;

Thence continuing with the south line of this tract **S. 88°46'33" W** at 46.27 feet pass a point for the northernmost point of the centerline of a proposed 60 feet wide ingress, egress, and utility easement described separately in this document, in all **1194.60** feet to the southernmost southwest corner of this tract;

Thence with the southernmost west line of this tract as follows:

N. 06°07'12" W. a distance of **352.83** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 36°46'44" W. a distance of **1395.58** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 27°26'20" W. a distance of **1860.27** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 04°38'19" W. a distance of **1461.05** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 11°05'39" E. a distance of **1187.20** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 06°33'46" E. a distance of **686.61** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 23°19'57" W. a distance of **994.44** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a point;

N. 34°04'20" W. a distance of **96.13** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for a reentrant corner of this tract;

Thence with the boundary of this tract **N. 85°10'56" E.** a distance of **2092.69** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence with the northernmost west line of this tract and generally along a 30' offset from the centerline of a proposed roadway as follows:

Thence in a northeasterly direction with a tangent curve turning to the left, having a radius of 50.00 feet, central angle of 42°15'45", arc length of 36.88 feet, and whose long chord bears **N. 64°03'04" E.** a distance of **36.05** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

Thence in a northerly direction with a compound tangent curve turning to the left, having a radius of 25.00 feet, central angle of 92°39'17", arc length of 40.43 feet, and whose long chord bears **N. 03°24'27" W.** a distance of **36.16** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 49°44'05" W. a distance of **163.65** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 280.00 feet, central angle of 58°59'43", arc length of 288.31 feet, and whose long chord bears **N. 20°14'14" W.** a distance of **275.74** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 09°15'38" E. a distance of **76.87** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence in a northerly direction with a tangent curve turning to the left, having a radius of 470.00 feet, central angle of 21°20'58", arc length of 175.13 feet, and whose long chord bears **N. 01°24'51" W.** a distance of **174.12** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 12°05'20" W. a distance of **338.30** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 280.00 feet, central angle of 40°51'38", arc length of 199.68 feet, and whose long chord bears **N. 08°20'29" E.** a distance of **195.48** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 28°46'18" E. a distance of **672.25** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northeasterly direction with a tangent curve turning to the right, having a radius of 280.00 feet, central angle of 47°43'27", arc length of 233.22 feet, and whose long chord bears **N. 52°38'01" E.** a distance of **226.54** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 76°29'45" E. a distance of **81.91** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence in a northeasterly direction with a tangent curve turning to the left, having a radius of 370.00 feet, central angle of 43°36'55", arc length of 281.65 feet, and whose long chord bears **N. 54°41'17" E.** a distance of **274.90** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

Thence in a northeasterly direction with a reverse tangent curve turning to the right, having a radius of 1530.00 feet, central angle of 05°04'40", arc length of 135.59 feet, and whose long chord bears **N. 35°25'10" E.** a distance of **135.55** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 37°57'30" E. a distance of **420.58** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence in a northerly direction with a tangent curve turning to the left, having a radius of 420.00 feet, central angle of 31°50'17", arc length of 233.39 feet, and whose long chord bears **N. 22°02'21" E.** a distance of **230.39** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 06°07'13" E. a distance of **104.22** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence in a northerly direction with a tangent curve turning to the left, having a radius of 1020.00 feet, central angle of 10°44'11", arc length of 191.13 feet, and whose long chord bears **N. 00°45'07" E.** a distance of **190.85** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 04°36'58" W. a distance of **318.90** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence in a northerly direction with a tangent curve turning to the left, having a radius of 970.00 feet, central angle of 00°54'19", arc length of 15.33 feet, and whose long chord bears **N. 05°04'08" W.** a distance of **15.33** feet, to a ½" iron rod with cap set for the end of this curve;

N. 05°31'17" W. a distance of **123.98** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence in a northerly direction with a tangent curve turning to the left, having a radius of 970.00 feet, central angle of 14°54'58", arc length of 252.52 feet, and whose long chord bears **N. 12°58'46" W.** a distance of **251.81** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 20°26'15" W. a distance of **74.70** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 02°37'18", arc length of 24.25 feet, and whose long chord bears **N. 19°07'36"**

W. a distance of **24.25** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 17°48'58" W. a distance of **110.62** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 630.00 feet, central angle of 37°56'55", arc length of 417.27 feet, and whose long chord bears **N. 01°09'30" E.** a distance of **409.68** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 20°07'58" E. a distance of **183.69** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northerly direction with a tangent curve turning to the right, having a radius of 1030.00 feet, central angle of 04°02'41", arc length of 72.71 feet, and whose long chord bears **N. 22°09'18" E.** a distance of **72.70** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 24°10'03" E. a distance of **222.69** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the left;

Thence in a northerly direction with a tangent curve turning to the left, having a radius of 1020.00 feet, central angle of 11°18'25", arc length of 201.29 feet, and whose long chord bears **N. 18°30'51" E.** a distance of **200.96** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 12°51'38" E. a distance of **81.94** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northeasterly direction with a tangent curve turning to the right, having a radius of 1080.00 feet, central angle of 30°35'49", arc length of 576.74 feet, and whose long chord bears **N. 28°09'32" E.** a distance of **569.91** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 43°27'27" E. a distance of **192.60** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right;

Thence in a northeasterly direction with a tangent curve turning to the right, having a radius of 530.00 feet, central angle of 13°46'43", arc length of 127.46 feet, and whose long chord bears **N. 50°20'48" E.** a distance of **127.15** feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

N. 46°22'57" E. a distance of **72.42** feet to a 5/8" iron rod found for the northwest corner of this tract;

N. 85°18'53" E. a distance of **20.41** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northeast corner of this tract;

Thence with the northernmost east line of this tract and said 2674.72 acre tract and the west line of that certain 1.788 acre tract of land described and recorded in Volume 1262, Page 714, Deed Records of Tyler County, Texas, as follows:

S. 28°08'33" E. a distance of **152.43** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an angle point in the east line of this tract;

S. 25°48'05" E. a distance of **140.61** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an angle point in the east line of this tract;

S. 23°53'03" E. a distance of **201.92** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an angle point in the east line of this tract;

S. 22°17'22" E. a distance of **208.84** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an angle point in the east line of this tract;

Thence continuing with the east line of this tract and said 2674.72 acre tract and with the west line of I. & G.N. R.R. Co. Survey, Section No. 2, Abstract No. 393 and the east line of said Charles J. Wright Survey, Abstract No. 664, **S. 03°52'02" E.** at 3763.66 feet pass a concrete monument found at the southwest corner of a 12.483 acre tract of land described and recorded in Volume 1230, Page 461, Deed Records of Tyler County, Texas in all a distance of **4463.99** feet to a ½" iron rod found for an angle point in the east line of this tract;

Thence continuing with the east line of this tract and said 2674.72 acre tract, the west line of said Abstract No. 713, and the east line of said Abstract No. 192 as follows:

S. 02°17'32" E. a distance of **356.77** feet to a ½" iron rod found for an angle point in the east line of this tract;

S. 03°42'35" E. a distance of **496.16** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an angle point in the east line of this tract;

S. 03°40'19" E. a distance of **1168.25** feet to a disturbed ½" iron rod in concrete found for the southwest corner of that certain 63.690 acre tract described and recorded in Volume 1208, Page 397, Deed Records of Tyler County, Texas;

S. 03°41'42" E. a distance of **318.37** feet to a 2" iron pipe found for an interior point of this tract and the southwest corner of that certain 10.883 acre tract described and recorded in Volume 448, Page 805, Deed Records of Tyler County, Texas;

Thence with the boundary of this tract and the south line of said 10.883 acre tract, **N. 48°59'57" E.** a distance of **1773.16** feet to a ½ iron rod with cap marked "RPLS 4800" found for the northwest corner of that certain 10.223 acre tract described and recorded in Volume 1083, Page 256, Deed Records of Tyler County, Texas;

Thence with the boundary of this tract and the west line of said 10.223 acre tract, **S. 39°30'55" E.** a distance of **736.98** feet to a ½" iron rod found for a point;

Thence with the boundary of this tract **S. 18°16'57" E.** a distance of **913.47** feet to a ½ iron rod with cap marked "RPLS 4800" found for a reentrant cor

Thence with the boundary of this tract **S. 64°10'46" W.** a distance of **1211.97** feet to a ½" iron rod found for an interior corner of this tract;

Thence with the boundary of this tract and the west line of that certain 200.335 acre tract described and recorded Volume 731, Page 275, Deed Records of Tyler County, Texas, **S. 13°47'01" E.** a distance of **1702.68** feet to a ½" iron rod found for a reentrant corner and the southwest corner of said same 200.335 acre tract and being in the south line of said Abstract No. 713;

Thence with the boundary of this tract **S. 76°34'05" W.** a distance of **1217.43** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an interior corner of this tract;

Thence with the boundary of this tract **S. 04°21'19" E.** a distance of **366.10** feet to a 3" iron pipe found for an interior corner of this tract;

Thence with the boundary of this tract **N. 87°26'05" E.** a distance of **965.55** feet to a 3" iron pipe found for an ell corner of this tract;

Thence with the southernmost east line of this tract and the west line of said Abstract No. 712, **S. 03°45'01" E.** a distance of **2775.99** feet to the point of beginning and containing an area of 1072.782 acres of land, more or less.

CONTINUED ON NEXT PAGE

TRACT II - 60' Ingress, Egress & Utility Easement

Being the centerline of a proposed 60 feet wide ingress, egress, and utility easement located in Phebe Baldwin Survey, Abstract No. 80 and John M. Seip Survey, Abstract No. 741, Tyler County, Texas, and also being out of that certain 2674.72 acre tract of land described and recorded in Volume 1274, Page 566, Official Public Records of Tyler County, Texas and described more particularly by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" set for the centerline of this easement in the south line of the previously described 1072.782 acre tract from which a ½" iron rod with cap marked "SKG ENGINEERS" set for the northwest corner of said Abstract No. 700 bears N. 88°46'33" E. 46.27 feet, said beginning point having coordinates of **N:10263823.04, E:4178829.13**;

Thence with the centerline of this easement **S. 21°15'44" W.** a distance of **229.08** feet to a point for the beginning of a curve to the left;

Thence in a southerly direction with a tangent curve turning to the left, having a radius of 400.00 feet, central angle of 22°40'47", arc length of 158.33 feet, and whose long chord bears **S. 09°55'21" W.** a distance of **157.30** feet, to a point for the end of this curve;

Thence with the centerline of this easement **S. 01°25'03" E.** a distance of **303.20** feet to a point for the beginning of a curve to the left;

Thence in a southerly direction with a tangent curve turning to the left, having a radius of 500.00 feet, central angle of 29°18'48", arc length of 255.81 feet, and whose long chord bears **S. 16°04'27" E.** a distance of **253.03** feet, to a point for the end of this curve;

Thence with the centerline of this easement **S. 30°43'51" E.** a distance of **179.38** feet to a point for the beginning of a curve to the right;

Thence in a southerly direction with a tangent curve turning to the right, having a radius of 500.00 feet, central angle of 25°46'20", arc length of 224.90 feet, and whose long chord bears **S. 17°50'41" E.** a distance of **223.01** feet, to a point for the end of this curve;

Thence with the centerline of this easement **S. 04°57'31" E.** a distance of **965.17** feet to a point for the beginning of a curve to the left;

Thence in a southerly direction with a tangent curve turning to the left, having a radius of 400.00 feet, central angle of 21°18'06", arc length of 148.71 feet, and whose long chord bears **S. 15°36'34" E.** a distance of **147.86** feet, to a point for the end of this curve;

Thence with the centerline of this easement **S. 26°15'37" E.** a distance of **222.80** feet to a point for the beginning of a curve to the right;

Thence in a southeasterly direction with a tangent curve turning to the right, having a radius of 800.00 feet, central angle of 07°12'34", arc length of 100.66 feet, and whose long chord bears **S. 22°39'20" E.** a distance of **100.60** feet, to a point for the end of this curve;

Thence with the centerline of this easement **S. 19°03'03" E.** a distance of **602.30** feet to a magnetic nail set for the end of this easement in the north line of FM Highway 1013 from which a 3" concrete right of way monument found bears N. 55°02'36" E. 31.26 feet to the beginning of a curve to the right, said curve

Thence with the centerline of this easement S. 19°03'03" E. a distance of 602.30 feet to a magnetic nail set for the end of this easement in the north line of FM Highway 1013 from which a 3" concrete right of way monument found bears N. 55°02'36" E. 31.26 feet to the beginning of a curve to the right, said curve

having a radius of 757.56 feet, central angle of 10°46'00", arc length of 142.36 feet, and whose long chord bears N. 60°25'36" E. 142.15 feet to a point for the end of this curve, N. 65°48'36" E. 1850.27 feet.

EXHIBIT

TITLE

2100679-200

ESIGN TITLE GF NO.: 2100679-200

Section 193.003 of the Local Government Code has been amended to provide that such a Declaration of Authenticity must be indexed to contain names of the grantors and grantees.

DECLARATION OF AUTHENTICITY

PURSUANT TO §SB 2128 AND §SEC 12.0013 TEXAS PROPERTY CODE

State of Texas §

County of Tarrant §

The attached document, General Warranty Deed with Vendors Lien dated October 26, 2021 and containing 11 pages, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, no security features present on the electronic record indicated any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution.

This declaration is made under penalty of perjury.

Signed this 26TH day of October of 2021

Signature of Notary Public or Other Officer

Syndi W. Tolliver
Printed Name of Notary Public

My commission expires: MAY 1, 2022

Syndi W. Tolliver NOTARY PUBLIC STATE OF TEXAS 6206456 EXP: 05/01/2022

Affix Notary Seal

FILED FOR RECORD
AT 3:00 O'CLOCK P M
ON THE 28th DAY OF Oct.
A.D., 2021.
Vol. 1283 Page 305
In the Official Public Records

Donece Gregory
COUNTY CLERK, TYLER COUNTY, TEXAS
BY Kelly Jobe DEPUTY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCIBLE UNDER FEDERAL LAW.

STATE OF TEXAS
COUNTY OF TYLER
OFFICIAL PUBLIC RECORD

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Tyler County, Texas, as stamped hereon by me.

