

September 13, 2023

Tyler County Courthouse
100 West Bluff
Woodville, Texas 75979

Re: Timberland Branch Subdivision developed by Joslin Development Group, LLC

To the Honorable Commissioners' Court of Tyler County, Texas:

I am writing on behalf of Joslin Development Group, LLC (the "Developer") to respectfully request a variance from the Tyler County Subdivision Regulations (the "Regulations") for Timberland Branch located off County Road 4300 and Jose Falcon Survey, Abstract No. 15, Tyler County, Texas (the "Subdivision"). The specific provisions that the Developer is requesting variance on are set forth below.

By way of background, Developer is in the process of platting and developing this Subdivision. During this process, Jed Morris, P.E., the Tyler County Engineer with GLS, sent a letter to Tyler County Judge Milton Powers and noted that the following items needed to be provided for the application to be considered complete:

1. Provide the acreage of the road, as well as the length and right-of-way width. (Section 7.1.b.8)
2. Provide the 100-year floodplain on the plat. If not present, in the subdivision, so state, with reference to source. (Section 7.1.b.14).
3. Place the road name/number on the plat. (Section 7.1.b.15).
4. Provide documentation regarding how drinking water will be supplied. (Section 2.2)(Section 6.3.c).
5. Provide documentation regarding how sewage and wastewater disposal will be provided. (Section 2.3)(Section 6.3.c).
6. Private Road 8301 intersects County Road 4300 at less than 90 degrees. The Regulations require intersection at 90-degree angles (Section 3.2.a.) If terrain makes the required angle impossible, mitigating measures may be employed and a petition for variance may be filed (Section 3.2. b).
7. Document infrastructure to be constructed and estimated costs (Section 6.3.a).
8. All engineering specifications, drawings and plans for infrastructure to be constructed (Section 6.3.b). Construction plans must include details sufficient to verify conformance to County Road and Drainage standards (Sections 3 & 4).
9. Provide construction schedule (Section 6.3.d).
10. Executed public utility certificate for water and sewer if applicable (Appendix E)(Section 6.3.e).
11. Executed public utility certificate or acceptable documentation from electrical distribution system company (Appendix E)(Section 6.3.e).
12. Engineer's certificate (Appendix G).
13. Financial guarantees (Chapter 9).

In addition, the letter identifies the following additional concerns of Mr. Morris:

- a. Provide a revised fieldnote description with corrected spelling errors. (Section 7.1.b.5)
- b. Place the Point of Beginning on the plat. (Section 7.1 .b.5)
- c. Provide the total number of lots within the subdivision. (Section 7.1.b.7)
- d. Certificates on plat should reflect the correct month.

Developer has addressed Items 1, 2, 3, a, b, c, and d from the list above with the latest revision of the subdivision plat included with this letter. Regarding items 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, I address those items below:

4. The Subdivision shall provide adequate supply of drinking water by drilling individual wells. Developer is requesting a variance to be relieved from the requirements of Section 2.2(d), if applicable, which require a groundwater availability study that complies with 30 TAC Chapter 230, or in such other rules as may be published by TCEQ, and certifies the long-term quantity and quality of available groundwater supplies relative to the ultimate needs of the subdivision for a term of not less than 30 years.

5. The Subdivision shall provide adequate sewage and wastewater disposal by allowing purchasers to install OSSF systems and the Plat submitted herewith designates that all such systems must comply with TCEQ regulations. Developer is requesting a variance to be relieved from the requirements of Section 2.3(f), if applicable, which require the Tyler County Fire Marshall or authorized agent of TCEQ to review OSSF proposals, make inspections, and make certain certifications with respect to the plat application.

6. Developer is requesting a variance to be relieved from the requirements of Sections 3.2, which requires that roads and streets be designed to intersect at ninety-degree (90°) angles and which sets forth certain requirements when a variance is requested therefrom.

7. Developer is requesting a variance to be relieved from the requirements of Section 6.3(a) because all of the infrastructure construction is paid for and all of the infrastructure construction is complete except for the electric service. The electric service shall be supplied by Entergy, Inc. and the estimate for completion is by the end of October. The electric poles have been placed on the property. And despite Entergy, Inc. still having some work left to complete, Developer has already been paid by the Developer to complete the installation.

