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May 1, 2023

Attn: Milton Powers, Tyler County Judge

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

**Re: LAKELAND RANCH SECTION SIX  
Subdivision Plat  
Engineer's Review**

Dear Judge Powers,

Acting in the capacity of the Tyler County Engineer, GLS has reviewed the Application for LAKELAND RANCH SECTION SIX for compliance with the Tyler County Subdivision Regulations.

Our review is based upon the following documents:

- Plat and documents received by email cc from [eg@skge.com](mailto:eg@skge.com) on 4/5/2023.
- Email from Kelly Jobe on 4/10/23 authorizing our review, having received the deposit on that date.
- Bond received by email from [gateswalcott@icloud.com](mailto:gateswalcott@icloud.com) on 4/18/23
- Miscellaneous documents by email from [eg@skge.com](mailto:eg@skge.com) on 4/24/23
- Revised plat by email from [dhall@skge.com](mailto:dhall@skge.com) on 4/26/23
- Tax receipt by email from [gateswalcott@gmail.com](mailto:gateswalcott@gmail.com) on 4/27/23
- Revised plat and email from [dhall@skge.com](mailto:dhall@skge.com) on 4/28/23
- Revised plan sheets CS1 and M1 from [dhall@skge.com](mailto:dhall@skge.com) on 5/1/23

The application was complete as of 4/10/23.

The developer has requested a variance (attached) from Section 3.3.c. of the Subdivision Regulations which states: *No streets, roads, or alleys may be constructed across dams or embankments use for purposes of holding water.*

I have attached plan sheet CS1 which depicts a proposed typical cross-section of the road on the dam. We recommend that the requested variance be granted at the May 8, 2023 Commissioner's Court on the following basis:

- The maximum slope on each side of the dam is less than 4:1, allowing safe maintenance
- The lowest road crown elevation along the dam road is at least 3 feet above the 100-year flood elevation of the lake
- The compacted subgrade/base and impervious road surface will minimize potential adverse impact to the dam from the road.
- Guardrails are proposed along each side.
- The road cross slope extends beyond the guardrails
- In the event of closure, an alternate access is available.

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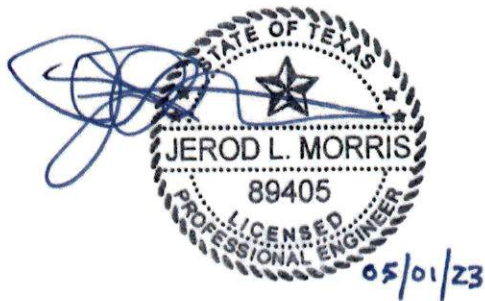
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We recommend **conditional approval** of the application at the May 8, 2023 Commissioner's Court Meeting if, AND ONLY IF, the variance request is approved. The following conditions need to be met before the plat is finalized and filed with the County Clerk:

1. Provide a copy of the fully signed DETCOG 9-1-1 Network Road Change Verification Form for the proposed private roads. (Section 7.1.b.15)
2. Provide original signed bond to County (Sections 9.1 and 9.2.)

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

Sincerely,



Cc: Kelly Jobe, Deputy Clerk [kjobe.cc@co.tyler.tx.us](mailto:kjobe.cc@co.tyler.tx.us)  
Joe Blacksher, Precinct 1 Commissioner [jblacksher@co.tyler.tx.us](mailto:jblacksher@co.tyler.tx.us)  
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