Donece Gregory
COUNTY CLERK
TYLER COUNTY, TEXAS

21-5140
3:00P
ck# 10554
R/T
Syndi Golliver Env. Prod.
Engr Title
500 Boyd CT
Azle, Tx. 76020-4806

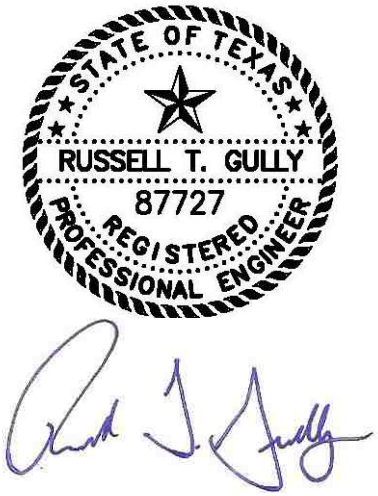
SKG ENGINEERING, LLC

Hydrologic Analysis Report

Lakeland Ranch

Phase I – Section One

Tyler County, Texas



SKG Engineering, LLC
F-7608
12.02.2021

PREPARED FOR:
Mr. Clay Signor
Lakeland Ranch, LLC
761 Trinity Hills Dr. Apt 6108
Austin, Texas 78737

November 2021

21-E-1353

SKG
ENGINEERING, LLC
FIRM REGISTRATION NUMBER F-7608
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189

November 2, 2021 21-E-1353

Mr. Clay Signor
Lakeland Ranch, LLC
761 Trinity Hills Dr. Apt 6108
Austin, Texas 78737

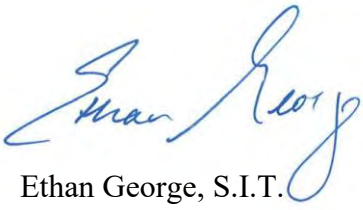
Subject: Hydrologic Analysis Report, Lakeland Ranch, Phase I
Section One, Tyler County, Texas

Dear Mr. Signor,

In accordance with your authorization, SKG Engineering has completed its hydrologic analysis at the referenced site. The work was done in accordance with the proposal dated the 1st day of October 2021. The data and results are included in the attached report.

If you have any questions or comments, or if we can be of any more service to you, please do not hesitate to contact us at (325) 655-1288.

Sincerely,
SKG Engineering, LLC



Ethan George, S.I.T.

Russell Gully, P.E.

SKG Engineering, LLC
F-7608
12.02.2021

Attachments – Hydrologic Analysis Report

CC: File

N:\Engineering\2021\21E1353 Gates Walcott_Tyler County Plat\WMS\Section One\Limited Hydrologic Analysis.doc

Table of Contents

Attachments

1.0 Introduction

The purpose of this hydrologic study is to describe, in general, the existing stormwater drainage conditions for the proposed Lakeland Ranch – Section One (project), the proposed improvements, how post-project drainage conditions will be affected.

2.0 Site and Project Description

Lakeland Ranch, LLC is proposing to develop approximately 288.99 acres of land into 95 residential tracts approximately 2.5-miles east of Hillister in Tyler County, Texas. This study and report were prepared to encompass aspects and considerations of the proposed phase of the development only. See General Location Map in Attachment A for the general location.

The approximate gross acreage of the entire project site is 2500-acres. The southern portion of the project site, known as "Phase I, Section One", consists of approximately 288.99-acres. The land is rolling with area of large timber and a 45-acre lake.

The project site is located in the Little Turkey Creek – Turkey Creek sub-watershed. Regional drainage patterns generally direct stormwater runoff through small to medium sized, seasonal streams and unmaintained channels. Watershed analysis maps are included in Attachment D.

The contributing drainage area is situated within the Imperial Hydrologic Unit of the Little Turkey Creek – Turkey Creek sub-watershed in the Turkey Creek – Village Creek watershed. The hydrologic unit code is 120200060206 of the USDA National Resources Conservation Services, (NRCS). The sub-watershed encompasses an area of approximately 28,558.28 acres that extends from Woodville, Texas, south nearly to FM Highway 1943.

3.0 Flood Plain Designation

The project site is primarily located in Zone "A" and "X" of the Federal Emergency Management Agency National Flood Hazard Area map. Zone "X" is classified as areas of minimal flooding. Portions of the side are also located in Zone "A" of the FEMA map. Zone "A" is classified as area of 100-year floods. No Flood Insurance Study Report was available for this area to determine existing flows. The FEMA map is included in Attachment C.

4.0 Soils

Soil data was obtained from the USDA soil survey of Tyler County. Additional maps and information concerning soil types and features are available in Attachment B. Soils that are in abundance in the Facility area include:

- Doucette loamy sand, 1 to 5 percent slopes
- Alazan very fine sandy loam, 0 to 4 percent slopes

The majority of the soils present in the contributing drainage areas are of the hydrologic soil group C & D. Class C & D soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a clay-pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

5.0 Groundwater

Determination of groundwater static level and/or quality is neither a concern nor factor for the scope of work for this study.

6.0 Site Investigation

The project site was investigated by SKG Engineering personnel on September 1, 2021.

7.0 Drainage

7.1 Drainage

The objective is to maintain the existing offsite drainage conditions as they currently exist. Most of the existing county roads and dirt roads within the project area drain to existing drainage swales next to the shoulders of the roads on both sides. The drainage swales collect the run-off from rain events, and convey it to existing tributaries, creeks, and impoundments.

The contributing drainage area is comprised of approximately 378.390-acres of range land that contributes runoff to existing tributaries which flow primarily from northeast to southwest through the proposed development. Based on a site investigation, and storm water runoff models, it has been determined that off-site drainage contributions will have minimal impacts on the project site, as most contributing drainage comes from the development itself. A drainage map of the contributing watershed is included in Attachment D.

7.1.1 Pre-Development Calculations

A series of hydrology calculations using the TR-55 method were conducted to determine the velocity and volume of flow for each watershed, with the following considerations:

These flows are only those which either generate on-site or pass through the site of the proposed development.

Design storms are specified as published by the NRCS. These precipitation frequency values are presented for a duration of 24 hours at return periods of 1, 2, 5, 10, 25, 50, and 100 years. Storms of 10 and 100 year were used for design purposes.

A total of three sub-basins make up the 378-acres of the proposed development area and the surrounding contributing area. The basins are labeled B1 through B3. The general results of the initial calculations are shown below. See Attachment E for more information.

Time of concentration (Tc) was calculated using the Kerby method for overland flow and the results are as follows:

$$Tc = ((0.67 * n * Lo)/sqrt(S))^{0.467}$$

Basin	Roughness (n)	Length of Flow (Lo)	Overland Slope (S)	Tc
1B	0.2	4100.46	0.056	37.3
2B	0.2	5336.54	0.043	44.7
3B	0.2	4648.55	0.054	39.79

A composite runoff curve number of 75 was selected taking in consideration the pre-developed conditions of the project site. Predevelopment calculations were as follows:

PRE 10-YEAR

Basin Name	**3B**	**2B**	**1B**
Time of Concentration (TC) (hr)	0.663	0.745	0.622
Drainage Area (Am)(mi^2)	0.148	0.307	0.138
Rainfall (P) (in)	8.2	8.2	8.2
Runoff Curve Number (CN)	75	75	75
Pond and Swamp Area (%)	0	20	0
Rainfall Distribution	Type III	Type III	Type III
Unit Peak Discharge Computation Method	Normal	Normal	Normal
Potential Maximum Retention (S) (in)	3.333	3.333	3.333
Runoff (Q) (in)	5.222	5.222	5.222
Initial Abstraction (Ia) (in)	0.667	0.667	0.667
Initial Abstraction / Rainfall (Ia/P)	0.081	0.081	0.081
Unit Peak Discharge (Qu) (cfs/mi^2/in)	369.286	349.836	380.25
Pond and Swamp Factor (Fp)	1	0.606	1
Peak Discharge (Qp = Qu*Am*Q*Fp) (cfs)	284.59	340.202	274.302

PRE 100-YEAR

Basin Name	**3B**	**2B**	**1B**
Time of Concentration (TC) (hr)	0.663	0.745	0.622
Drainage Area (Am)(mi^2)	0.148	0.307	0.138
Rainfall (P) (in)	12.1	12.1	12.1
Runoff Curve Number (CN)	75	75	75
Pond and Swamp Area (%)	0	20	0
Rainfall Distribution	Type III	Type III	Type III
Unit Peak Discharge Computation Method	Normal	Normal	Normal
Potential Maximum Retention (S) (in)	3.333	3.333	3.333
Runoff (Q) (in)	8.852	8.852	8.852
Initial Abstraction (Ia) (in)	0.667	0.667	0.667
Initial Abstraction / Rainfall (Ia/P)	0.055	0.055	0.055
Unit Peak Discharge (Qu) (cfs/mi^2/in)	377.945	358.067	389.138
Pond and Swamp Factor (Fp)	1	0.606	1
Peak Discharge (Qp = Qu*Am*Q*Fp) (cfs)	493.708	590.231	475.826

7.1.2 Post-Development Calculations

The same conditions and standards as specified above were used calculating the post-development conditions as the pre-conditions with the exception of the following.

A composite runoff curve number of 82 was selected taking in consideration the pre-developed conditions of the project site. Post development calculations were as follows:

POST 10-YEAR

Basin Name	3B	2B	1B
Time of Concentration (TC) (hr)	0.663	0.745	0.622
Drainage Area (Am)(mi^2)	0.148	0.307	0.138
Rainfall (P) (in)	8.2	8.2	8.2
Runoff Curve Number (CN)	82	82	82
Pond and Swamp Area (%)	0	20	0
Rainfall Distribution	Type III	Type III	Type III
Unit Peak Discharge Computation Method	Normal	Normal	Normal
Potential Maximum Retention (S) (in)	2.195	2.195	2.195
Runoff (Q) (in)	6.05	6.05	6.05
Initial Abstraction (Ia) (in)	0.439	0.439	0.439
Initial Abstraction / Rainfall (Ia/P)	0.054	0.054	0.054
Unit Peak Discharge (Qu) (cfs/mi^2/in)	378.466	358.562	389.673
Pond and Swamp Factor (Fp)	1	0.606	1
Peak Discharge (Qp = Qu*Am*Q*Fp) (cfs)	337.869	403.927	325.63

POST 100-YEAR

Basin Name	3B	2B	1B
Time of Concentration (TC) (hr)	0.663	0.745	0.622
Drainage Area (Am)(mi^2)	0.148	0.307	0.138
Rainfall (P) (in)	12.1	12.1	12.1
Runoff Curve Number (CN)	82	82	82
Pond and Swamp Area (%)	0	20	0
Rainfall Distribution	Type III	Type III	Type III
Unit Peak Discharge Computation Method	Normal	Normal	Normal
Potential Maximum Retention (S) (in)	2.195	2.195	2.195
Runoff (Q) (in)	9.814	9.814	9.814
Initial Abstraction (Ia) (in)	0.439	0.439	0.439
Initial Abstraction / Rainfall (Ia/P)	0.036	0.036	0.036
Unit Peak Discharge (Qu) (cfs/mi^2/in)	384.286	364.096	395.647
Pond and Swamp Factor (Fp)	1	0.606	1
Peak Discharge (Qp = Qu*Am*Q*Fp) (cfs)	556.496	665.333	536.313

For the drainage crossing in the proposed road system, all structures were designed for flow to not top the road surface at these crossings during a 100-year event.

8.0 Assessment of Impacts

Increased flows are minimal from the difference in development conditions. All drainage from this site will drain into existing lakes on the property.

To reduce the affect on drainage from post development conditions, an outlet weir was designed for the spill way structure at the lake that is within the current development extents. The weir is designed to release flow from the lake at the same rate as runoff from pre-development conditions. See Attachment F for details.

It recommended that the owner utilize necessary retention and detention methods to account for the increase in run-off in the post-development phase and to minimize downstream impacts if conditions during construction so dictate.

9.0 Conclusion and Findings

This hydrologic analysis has determined the appropriate flows needed to accurately size and design the bridges, culverts, and other drainage structures located throughout the development. Hydrographs are included in Attachment H. Bridge and culvert details are included in Attachment G.

10.0 Limitations

The recommendations presented in this report are based upon the information obtained from the initial assessment at the site and from other information discussed in this report. No topographic survey was performed on this site. As such, elevation date used in this study was acquired from a variety of public sources and on the ground surveying and may contain variations of the true conditions present on site. This report is based upon the findings from publicly available data and may not identify all variations which exist across the drainage area. The nature and extent of such variations may not become evident until a significant storm event. If significant variations appear, contact SKG Engineering to further access the design criteria and the recommendations contained within this report.

The scope of services for this project does not include either specifically or by implication any environmental assessment of the site or identification of contaminated or hazardous materials or conditions. If the owner is concerned about the potential for such conditions, the appropriate investigations should be performed.

No warranties, either expressed or implied, are intended or made. In the event that changes in the nature, design, or location of the project as outlined in this report are made, any recommendations contained in this report shall not be considered valid unless SKG Engineering reviews the changes and either verifies or modifies the conclusions of this report in writing.

11.0 References

- USGS, "Depth-Duration - Frequency of Precipitation for Texas," Water Resources Investigations Report 98-4044, 1998.
- U.S. Department of Commerce, Weather Bureau – "Technical Paper #40 – Rainfall Frequency Atlas of the United States, Washington D.C., 1961
- National Oceanic and Atmospheric Administration, "Probable Maximum Precipitation Estimates, United States East of the 105th Meridian," Hydrometeorological Report No. 51, 1978.
- U.S. Soil Conservation Service, "Urban Hydrology for Small Watersheds," Technical Release No. 55, June 1986.
- U.S. Army Corps of Engineers, "Flood Hydrograph Analysis and Computations," EM 1110-2-1405, 1959.
- U.S. Soil Conservation Service, "National Engineering Handbook," 1972.
- U.S. Soil Conservation Service, "Soil Survey of Tom Green County, Texas," October 1976.
- U.S. Soil Conservation Service, Technical Release No. 20, "TR-20, Project Formulation Hydrology," August 1972.
- Texas State Department of Highways and Public Transportation, Bridge Division, "Hydraulic Manual," Third Edition, Austin, Texas, December 1985.
- City of San Angelo, "Stormwater Design Manual," San Angelo, Texas.
- NOAA, "NOAA Technical Memorandum NWS HYDR0-35", Silver Spring, Md. June 1977

Attachment A

Maps

Aerial, Topographical, & Terrain

SKG
ENGINEERING, LLC
FIRM NUMBER F-7608 & 10102400
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706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189