8. Developer is supplying the engineering specifications, drawings and plans for infrastructure that has or is to be constructed for the Subdivision along with this request for variance. Developer is requesting a variance to be relieved from some of the following requirements of Sections 3:

- Section 3.2, which requires that roads and streets be designed to intersect at ninety-degree (90°) angles and which sets forth certain requirements when a variance is requested therefrom.

- Section 3.6, which requires roads be paved with certain surface materials such as hot mix of asphaltic nature, rock base with AC-5 or similar sealcoat surface treatment, or concrete.

9. Developer is requesting a variance to be relieved from the requirements of Section 6.3(d) because all of the infrastructure construction is complete except for the electric service. The electric service shall be supplied by Entergy, Inc. and the estimate for completion is by the end of October.

10. Developer is requesting a variance to be relieved from the requirements of Section 6.3(e) because water and sewer are not going to be provided by an existing public utility.

11. Developer is requesting a variance to be relieved from the requirements of Section 6.3(e) because the electric service installation by Entergy, Inc. is already underway.

12. Developer is requesting a variance to be relieved from the requirements of the engineers certificate in Appendix G because Developer's engineer could not certify the roads were in compliance with the requirements of Section 3 because the road in its present condition is out of strict compliance with the Regulations given that the road in the subdivision is not topped with a surface material as set forth in the Regulations.

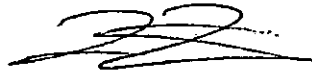
13. Developer is requesting a variance to be relieved from the requirements of certain financial guaranties in Chapter 9 because all of the costs for the infrastructure have already been paid by Developer.

Developer has been working on this Subdivision for almost a year alongside members of the Commissioner's Court. Moreover, the various Commissioner that have seen the infrastructure created can certainly attest to the quality and integrity of the Developer throughout this construction process. The Developer used high quality materials with longevity of the infrastructure in mind. The installed infrastructure is safe and usable in its current state, though it does not strictly meet all Regulation requirements. The residents and public users of the infrastructure in this Subdivision would not be negatively impacted by allowing this variance.

Requiring the Developer to strictly follow subdivision Regulations at this late stage of development would be unduly burdensome and unjust. The infrastructure of the Subdivision, including roads, utilities, and common areas, is already substantially complete. Significant time and resources have already been invested by the Developer. While some minor details may still need to be addressed, the Developer has demonstrated good faith efforts to follow the spirit and intent of the subdivision rules by using quality materials and construction techniques focused on longevity and livability. Strict adherence to every detail of the Regulations is unnecessary when the infrastructure as a whole already meets or exceeds the standards and goals behind the rules and prevailing County infrastructure at large. It would be unreasonable to impose major additional costs on the Developer to rework completed portions of the Subdivision when there is no evidence of negligence or failure to provide for the needs of future residents. Some flexibility in application of the rules is justified when the central outcomes are being achieved.

I respectfully ask that the Commissioners Court take this matter under consideration at the earliest convenience and grant a variance to allow Developer to record the plat without further modifications. Thank you for your time and consideration of this request. Please let me know if you need any additional information regarding this variance request.

Regards,



THOMAS D. FORTENBERRY
State Bar No.: 24050617
U.S. Patent Registration No.: 46,537
P.O. Box 1567
Cedar Park, Texas 78630
Email: tom@tflawoffices.com
Phone: (409) 283-2811
Fax: (409) 291-7042
Email: tom@tflawoffices.com
**ATTORNEY FOR JOSLIN
DEVELOPMENT GROUP, LLC**

STATE OF TEXAS
COUNTY OF TYLER

On this ____ day of September, 2023, the undersigned members of the Commissioners' Court of Tyler County, Texas hereby grant Joslin Development Group, LLC those certain variances requested herein relieving Joslin Development Group, LLC of the obligation to adhere to various aspects of the Tyler County Subdivision Regulations as set forth herein.