Aerial Map

Lakeland Ranch | Phase I | Section One

1 inch = 750 feet

21E1353

SKG
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706 SOUTH ABE STREET
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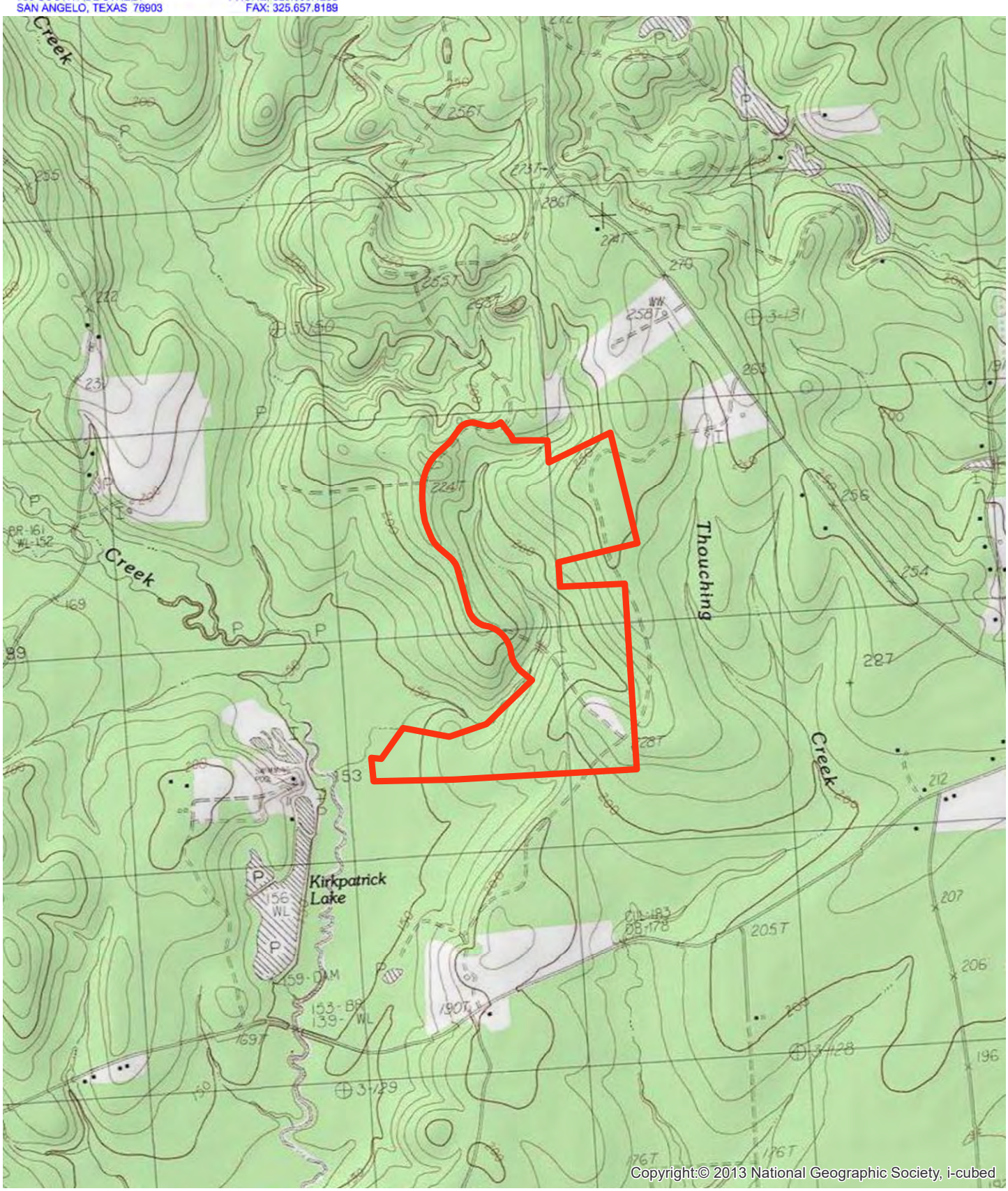
FAX: 325.657.8189

Topographic Map

Lakeland Ranch | Phase I | Section One



1 inch = 2,000 feet

21E1353

SKG
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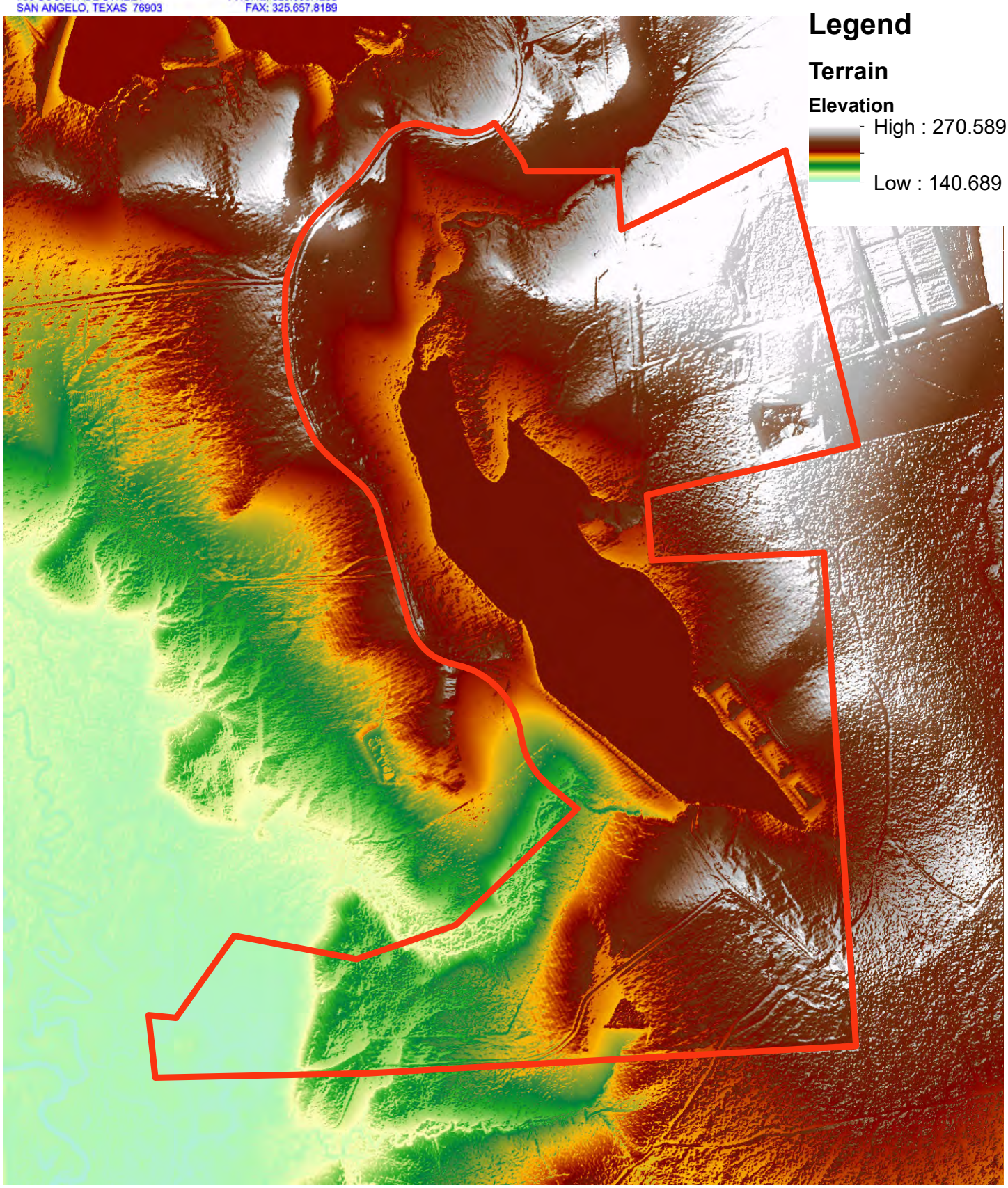
PHONE: 325.655.1288
FAX: 325.657.8189

Terrain Map

Lakeland Ranch | Phase I | Section One



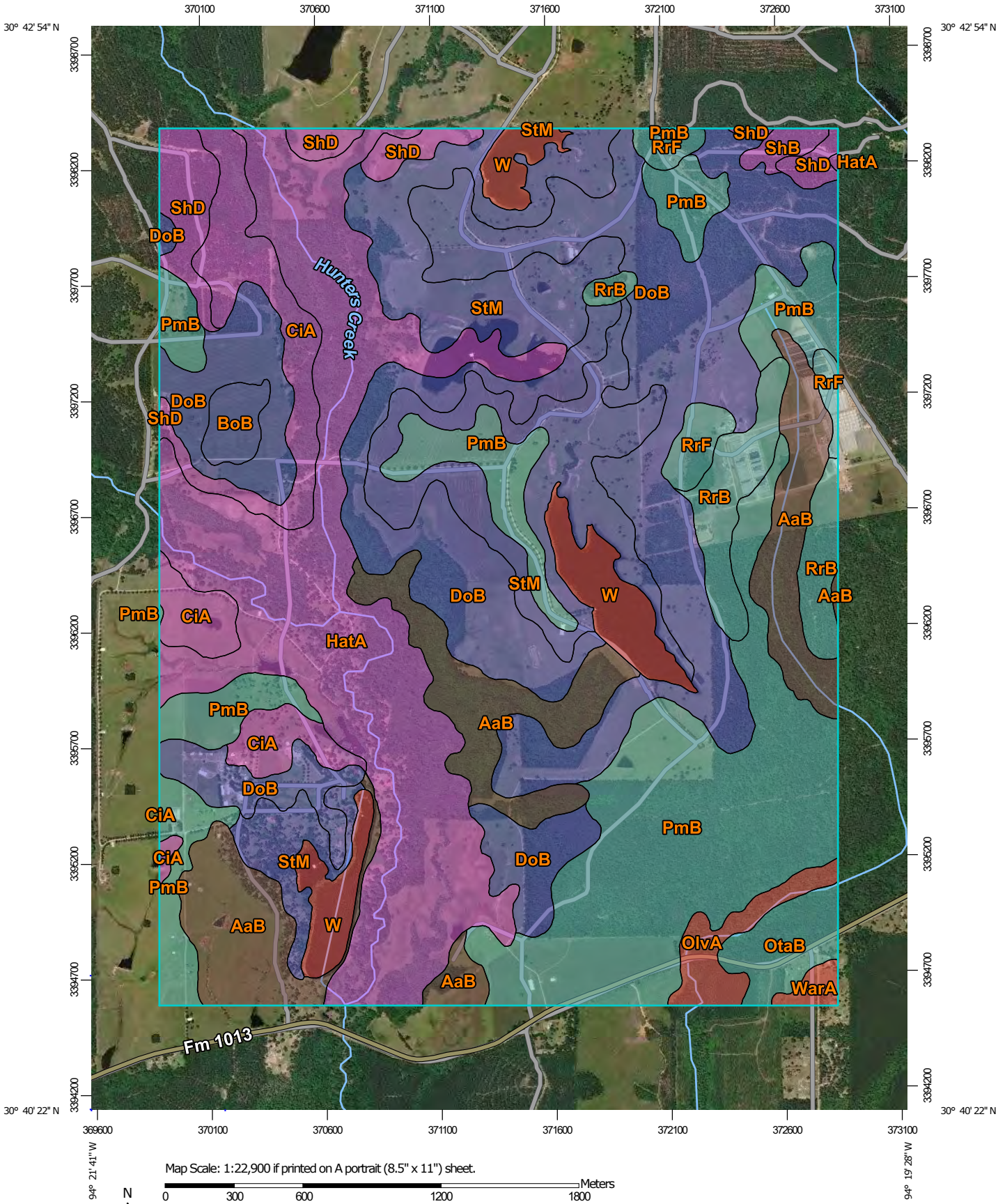
1 inch = 750 feet

21E1353

Attachment B

Soil Data

Hydrologic Soil Group—Tyler County, Texas
(Lakeland Ranch)



Map Scale: 1:22,900 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 300 600 1200 1800

Feet
0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tyler County, Texas
Survey Area Data: Version 27, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 7, 2016—Nov 24, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaB	Alazan very fine sandy loam, 0 to 4 percent slopes	B/D	257.1	9.3%
BoB	Boykin loamy sand, 1 to 5 percent slopes	B	19.8	0.7%
CiA	Choates loamy sand, 1 to 5 percent slopes	A	137.4	4.9%
DoB	Doucette loamy sand, 1 to 5 percent slopes	B	649.4	23.4%
HatA	Hatliff-Pluck-Kian complex, 0 to 1 percent slopes, frequently flooded	A	484.0	17.4%
OlvA	Olive frequently ponded-Dallardsville complex, 0 to 1 percent slopes	D	32.5	1.2%
OtaB	Otanya very fine sandy loam, 1 to 3 percent slopes	C	40.2	1.4%
PmB	Pinetucky fine sandy loam, 1 to 5 percent slopes	C	524.2	18.9%
RrB	Rogan gravelly fine sandy loam, 1 to 5 percent slopes	C	83.8	3.0%
RrF	Rogan soils, 1 to 5 percent slopes, graded	C	34.0	1.2%
ShB	Shankler loamy sand, 1 to 8 percent slopes	A	10.2	0.4%
ShD	Shankler loamy sand, 8 to 15 percent slopes	A	68.4	2.5%
StM	Stringtown-Bonwier complex, 5 to 15 percent slopes	B	332.9	12.0%
W	Water	D	93.1	3.4%
WarA	Waller-Dallardsville complex, 0 to 1 percent slopes	D	8.7	0.3%
Totals for Area of Interest			**2,775.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Attachment C

FEMA Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole- foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane central zone (FIPSZONE 4203). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC- 3, #9202
1315 East- West Highway
Silver Spring, MD 20910- 3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was obtained in digital format from Texas Natural Resources Information System, Texas Railroad Commission, NOAA National Geodetic Survey, U.S. Geological Survey, National Agriculture Imagery Program, and FEMA.

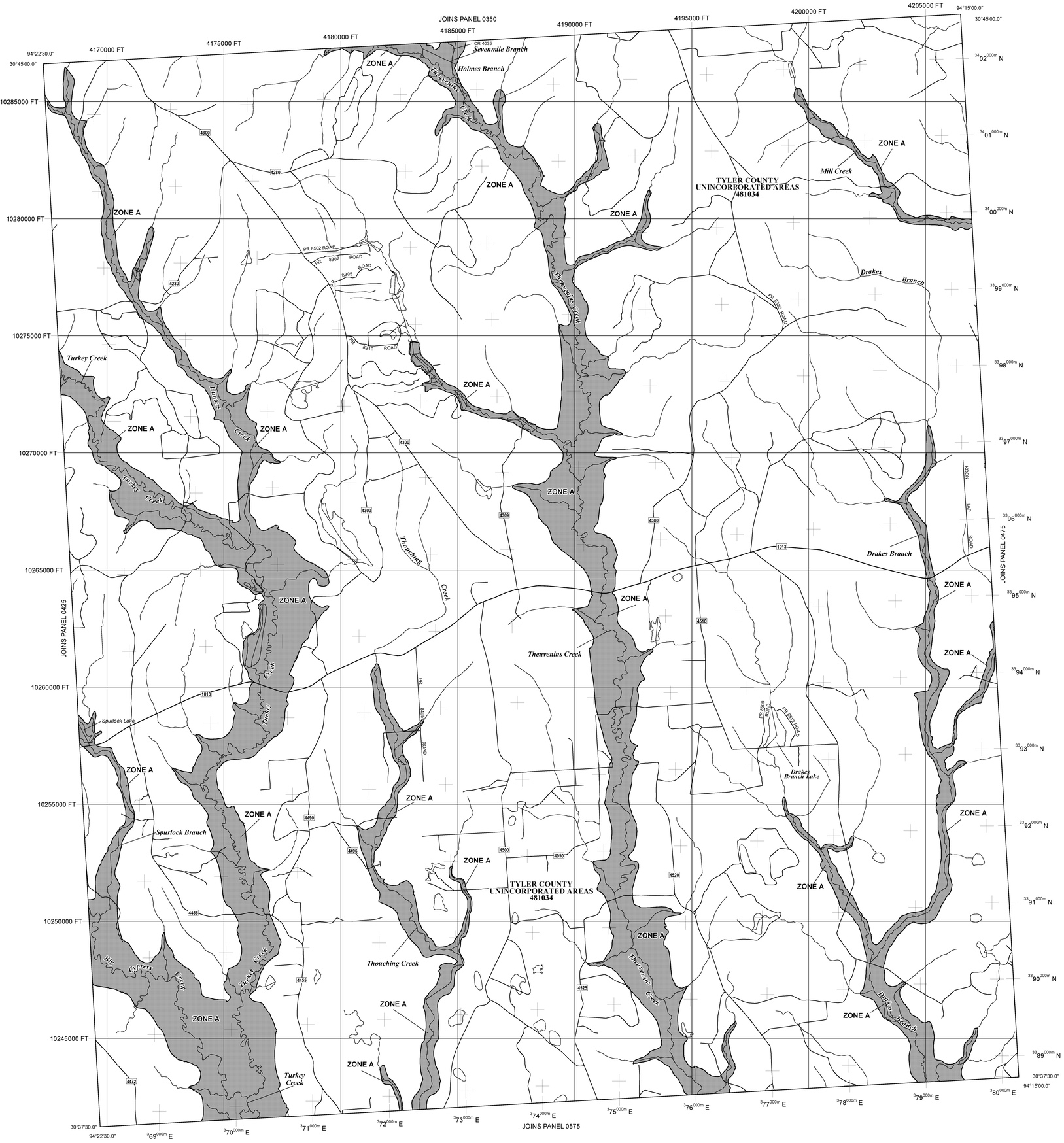
This map reflects more detailed and up- to- date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de- annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1- 800- 358- 9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1- 800- 358- 9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1- 877- FEMA MAP** (1- 877- 336- 2627) or visit the FEMA website at http://www.fema.gov/.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 Base Flood Elevation line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A — A Cross section line

23 — 23 Transect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

4275 000m N 1000-meter Universal Transverse Mercator grid ticks, zone 15

6000000 FT 5000-foot grid values: Texas State Plane coordinate system, central zone (FIPSZONE 4203), Lambert Conformal Conic

DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
April 4, 2011
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1- 800- 638- 6620.

MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450C

FIRM
FLOOD INSURANCE RATE MAP
TYLER COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 450 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TYLER COUNTY	481034	0450	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

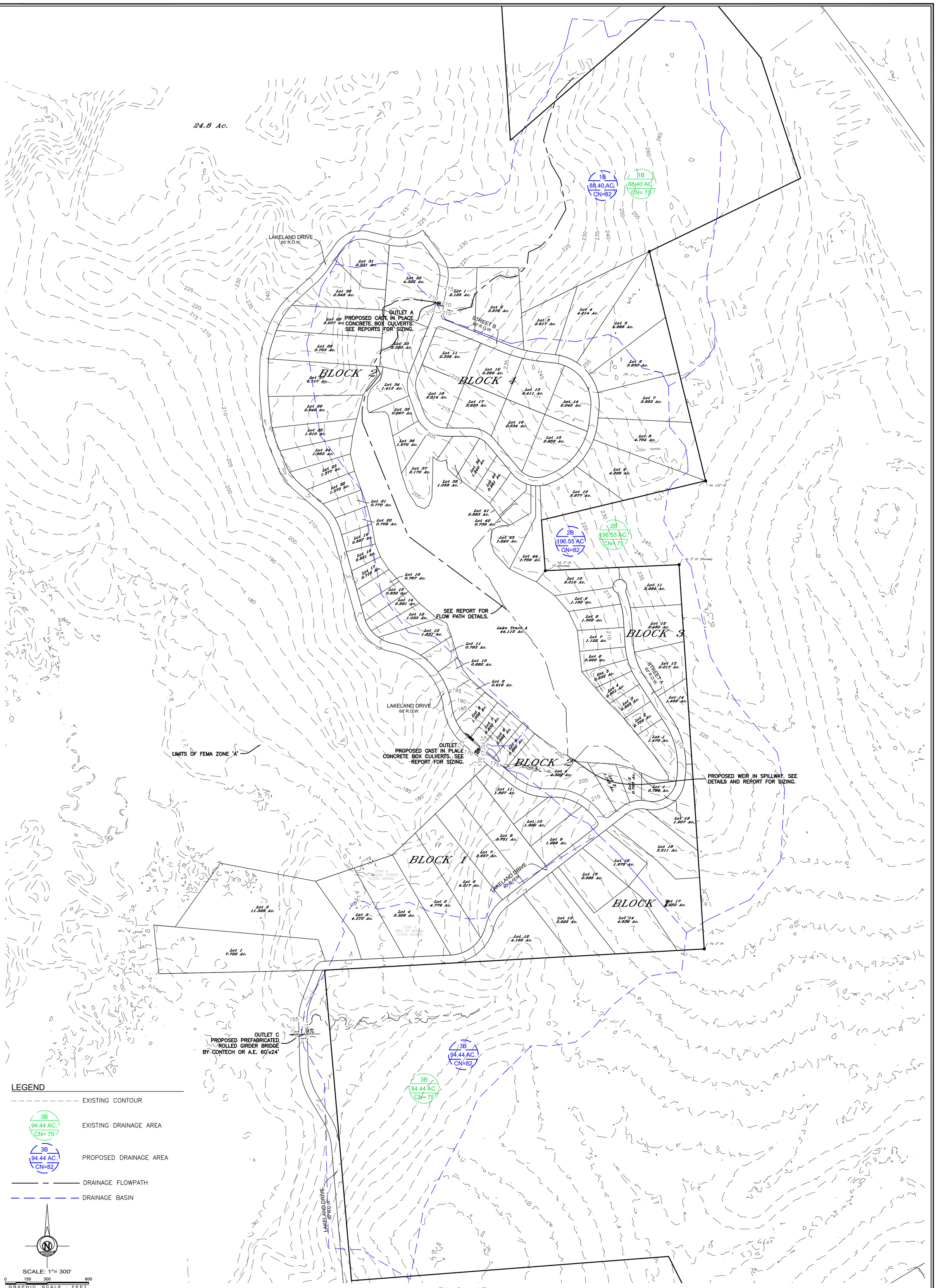
MAP NUMBER
48457C0450C

EFFECTIVE DATE
APRIL 4, 2011

Federal Emergency Management Agency

Attachment D

Drainage Map



LEGEND

- EXISTING CONTOUR
- 3B 94.44 AC. CN= 75 — EXISTING DRAINAGE AREA
- 3B 94.44 AC. CN=82 — PROPOSED DRAINAGE AREA
- DRAINAGE FLOWPATH
- DRAINAGE BASIN

SCALE: 1"= 300'

0 150 300 600

GRAPHIC SCALE : FEET

Vertical Datum: NAVD 88

SKG ENGINEERING, LLC
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SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com

Tyler County, Texas.

DEVELOPER: Lakeland Ranch, LLC

LAKELAND RANCH
SECTION ONE
DRAINAGE AREA MAP
PRE & POST-DEVELOPMENT CONDITIONS

REVISIONS	
DWG BY: EG	DWG. DATE: OCT. 30, 2021
JOB NO. 21-E-1353	SHEET NO. DA-P
SCALE: 1"=300'	

Attachment E

Basin Data

1B

100-year

Area	3850781.251	sq. ft.	
	88.4015	acres	
Time of Concentration	0.6217	hours	
	37.302	min.	
Rainfall	12.1	in	
Curve Number	82		
Pond and Swamp Area	0	%	
Rainfall Distribution	Type III		
Unit Peak Discharge Method	Normal		
Potential Maximum Retention	2.1951		
Runoff	9.8136		
Initial Abstraction	0.439		
Initial Abstraction/Rainfall	0.0363		
Unit Peak Discharge	395.6472		
Peak Discharge	536.3133		
AOFD	685.6395	ft	*Average Overland Flow Distance*
BS	0.1735	ft/ft	*Basin (overland) slope*
MFD	4100.4599	ft	*Basin Length along main channel from outlet to upstream boundary*
MFDS	0.0561	ft/ft	*Basin Slope along main channel from outlet to upstream boundary*
CSD	1910.4686	ft	*Length along main channel from outlet to point opposite centroid*
CSS	0.037	ft/ft	*Slope along main channel from outlet to point opposite centroid*
MSL	2150.8037	ft	*Maximum flow (watercourse) length*
MSS	0.0369	ft/ft	*Maximum flow (watercourse) average slope*

2B

100-year

Area	8561767.765	sq. ft.	
	196.5503	acres	
Time of Concentration	0.745	hours	
	44.7	min.	
Rainfall	12.1	in	
Curve Number	82		
Pond and Swamp Area	20	%	
Rainfall Distribution	Type III		
Unit Peak Discharge Method	Normal		
Potential Maximum Retention	2.1951		
Runoff	9.8136		
Initial Abstraction	0.439		
Initial Abstraction/Rainfall	0.0363		
Unit Peak Discharge	364.0961		
Peak Discharge	665.3332		
AOFD	752.9148	ft	*Average Overland Flow Distance*
BS	0.1569	ft/ft	*Basin (overland) slope*
MFD	5336.537	ft	*Basin Length along main channel from outlet to upstream boundary*
MFDS	0.0438	ft/ft	*Basin Slope along main channel from outlet to upstream boundary*
CSD	2220.0308	ft	*Length along main channel from outlet to point opposite centroid*
CSS	0.0418	ft/ft	*Slope along main channel from outlet to point opposite centroid*
MSL	4752.6954	ft	*Maximum flow (watercourse) length*
MSS	0.021	ft/ft	*Maximum flow (watercourse) average slope*

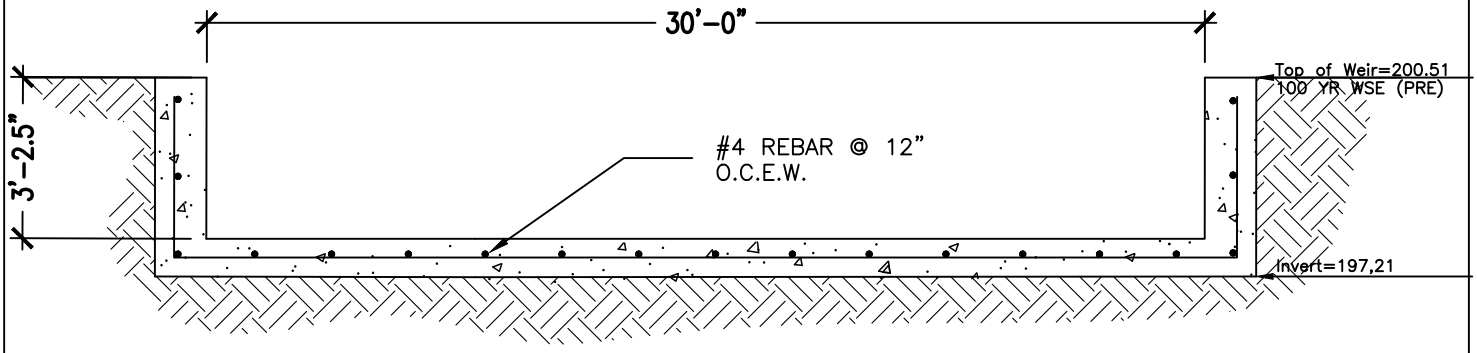
3B

100-year

Area	4113820.485	sq. ft.	
	94.4401	acres	
Time of Concentration	0.6633	hours	
	39.798	min.	
Rainfall	12.1	in	
Curve Number	82		
Pond and Swamp Area	0	%	
Rainfall Distribution	Type III		
Unit Peak Discharge Method	Normal		
Potential Maximum Retention	2.1951		
Runoff	9.8136		
Initial Abstraction	0.439		
Initial Abstraction/Rainfall	0.0363		
Unit Peak Discharge	384.2865		
Peak Discharge	556.4961		
AOFD	974.2038	ft	*Average Overland Flow Distance*
BS	0.1793	ft/ft	*Basin (overland) slope*
MFD	4648.5474	ft	*Basin Length along main channel from outlet to upstream boundary*
MFDS	0.0546	ft/ft	*Basin Slope along main channel from outlet to upstream boundary*
CSD	1878.9607	ft	*Length along main channel from outlet to point opposite centroid*
CSS	0.0324	ft/ft	*Slope along main channel from outlet to point opposite centroid*
MSL	2011.8485	ft	*Maximum flow (watercourse) length*
MSS	0.033	ft/ft	*Maximum flow (watercourse) average slope*

Attachment F

Weir Details



1 RECTANGULAR WEIR DETAIL

NO SCALE

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FAX: 325.657.8189
FIRM REGISTRATION NUMBER F-7608
www.skge.com