Hon. Joe Blackshear
Commissioner, Precinct No. 1

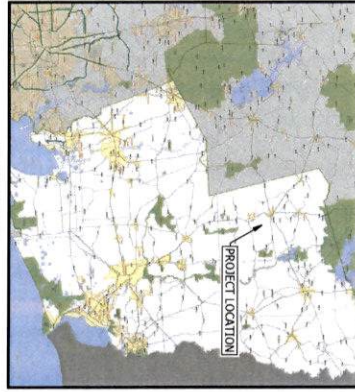
Hon. Doug Hughes
Commissioner, Precinct No. 2

Hon. Mike Marshall
Commissioner, Precinct No. 3

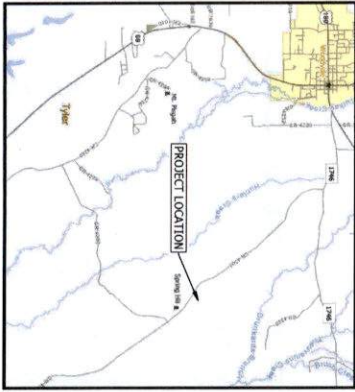
Hon. Charles "Buck" Hudson
Commissioner, Precinct No. 4

Hon. Milton Powers
Tyler County Judge

CONSTRUCTION PLANS FOR PROPOSED TIMBERLAND BRANCH SUBDIVISION TYLER COUNTY, TEXAS AUGUST 2022



LOCATION MAP



VICINITY MAP

SHEET LIST

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	GENERAL CONSTRUCTION NOTES
03	OVERALL CIVIL PLAN
04	CIVIL PLAN (SHEET 01 OF 02)
05	CIVIL PLAN (SHEET 02 OF 02)
06	DETAILS

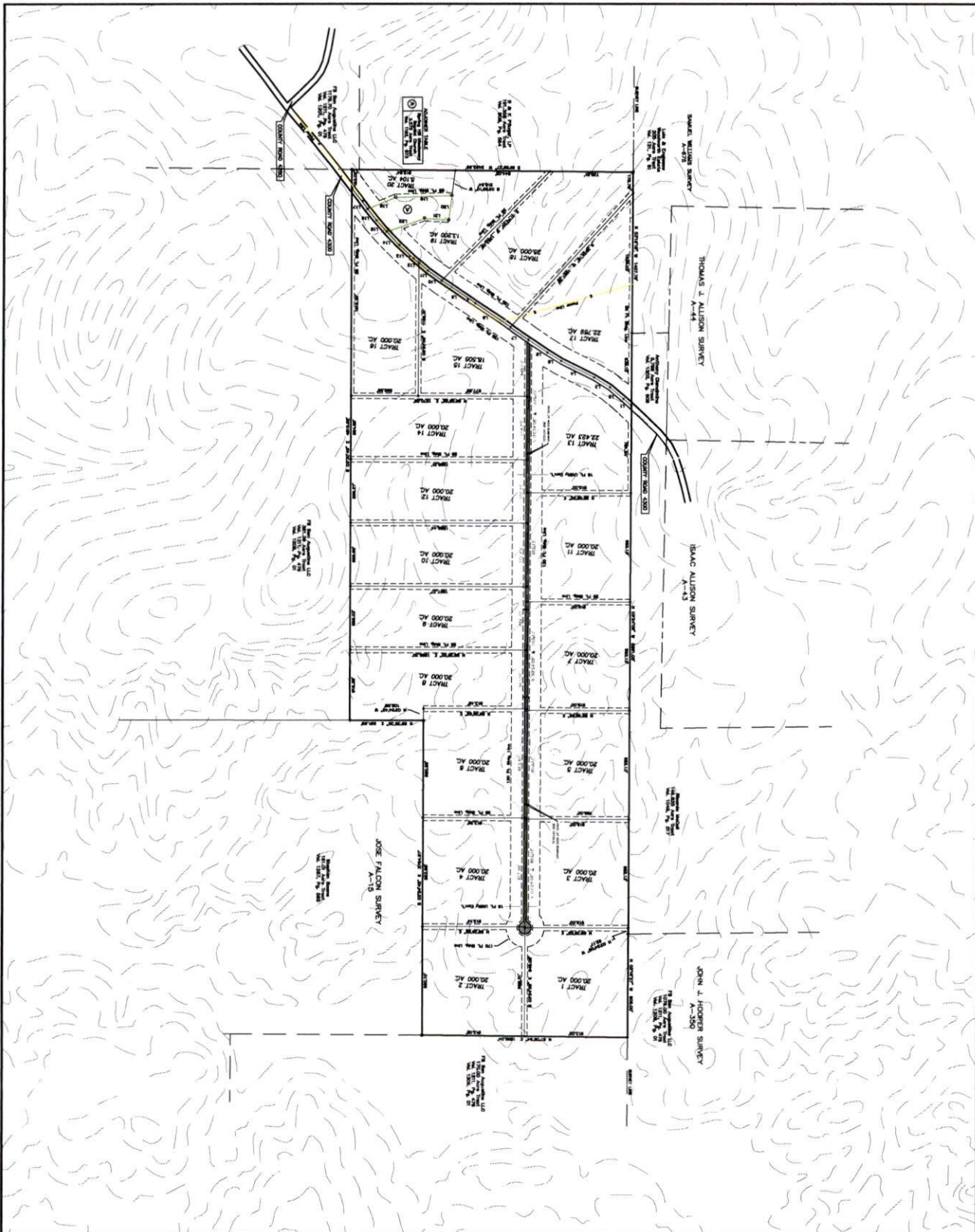
PLANNING INFORMATION: THESE PLANS HAVE BEEN PREPARED AND DRAWN BY THE ENGINEER AND HIS FIRM AND THE ENGINEER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND HIS FIRM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS. CONSULT THE ENGINEER FOR FURTHER INFORMATION.