LAKELAND RANCH
SECTION ONE
TYLER COUNTY, TEXAS

RECTANGULAR WEIR DETAIL

DWG BY:	DWG. DATE:
EG	11.02.2021
JOB NO.	SHEET NO.
21-E-1353	W1
SCALE:	
NTS	

Weir Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Nov 2 2021

Lakeland Ranch Section One | Lake Tract 'A' Weir

Rectangular Weir

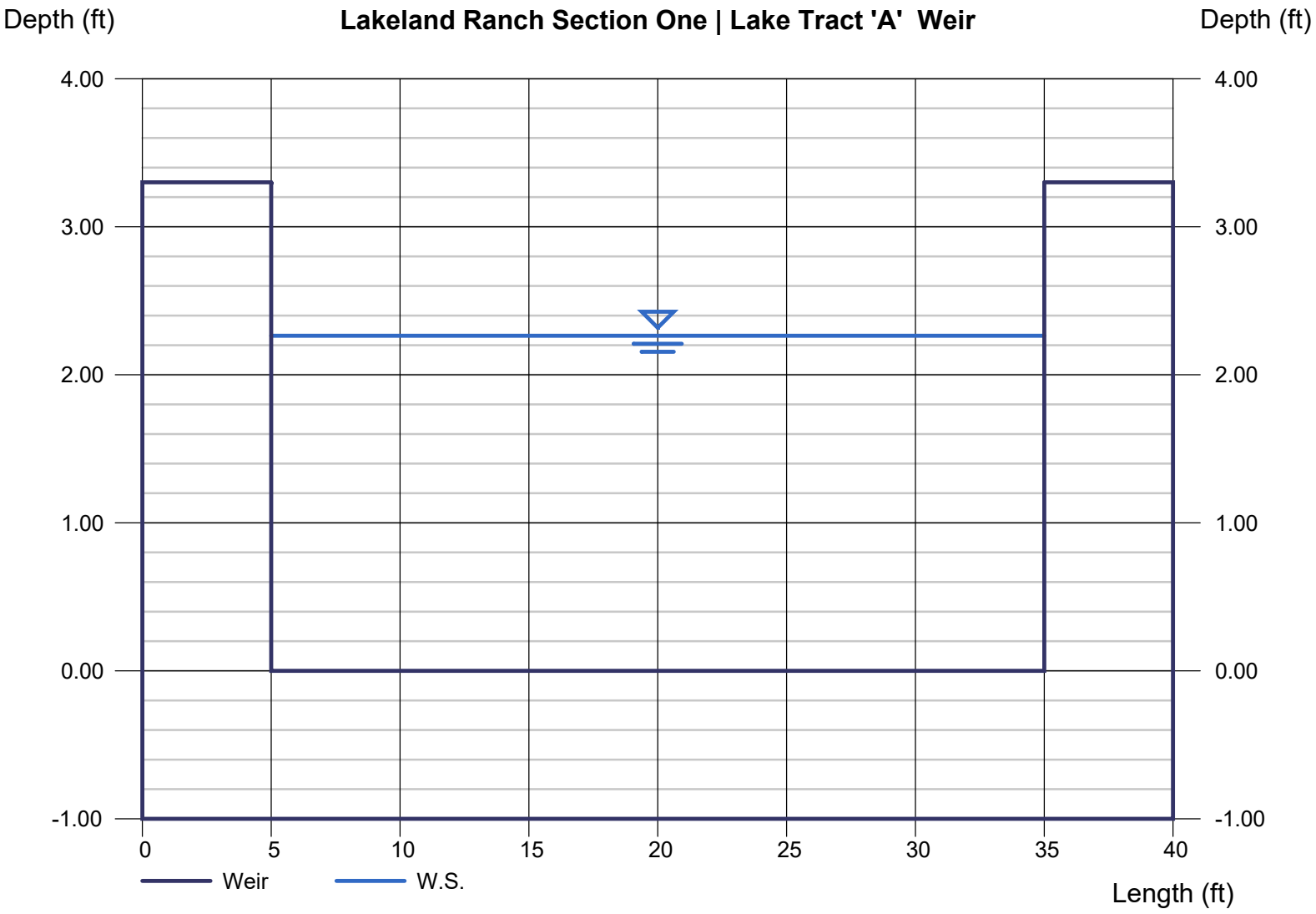
Crest	= Sharp
Bottom Length (ft)	= 30.00
Total Depth (ft)	= 3.30

Calculations

Weir Coeff. Cw	= 3.33
Compute by:	Known Q
Known Q (cfs)	= 340.00

Highlighted

Depth (ft)	= 2.26
Q (cfs)	= 340.00
Area (sqft)	= 67.91
Velocity (ft/s)	= 5.01
Top Width (ft)	= 30.00



Weir Report

Lakeland Ranch Section One | Lake Tract 'A' Weir

Rectangular Weir

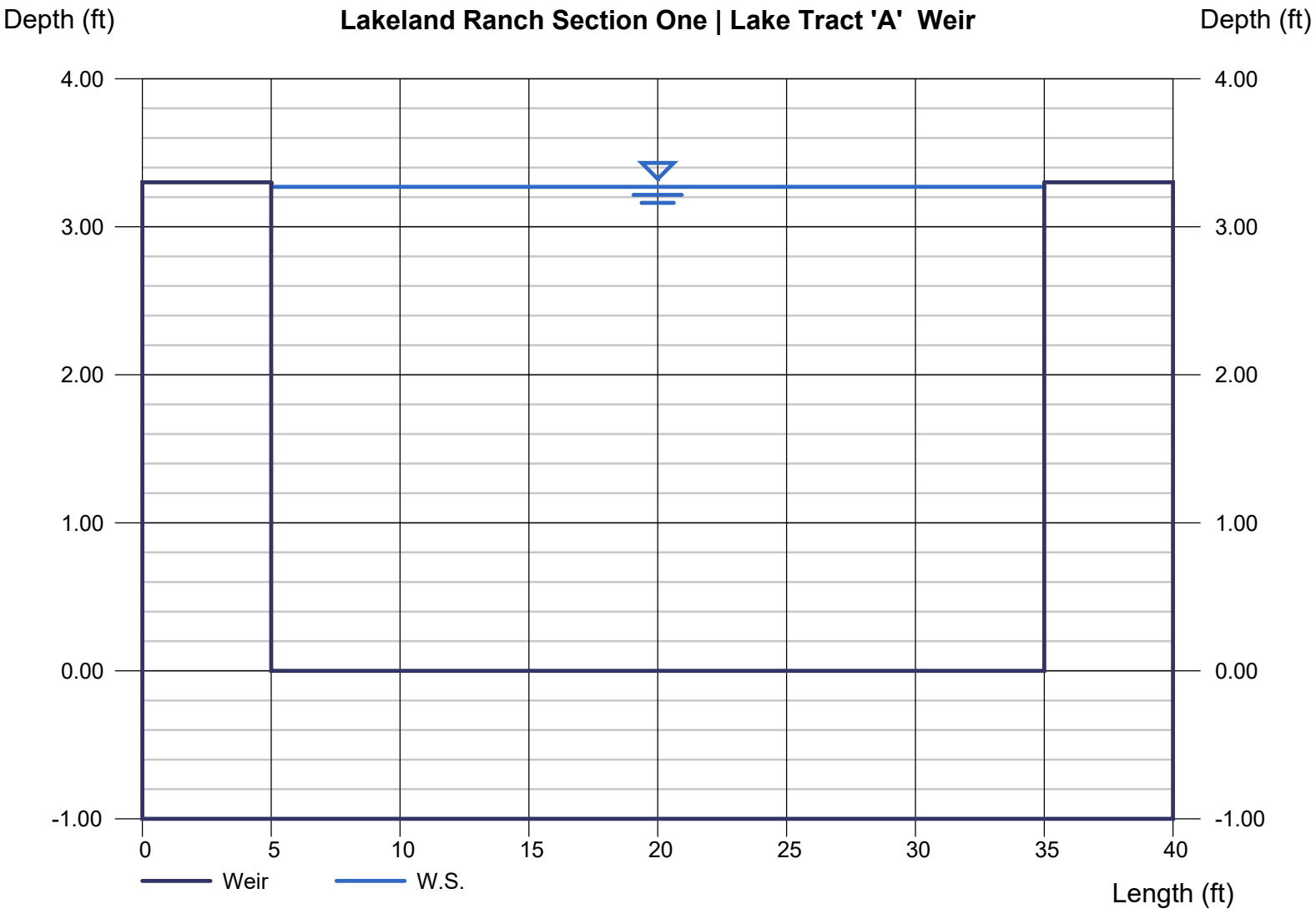
Crest	= Sharp
Bottom Length (ft)	= 30.00
Total Depth (ft)	= 3.30

Calculations

Weir Coeff. Cw	= 3.33
Compute by:	Known Q
Known Q (cfs)	= 590.00

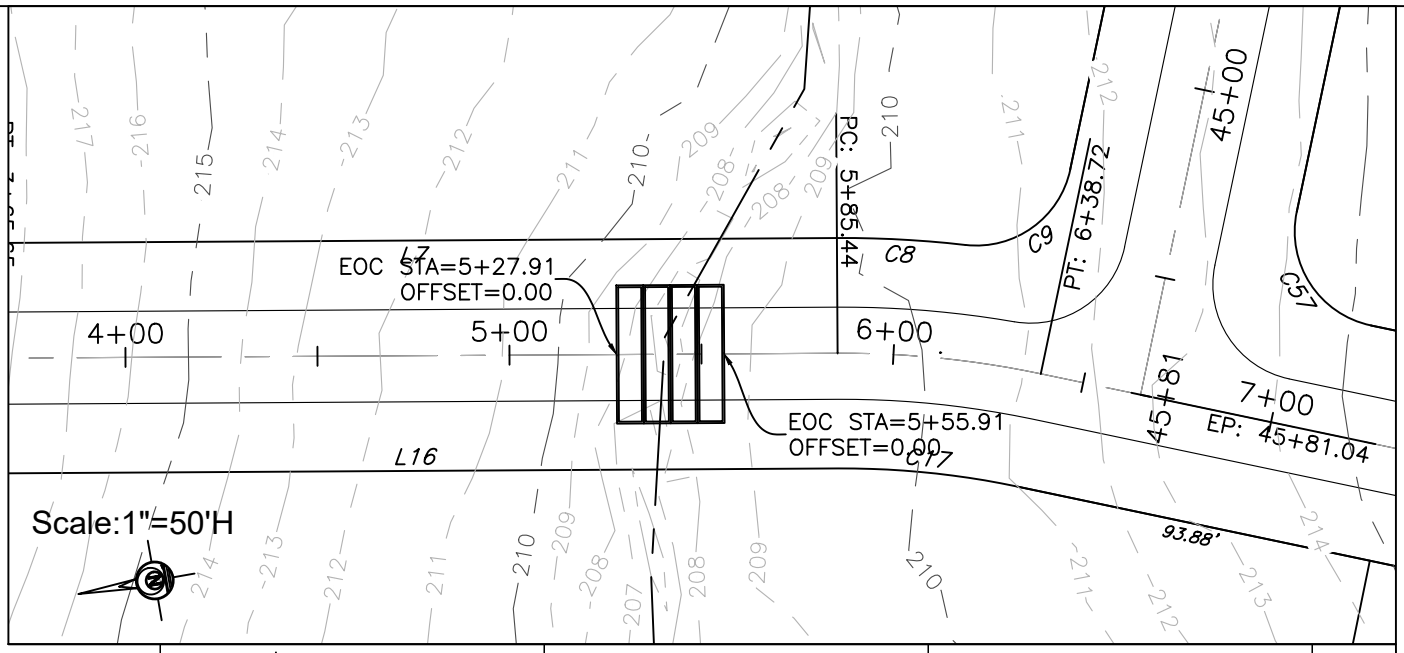
Highlighted

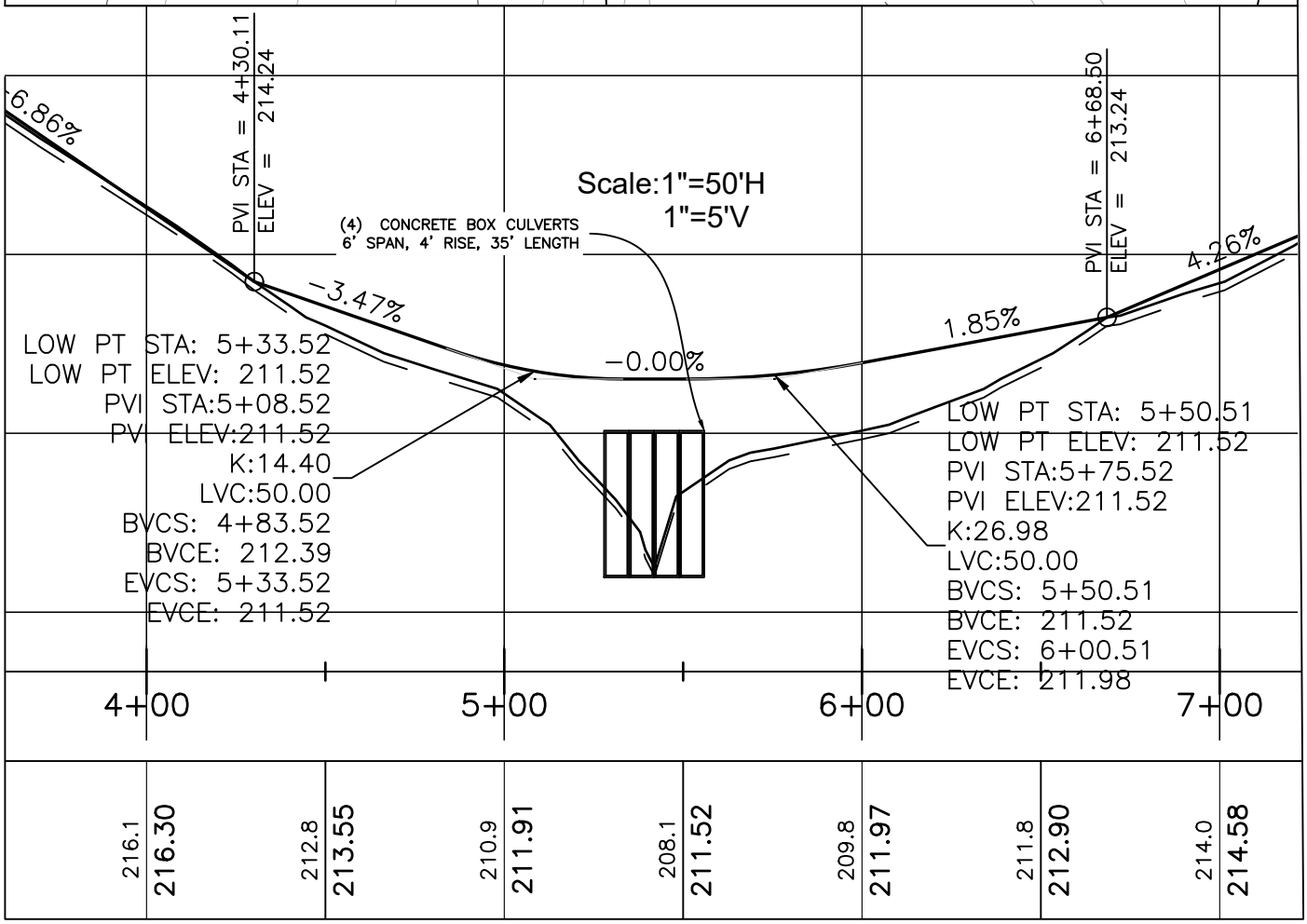
Depth (ft)	= 3.27
Q (cfs)	= 590.00
Area (sqft)	= 98.08
Velocity (ft/s)	= 6.02
Top Width (ft)	= 30.00



Attachment G

Bridge and Culvert Details





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706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
FIRM REGISTRATION NUMBER F-7608
www.skge.com

LAKELAND RANCH
CULVERT 1B
TYLER COUNTY, TEXAS

CULVERT PROFILE

DWG BY:	DWG. DATE:
SKG	11.1.2021
JOB NO. 21-E-1353	SHEET NO. B-1
SCALE: 1"=50'	

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 1 2021

Culvert Analysis - B1 - Lakeland Ranch

Invert Elev Dn (ft)	=	207.00
Pipe Length (ft)	=	35.00
Slope (%)	=	1.71
Invert Elev Up (ft)	=	207.60
Rise (in)	=	48.0
Shape	=	Box
Span (in)	=	72.0
No. Barrels	=	4
n-Value	=	0.012
Culvert Type	=	Flared Wingwalls
Culvert Entrance	=	30D to 75D wingwall flares
Coeff. K,M,c,Y,k	=	0.026, 1, 0.0347, 0.81, 0.4

Embankment

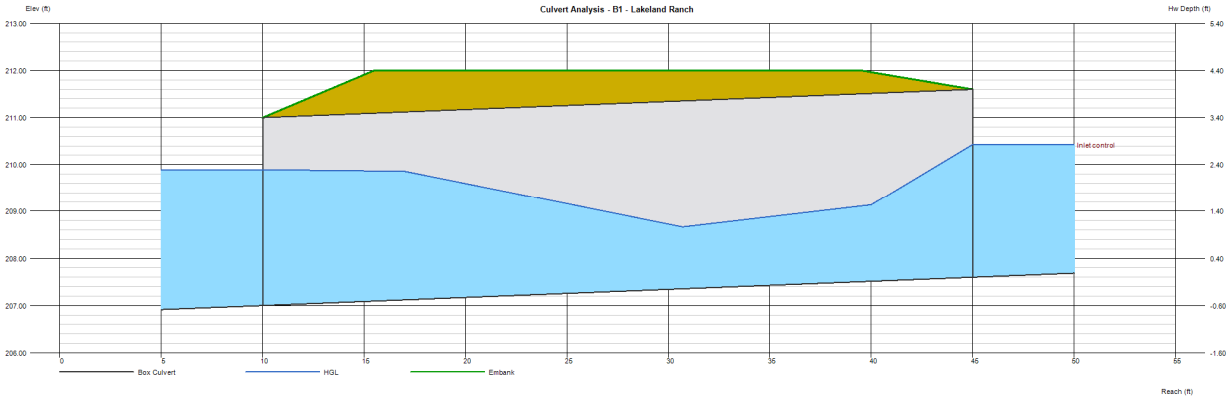
Top Elevation (ft)	=	212.00
Top Width (ft)	=	24.00
Crest Width (ft)	=	20.00

Calculations

Qmin (cfs)	=	326.00
Qmax (cfs)	=	526.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	326.00
Qpipe (cfs)	=	326.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	4.69
Veloc Up (ft/s)	=	7.59
HGL Dn (ft)	=	209.89
HGL Up (ft)	=	209.39
Hw Elev (ft)	=	210.43
Hw/D (ft)	=	0.71
Flow Regime	=	Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 1 2021

Culvert Analysis - B1 - Lakeland Ranch

Invert Elev Dn (ft)	=	207.00
Pipe Length (ft)	=	35.00
Slope (%)	=	1.71
Invert Elev Up (ft)	=	207.60
Rise (in)	=	48.0
Shape	=	Box
Span (in)	=	72.0
No. Barrels	=	4
n-Value	=	0.012
Culvert Type	=	Flared Wingwalls
Culvert Entrance	=	30D to 75D wingwall flares
Coeff. K,M,c,Y,k	=	0.026, 1, 0.0347, 0.81, 0.4

Embankment

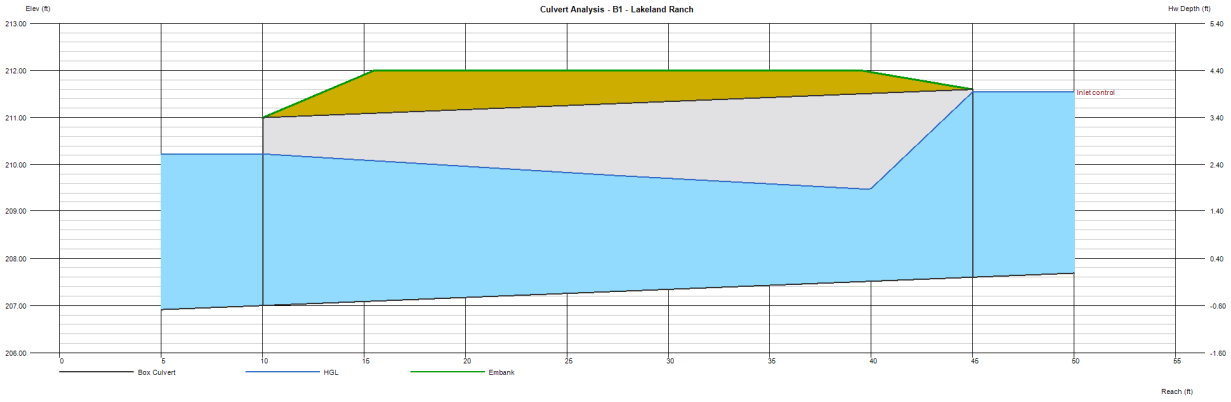
Top Elevation (ft)	=	212.00
Top Width (ft)	=	24.00
Crest Width (ft)	=	20.00

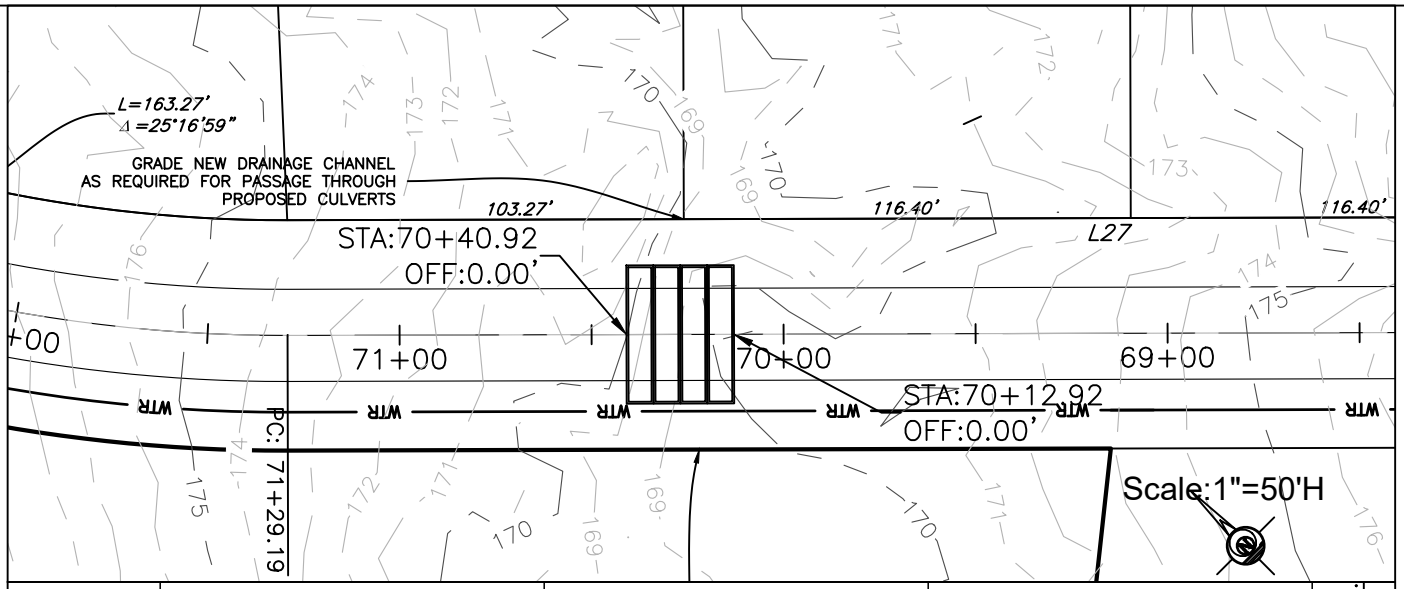
Calculations

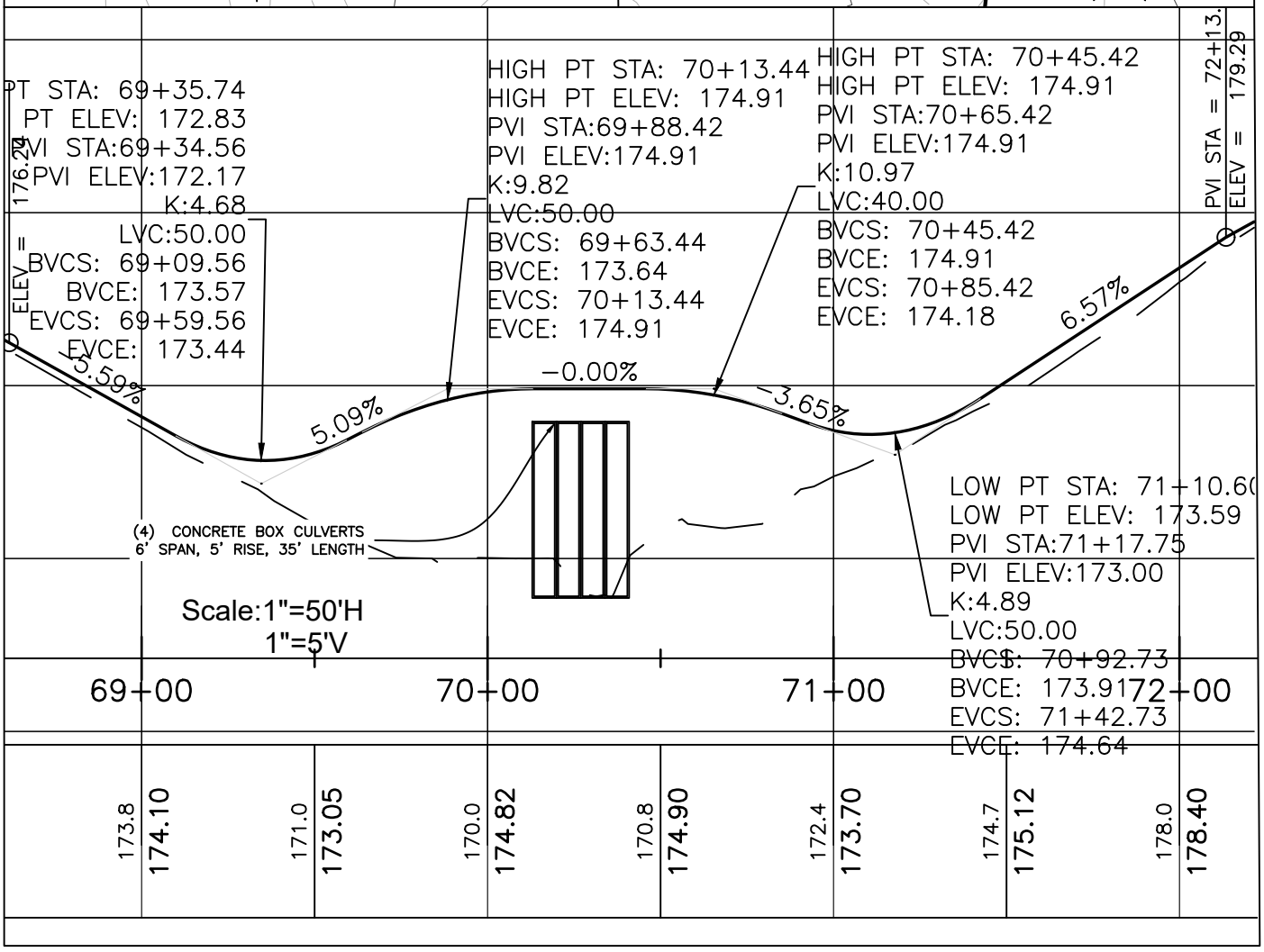
Qmin (cfs)	=	326.00
Qmax (cfs)	=	526.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	526.00
Qpipe (cfs)	=	526.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	6.78
Veloc Up (ft/s)	=	8.91
HGL Dn (ft)	=	210.23
HGL Up (ft)	=	210.06
Hw Elev (ft)	=	211.54
Hw/D (ft)	=	0.99
Flow Regime	=	Inlet Control







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www.skge.com

LAKELAND RANCH
CULVERT B-2
TYLER COUNTY, TEXAS

CULVERT PROFILE

DWG BY:	DWG. DATE:
SKG	11.1.2021
JOB NO.	SHEET NO.
21-E-1353	B-2
SCALE:	
1"=50'	

Culvert Report

Culverts - B2 - Lakeland Ranch

Invert Elev Dn (ft)	=	150.00
Pipe Length (ft)	=	35.00
Slope (%)	=	1.31
Invert Elev Up (ft)	=	150.46
Rise (in)	=	60.0
Shape	=	Box
Span (in)	=	72.0
No. Barrels	=	4
n-Value	=	0.012
Culvert Type	=	90D Headwall, Chamfered or Beveled Inlet Edges
Culvert Entrance	=	90D headwall w/3/4-in chamfers
Coeff. K,M,c,Y,k	=	0.515, 0.667, 0.0375, 0.79, 0.2

Embankment

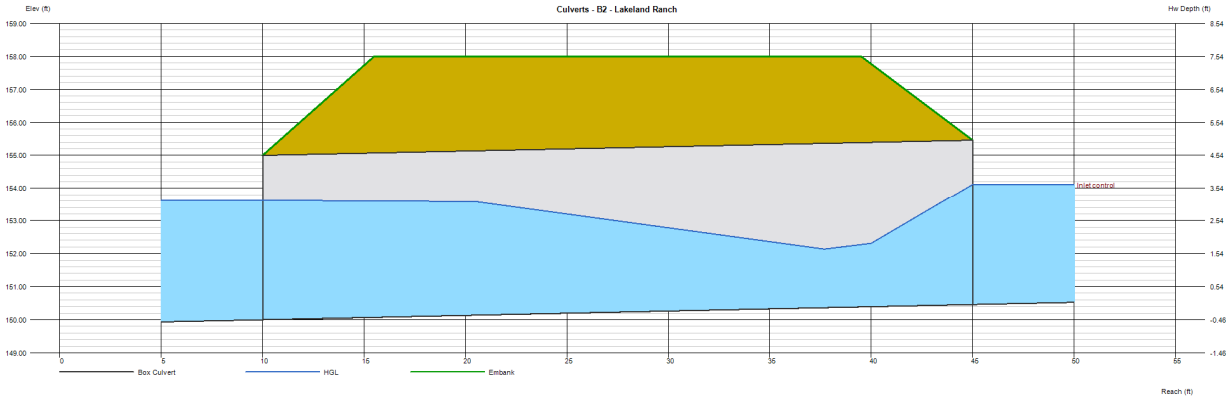
Top Elevation (ft)	=	158.00
Top Width (ft)	=	24.00
Crest Width (ft)	=	20.00

Calculations

Qmin (cfs)	=	403.00
Qmax (cfs)	=	1065.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	453.00
Qpipe (cfs)	=	453.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	5.22
Veloc Up (ft/s)	=	8.47
HGL Dn (ft)	=	153.61
HGL Up (ft)	=	152.69
Hw Elev (ft)	=	154.11
Hw/D (ft)	=	0.73
Flow Regime	=	Inlet Control



Culvert Report

Culverts - B2 - Lakeland Ranch

Invert Elev Dn (ft)	=	150.00
Pipe Length (ft)	=	35.00
Slope (%)	=	1.31
Invert Elev Up (ft)	=	150.46
Rise (in)	=	60.0
Shape	=	Box
Span (in)	=	72.0
No. Barrels	=	4
n-Value	=	0.012
Culvert Type	=	90D Headwall, Chamfered or Beveled Inlet Edges
Culvert Entrance	=	90D headwall w/3/4-in chamfers
Coeff. K,M,c,Y,k	=	0.515, 0.667, 0.0375, 0.79, 0.2