NUMBER	REVISIONS DESCRIPTION	DATE



PROJECT NAME: TIMBERLAND BRANCH SUBDIVISION					
SHEET TITLE: COVER SHEET					
PROJECT NUMBER: 0105.0107	DRAWN BY: [] DESIGNED BY: []				
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ISSUE FOR CONSTRUCTION	DATE: 08/25/2022				
SCALE: N/A	DATE: N/A				
SHEET NUMBER: 01	OF 06				





NOTES

1. CONSTRUCTION SHALL RESPECT CITY CONSTRUCTION STANDARDS.
2. ALL STRUCTURES TO BE PRECAST CONCRETE.
3. STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE (RCCP) UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

LEGEND

- ROAD: STORM SEWER LINE
- ROAD: REINFORCED STORM SEWER LINE
- ROAD: STORM SEWER MANHOLE
- ROAD: GALLEY INLET
- ROAD: TYPE "A" CURB INLET
- ROAD: TYPE "B" CURB INLET
- ROAD: TYPE "C" CURB INLET
- ROAD: TYPE "D" CURB INLET
- ROAD: INTERCITY DRAIN
- ROAD: CLEARCUT
- ROAD: DETENTION WITH FLEETED WINGS
- ROAD: DETENTION WITH FLEETED WINGS
- ROAD: DETENTION WITH FLEETED WINGS
- ROAD: SAFETY END TREATMENT
- ROAD: SAFETY END TREATMENT
- ROAD: SAFETY END TREATMENT
- ROAD: SAFETY END TREATMENT

REVISIONS

NUMBER	DESCRIPTION	DATE

SCALE

1" = 400'

PROJECT INFORMATION

PROJECT NAME: TIMBERLAND BRANCH SUBDIVISION

SHEET TITLE: OVERALL CIVIL PLAN

PROJECT NUMBER: 01.05.01.07 | DRAWN BY: 000 | DESIGNED BY: 000

PROJECT INFORMATION

PROJECT NAME: TIMBERLAND BRANCH SUBDIVISION

SHEET TITLE: OVERALL CIVIL PLAN

PROJECT NUMBER: 01.05.01.07 | DRAWN BY: 000 | DESIGNED BY: 000

COMPANY LOGO

auric ENGINEERS

TEXAS ENGINEERING FIRM #156
1907 SARNOE ST. #156
HOUSTON, TEXAS 77057
AURICENGINEERS.COM

PROFESSIONAL ENGINEER

SEAN P. ROONEY
LICENSED PROFESSIONAL ENGINEER

Signature
08/22/2022

INTEGRITY 811

Call before you dig

SHEET NUMBER: 03 OF 06

PROJECT NAME: TIMBERLAND BRANCH SUBDIVISION

SHEET TITLE: OVERALL CIVIL PLAN

PROJECT NUMBER: 01.05.01.07 | DRAWN BY: 000 | DESIGNED BY: 000

auric ENGINEERS

TEXAS ENGINEERING FIRM #156
1907 SARNOE ST. #156
HOUSTON, TEXAS 77057
AURICENGINEERS.COM

PROFESSIONAL ENGINEER

SEAN P. ROONEY
LICENSED PROFESSIONAL ENGINEER

Signature
08/22/2022

REVISIONS

NUMBER	DESCRIPTION	DATE

NO.	REVISIONS	DATE

CIVIL PLAN (SHEET 01 OF 02)