Embankment

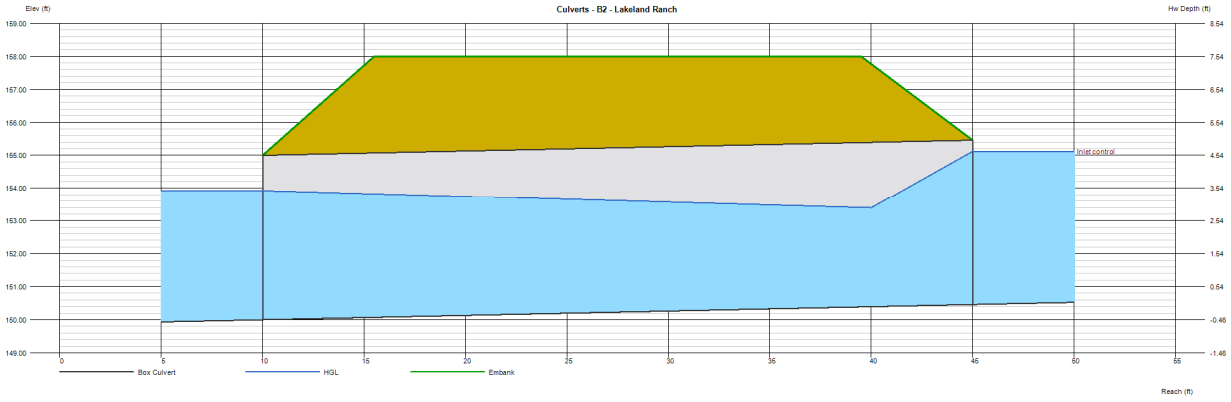
Top Elevation (ft)	=	158.00
Top Width (ft)	=	24.00
Crest Width (ft)	=	20.00

Calculations

Qmin (cfs)	=	403.00
Qmax (cfs)	=	1065.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	653.00
Qpipe (cfs)	=	653.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	6.94
Veloc Up (ft/s)	=	9.57
HGL Dn (ft)	=	153.92
HGL Up (ft)	=	153.30
Hw Elev (ft)	=	155.12
Hw/D (ft)	=	0.93
Flow Regime	=	Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 1 2021

Culverts - B2 - Lakeland Ranch

Invert Elev Dn (ft)	=	150.00
Pipe Length (ft)	=	35.00
Slope (%)	=	1.31
Invert Elev Up (ft)	=	150.46
Rise (in)	=	60.0
Shape	=	Box
Span (in)	=	72.0
No. Barrels	=	4
n-Value	=	0.012
Culvert Type	=	90D Headwall, Chamfered or Beveled Inlet Edges
Culvert Entrance	=	90D headwall w/3/4-in chamfers
Coeff. K,M,c,Y,k	=	0.515, 0.667, 0.0375, 0.79, 0.2

Embankment

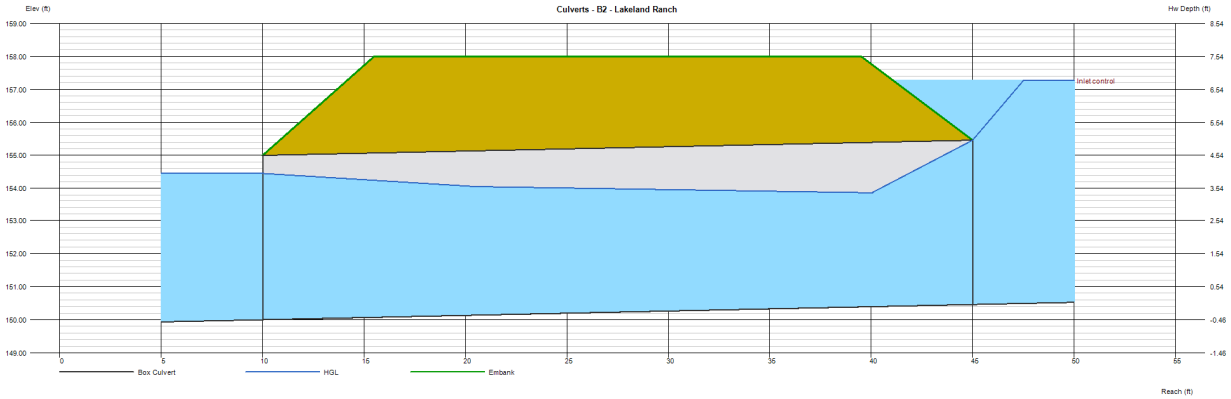
Top Elevation (ft)	=	158.00
Top Width (ft)	=	24.00
Crest Width (ft)	=	20.00

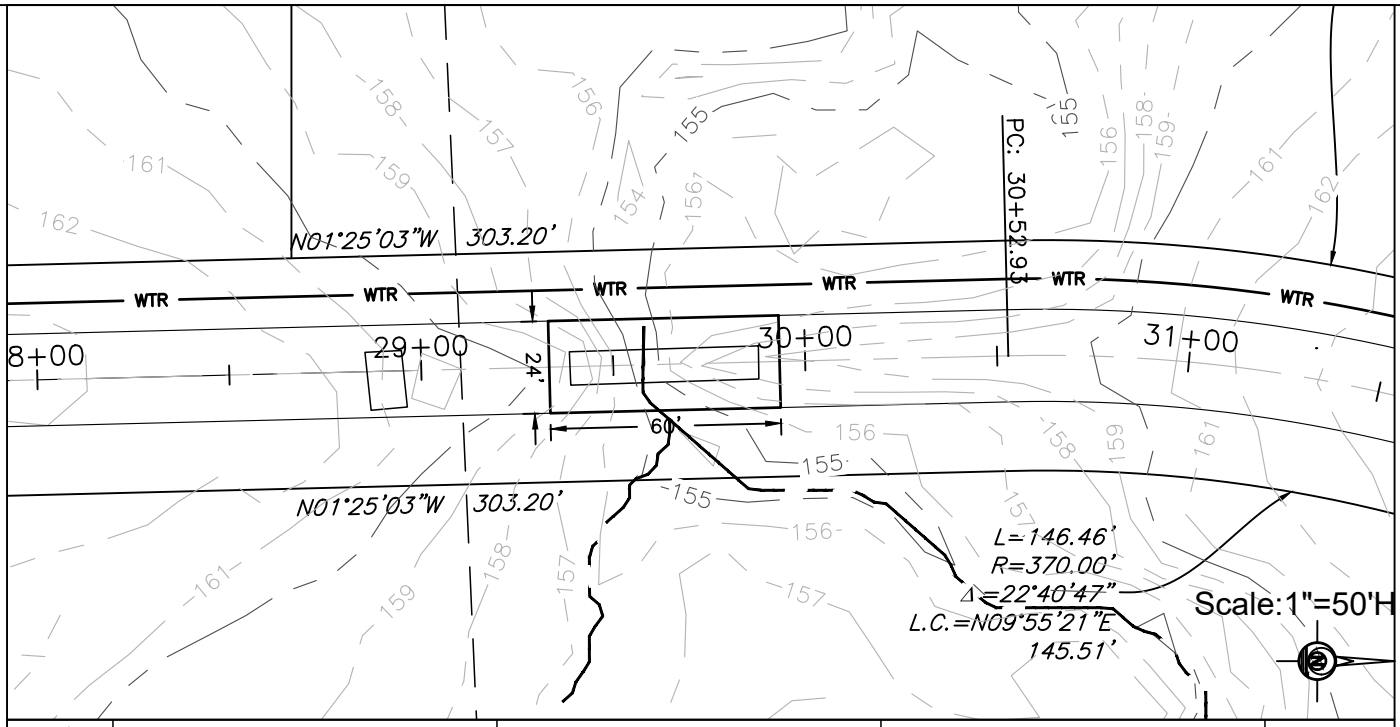
Calculations

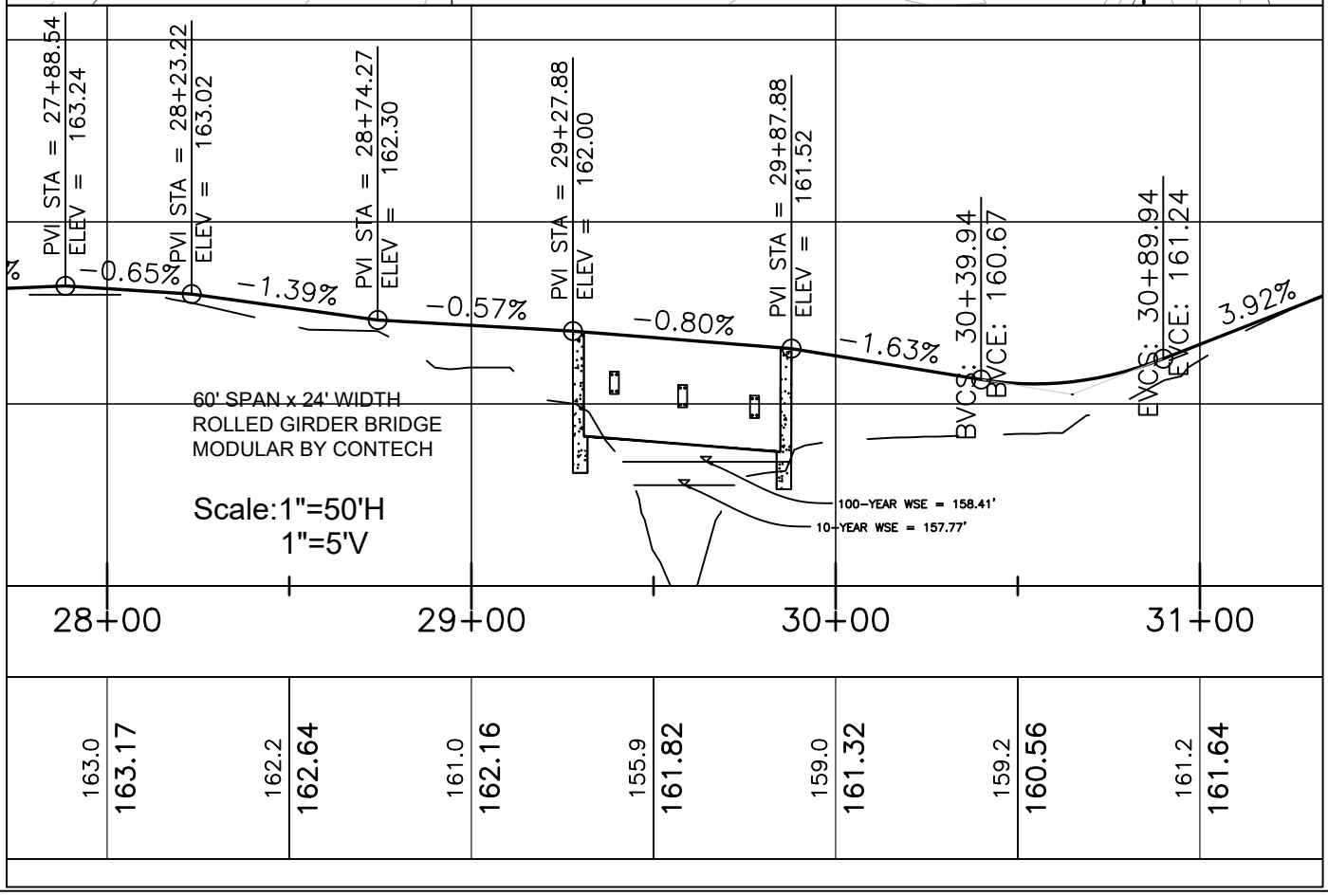
Qmin (cfs)	=	403.00
Qmax (cfs)	=	1065.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	1053.00
Qpipe (cfs)	=	1053.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	9.85
Veloc Up (ft/s)	=	11.23
HGL Dn (ft)	=	154.45
HGL Up (ft)	=	154.37
Hw Elev (ft)	=	157.26
Hw/D (ft)	=	1.36
Flow Regime	=	Inlet Control







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FIRM REGISTRATION NUMBER F-7608
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LAKELAND RANCH
BRIDGE 3B
TYLER COUNTY, TEXAS

BRIDGE PROFILE

DWG BY: SKG	DWG. DATE: 11.1.2021
JOB NO. 21-E-1353	SHEET NO. B-3
SCALE: 1"=50'	

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 1 2021

Drainage Area 3B - ConSpan Bridge Design

Trapezoidal

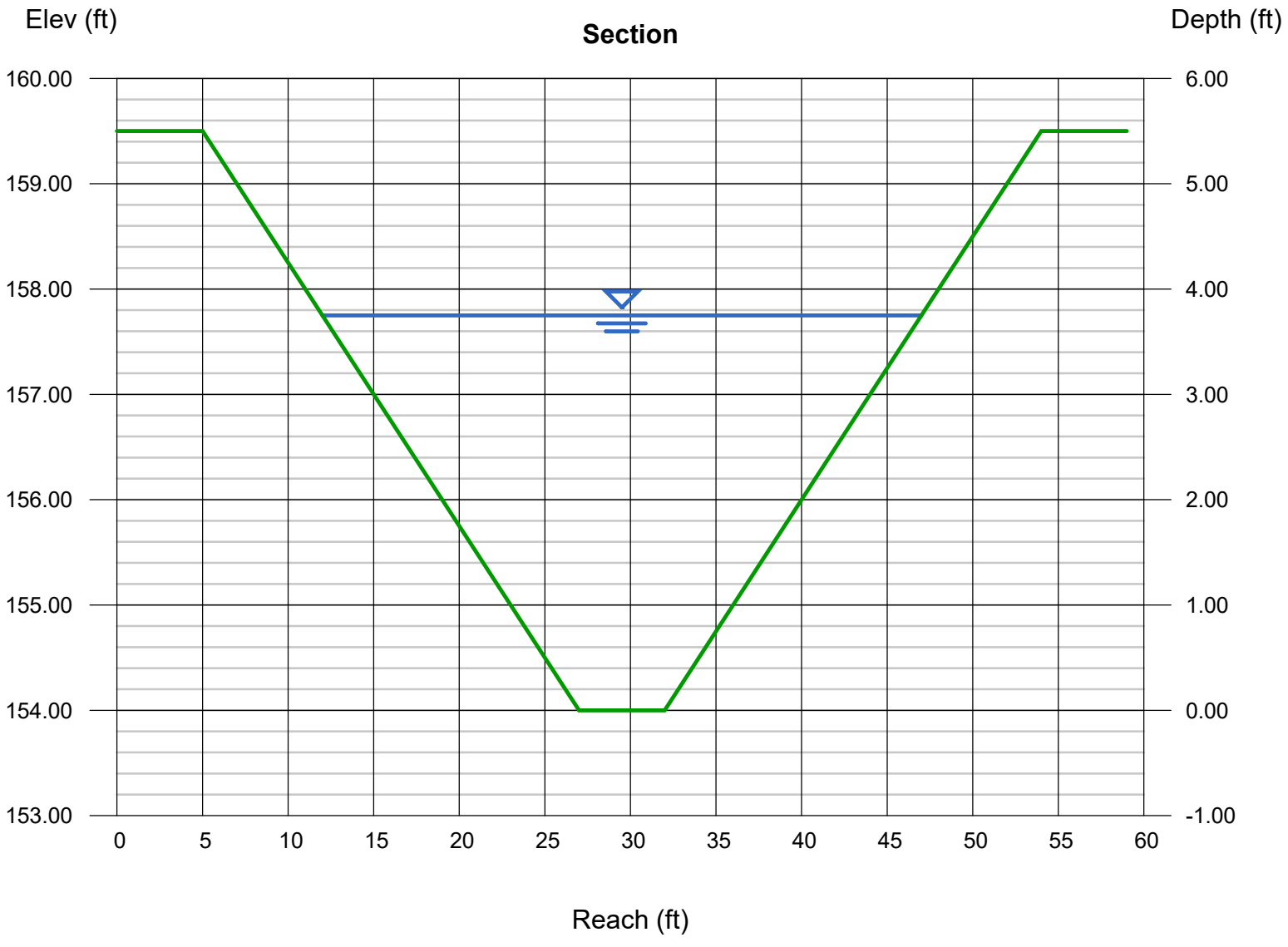
Bottom Width (ft)	= 5.00
Side Slopes (z:1)	= 4.00, 4.00
Total Depth (ft)	= 5.50
Invert Elev (ft)	= 154.00
Slope (%)	= 1.90
N-Value	= 0.045