TIMBERLAND BRANCH SUBDIVISION

PROJECT NAME: TIMBERLAND BRANCH SUBDIVISION

PROJECT NUMBER: 18-0107

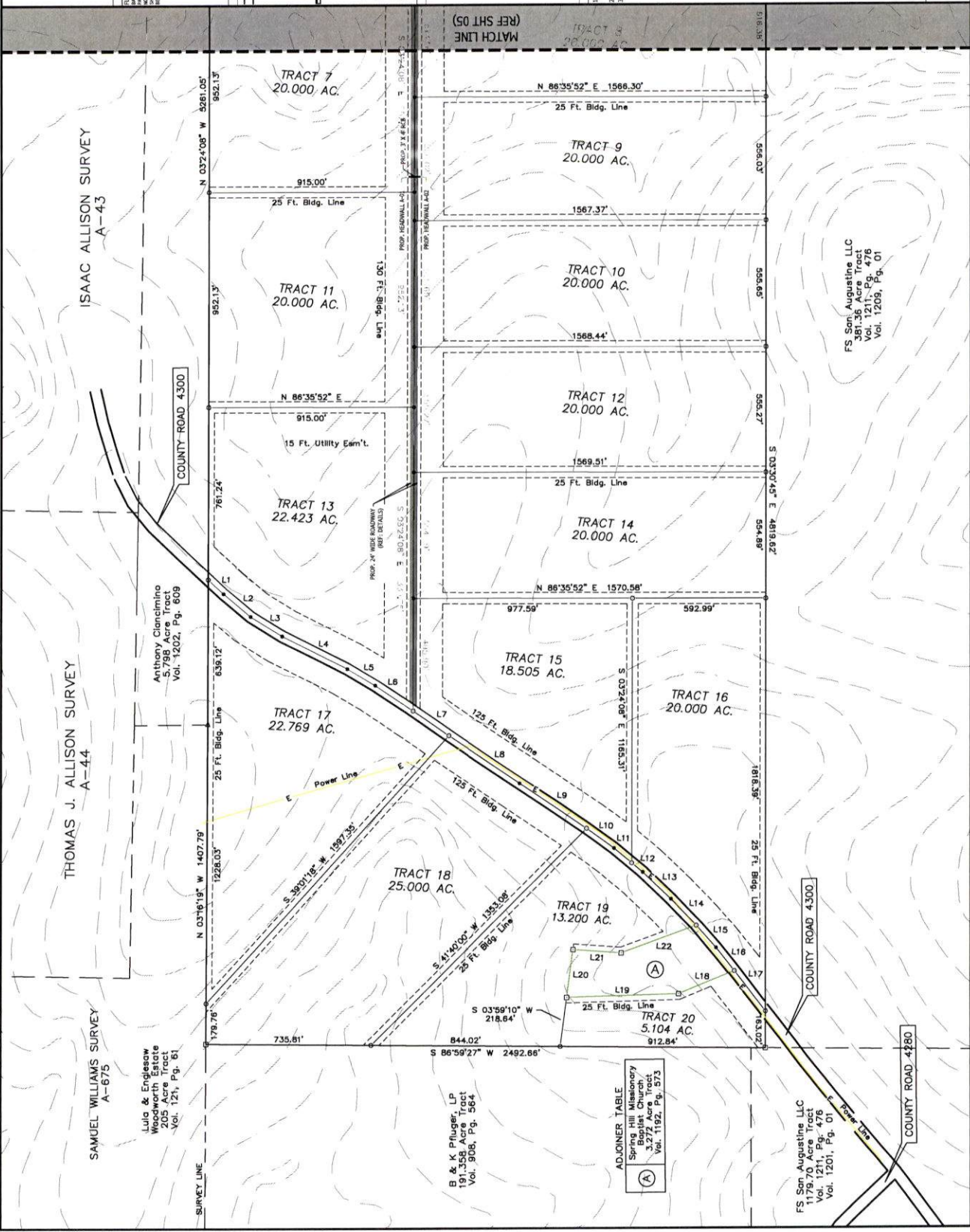
DATE: 08/25/2022

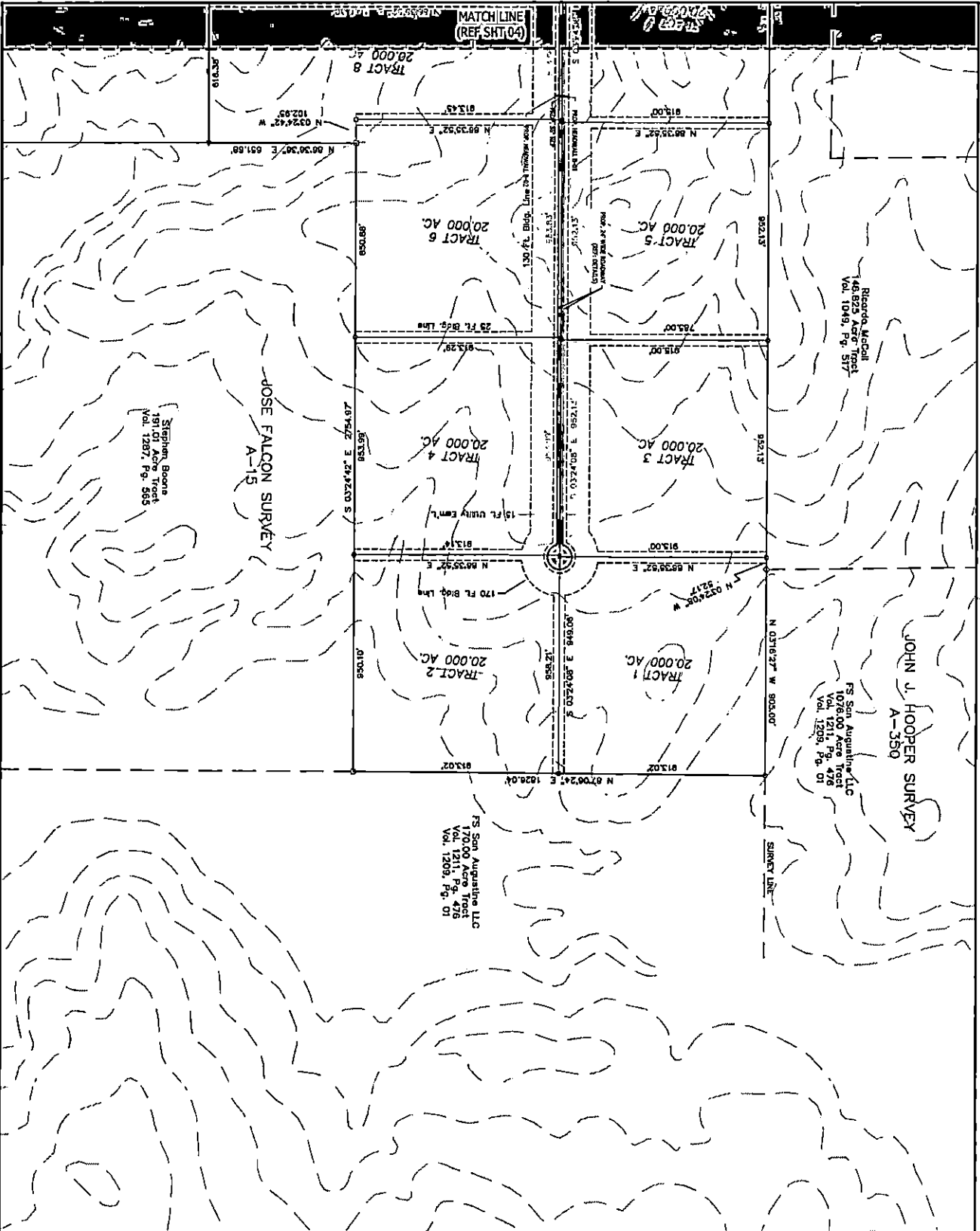
SCALE: 1" = 200'

ISSUE FOR CONSTRUCTION

DRAWING SCALE: 1" = 200'

SHEET NUMBER: 04 OF 06





	<p>PROJECT NAME: TIMBERLAND BRANCH SUBDIVISION</p> <p>SHEET TITLE: CIVIL PLAN (SHEET 02 OF 02)</p> <p>PROJECT NUMBER: 0106-0107</p>	<p>1. CONSTRUCTION SHALL REFERENCE CIVIL CONSTRUCTION</p> <p>2. ALL STRUCTURES TO BE PERMITTED CONSTRUCT PER CITY OF HOUSTON ORDINANCE 11.01.01.</p> <p>3. ALL UTILITIES SHALL BE DEEPENED TO MEET CITY OF HOUSTON ORDINANCE 11.01.01.</p> <p>4. ALL UTILITIES SHALL BE DEEPENED TO MEET CITY OF HOUSTON ORDINANCE 11.01.01.</p>	<p>auric ENGINEERS</p> <p>1907 SARKIS ST., #1502 HOUSTON, TEXAS 77057 ALP@AURICENGINEERS.COM</p> <p>STATE OF TEXAS SEAN P. MOONEY REGISTERED PROFESSIONAL ENGINEER NO. 19177</p> <p><i>Seal</i> 04/24/2022</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NUMBER</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NUMBER	DESCRIPTION	DATE									
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REVISIONS	DESCRIPTION	DATE