Calculations

Compute by:	Known Q
Known Q (cfs)	= 556.50

Highlighted

Depth (ft)	= 3.75
Q (cfs)	= 556.50
Area (sqft)	= 75.00
Velocity (ft/s)	= 7.42
Wetted Perim (ft)	= 35.92
Crit Depth, Yc (ft)	= 3.57
Top Width (ft)	= 35.00
EGL (ft)	= 4.61

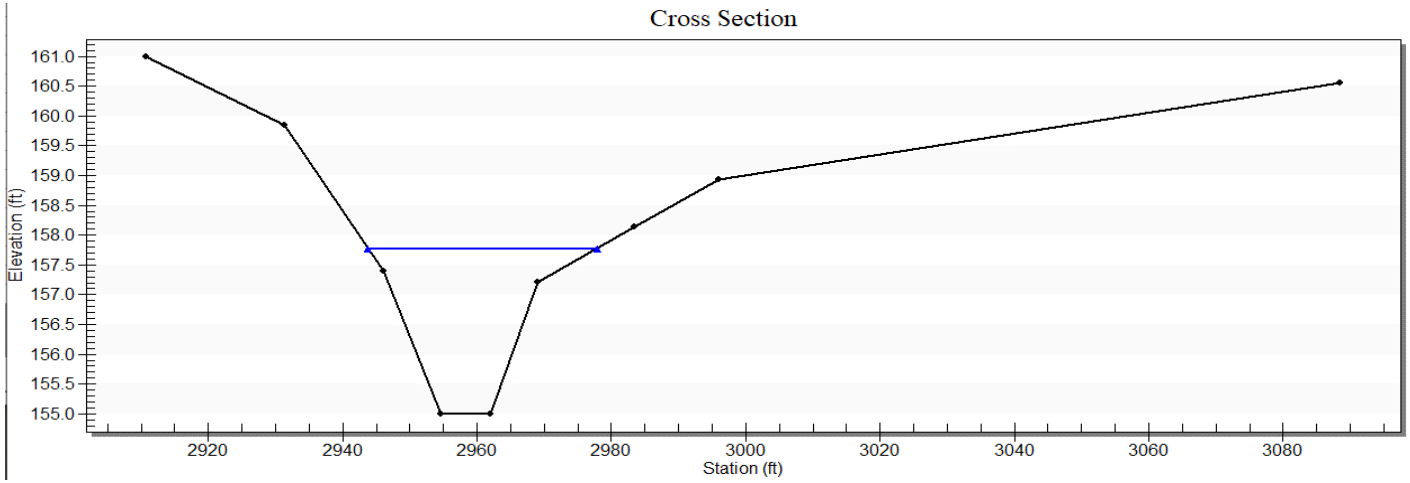


Channel Crossing

Basin 3B

10 year

Flow	338	cfs
Depth	2.768	ft
Area of Flow	48.521	sq ft
Wetted Perimeter	34.829	ft
Hydraulic Radius	1.393	ft
Average Velocity	6.966	fps
Top Width (T)	34.122	ft
Froude Number	1.029	
Critical Depth	2.807	ft
Critical Velocity	6.777	fps
Critical Slope	0.02695	ft/ft
Critical Top Width	34.967	ft
Max Shear Stress	4.94	lb/ft^2
Avg Shear Stress	2.486	lb/ft^2
Manning's Roughness	0.045	

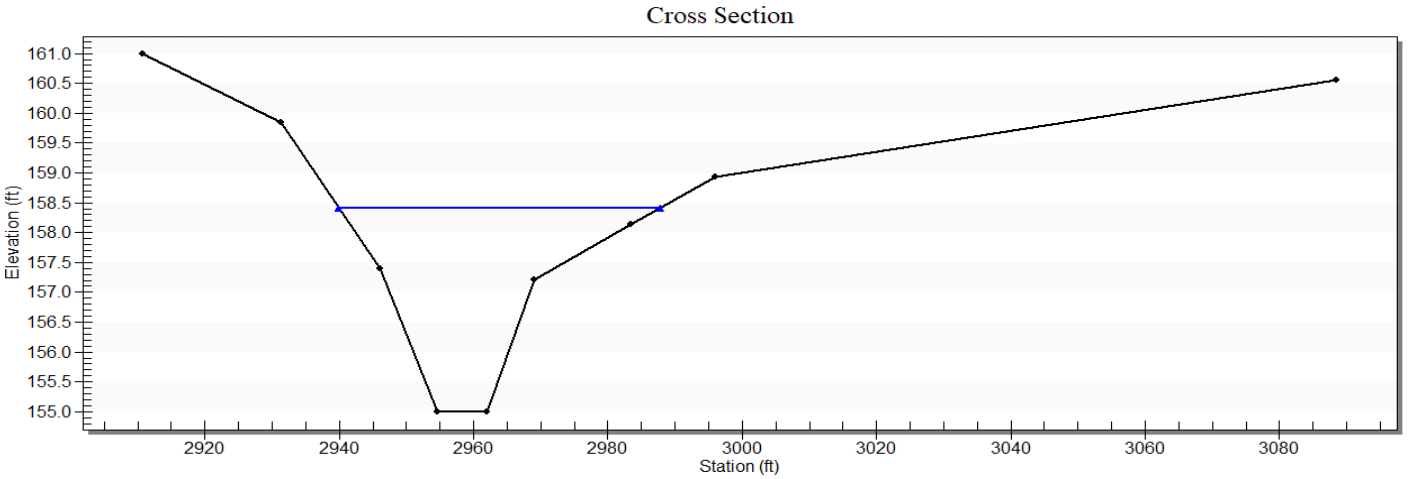


Channel Crossing

Basin 3B

100 year

Flow	556.496	cfs
Depth	3.41	ft
Area of Flow	74.875	sq ft
Wetted Perimeter	48.768	ft
Hydraulic Radius	1.535	ft
Average Velocity	7.432	fps
Top Width (T)	47.987	ft
Froude Number	1.049	
Critical Depth	3.475	ft
Critical Velocity	7.133	fps
Critical Slope	0.02589	ft/ft
Critical Top Width	49.385	ft
Max Shear Stress	6.086	lb/ft^2
Avg Shear Stress	2.74	lb/ft^2
Manning's Roughness	0.045	

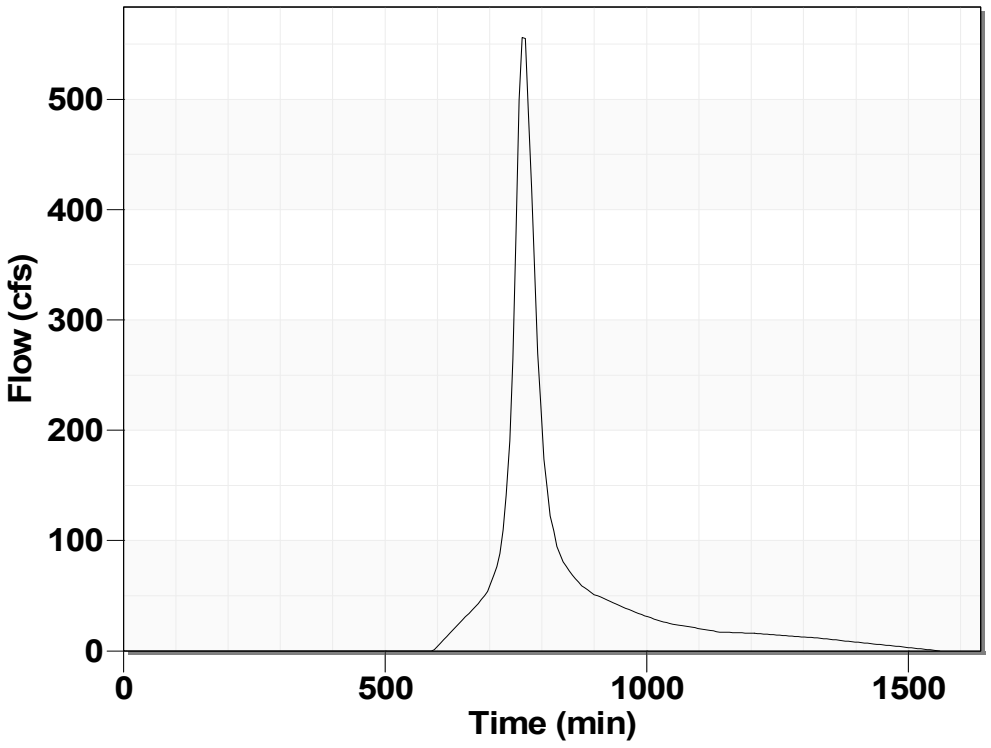


Attachment H

Hydrographs

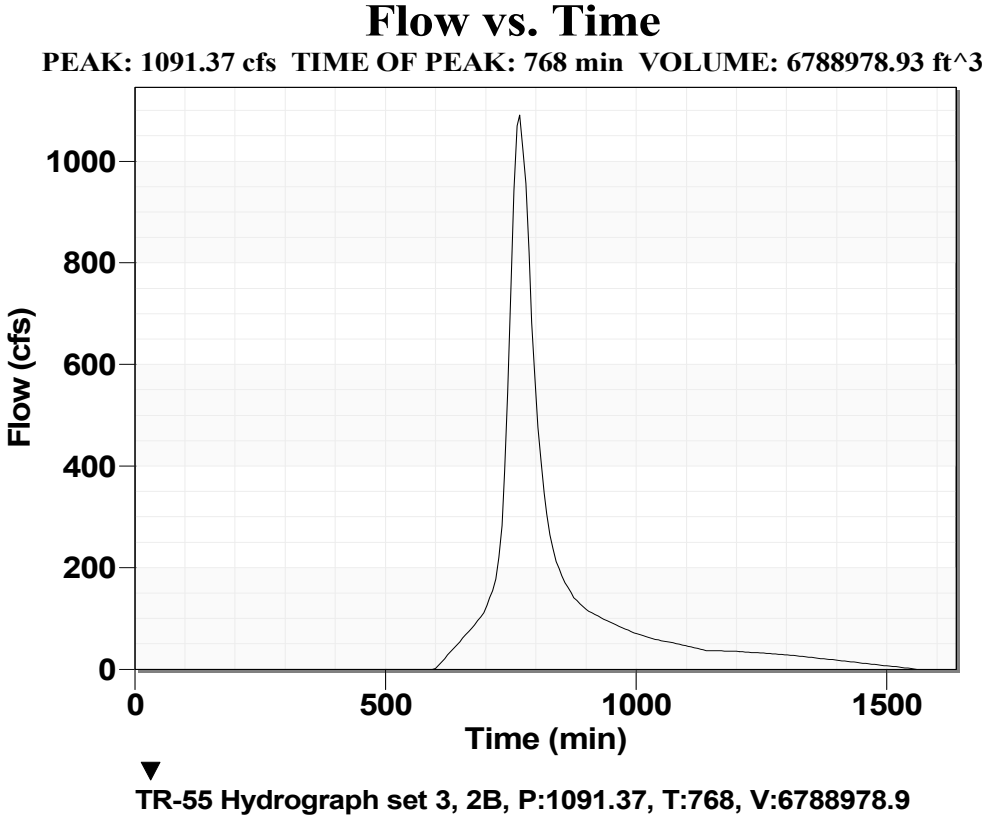
Flow vs. Time

PEAK: 555.98 cfs TIME OF PEAK: 762 min VOLUME: 3068439.24 ft^3



▼

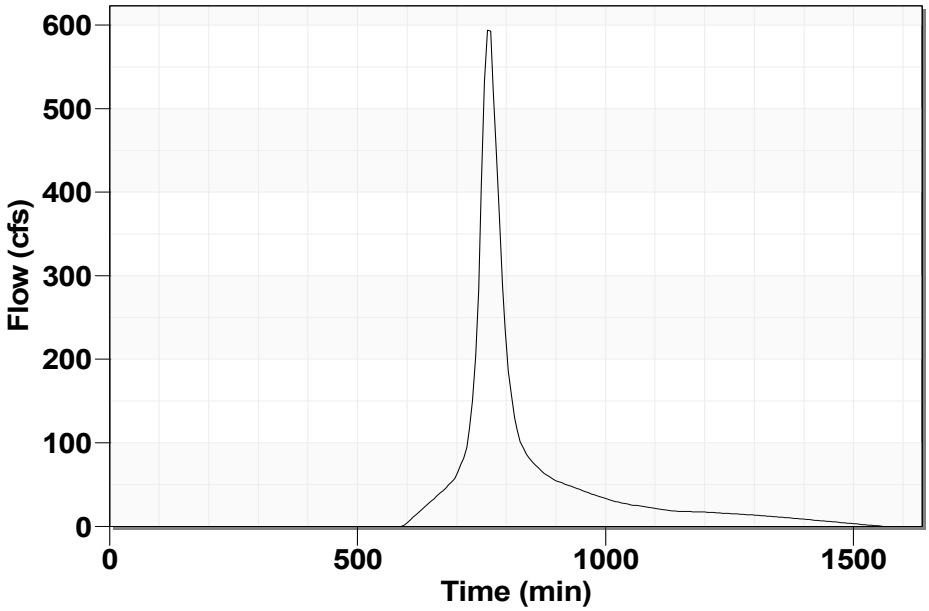
TR-55 Hydrograph set 4, 1B, P:555.98, T:762, V:3068439.2



* Note: Hydrograph peak CFS does not account for 20% pond/swamp area reduction.

Flow vs. Time

PEAK: 593.96 cfs TIME OF PEAK: 762 min VOLUME: 3278039.31 ft^3



▼

TR-55 Hydrograph set 2, 3B, P:593.96, T:762, V:3278039.3