08/25/2022





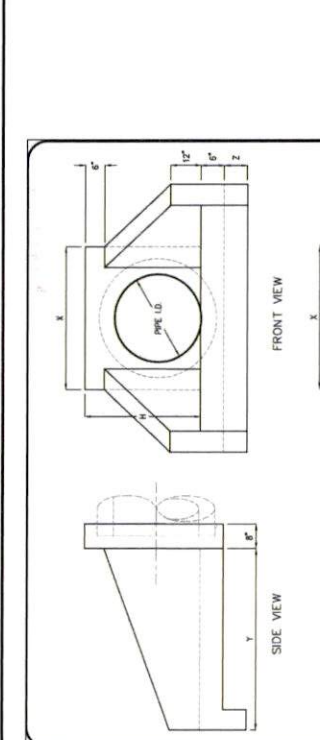
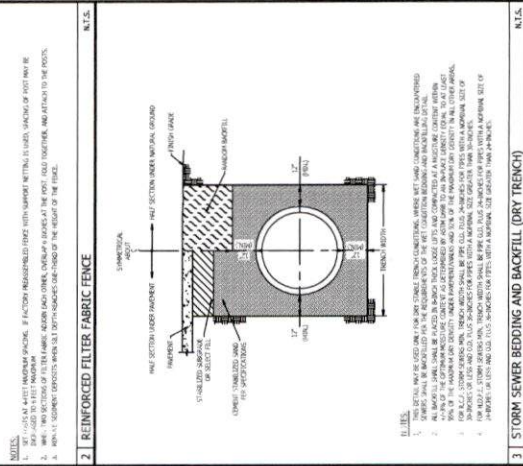
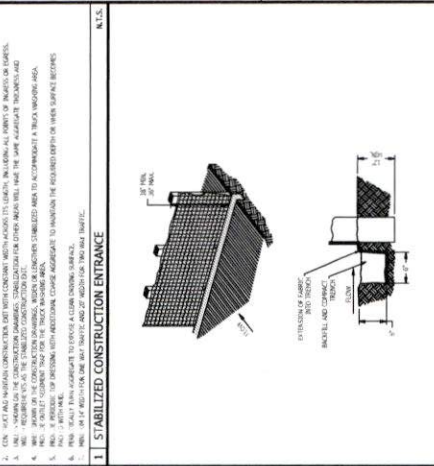
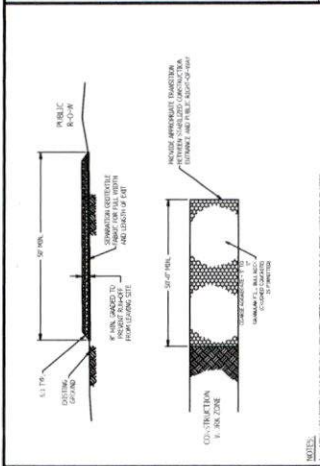
SEAN P. ROON
15977
STATE OF TEXAS
LICENSED PROFESSIONAL ENGINEER



Quiric
ENGINEERS

1907 SARBINE ST. #156
HOUSTON, TEXAS 77058
TEL: 281.486.1100
WWW.QUIRICENGINEERS.COM

PROJECT NUMBER:	08-01-07
DESIGNER BY:	XXX
CHECKED BY:	XXX
DATE:	08/25/2022
DETAILS	
TIMBERLAND BRANCH SUBDIVISION	
PROJECT NAME:	
SHEET TITLE:	
ISSUE FOR CONSTRUCTION	
DESIGNED BY:	XXX
CHECKED BY:	XXX
DATE:	08/25/2022
SCALE:	N/A
DATE:	N/A
SHEET NUMBER:	06
TOTAL SHEETS:	06 OF 06

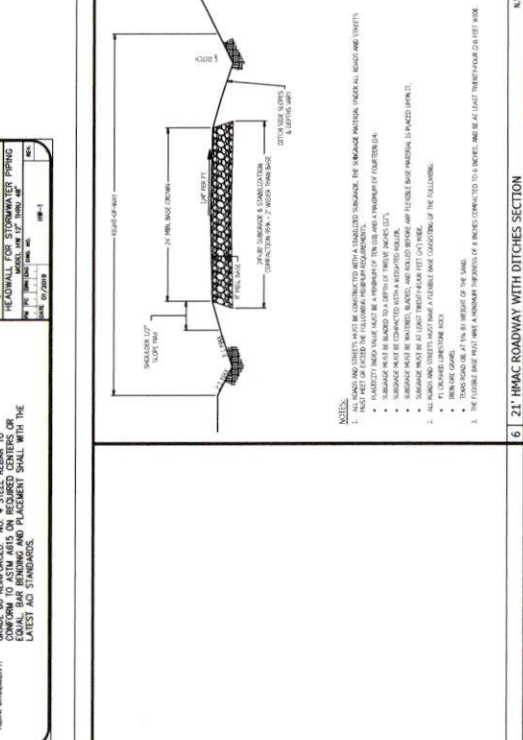


CONCRETE CURB SPECIFICATIONS

CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 4000 PSI AND A MINIMUM OF 4% AIR ENTRAINMENT. CONSTRUCTION INCLUDING WALLS AND FLOOR.

REINFORCEMENT: GRADE 60 REINFORCED, NO. 4 STEEL REBAR TO CONFORM TO ASTM A639 ON REQUIRED CENTERS. ON CONCRETE CURBS, REBAR PLACEMENT SHALL MEET THE LATEST AIA STANDARDS.

MODEL	H	W	X	Y	Z	WEIGHT
18-12	12"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-15	15"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-18	18"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-21	21"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-24	24"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-27	27"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-30	30"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-33	33"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-36	36"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-39	39"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-42	42"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-45	45"	2'-0"	2'-0"	2'-0"	6'-0"	3,500
18-48	48"	2'-0"	2'-0"	2'-0"	6'-0"	3,500



FIELDNOTE DESCRIPTION

FIELDNOTES TO A 390.437 ACRE TRACT OF LAND AS SITUATED IN THE JOSE FALCON SURVEY, A-15, TYLER COUNTY, TEXAS AND BEING THE RESIDUE OF THAT SAME CALLED 390.75 ACRES, MORE OR LESS, DESIGNATED AS TRACT 4, CONVEYED TO CHARLES W. TUBB AND GMT INVESTMENTS BY DEED AS RECORDED IN VOLUME 1102, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 390.437 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF THE TUBB 390.75 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF THE B & K PFLUGER, LP 191.358 ACRE TRACT RECORDED IN VOLUME 908, PAGE 564 OF THE OFFICIAL PUBLIC RECORDS, SAID BEGINNING CORNER BEING LOCATED ON THE WEST LINE OF THE JOSE FALCON SURVEY, A-15, AND THE EAST LINE OF THE SAMUEL WILLIAMS SURVEY, A-675, AND THE EAST LINE OF THE LULA AND ENGLISAW WOODWORTH ESTATE 205.00 ACRE TRACT AS RECORDED IN VOLUME 121, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 03°16'19"W 1407.79 FT., WITH THE WEST LINE OF THE TUBB 390.75 ACRE TRACT AND WEST LINE OF THE FALCON SURVEY AND THE EAST LINE OF THE WILLIAMS SURVEY AND THE EAST LINE OF THE WOODWORTH 205.00 ACRE TRACT, TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE SAME AND OF THE WILLIAMS SURVEY, SAME BEING THE SOUTHEAST CORNER OF THE JOHN J. HOOPER SURVEY, A-350, AND THE SOUTHEAST CORNER OF THE ANTHONY CIANCIMINO 5.798 ACRE TRACT RECORDED IN VOLUME 1202, PAGE 609 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 03°24'08"W, CONTINUING THE WEST LINE OF THE TUBB TRACT AND THE WEST LINE OF THE FALCON SURVEY AND THE EAST LINE OF THE JOHN J. HOOPER SURVEY, AT 601.24 FT. PASS A 1/2" IRON PIPE FOUND FOR REFERENCE CORNER AND AT 635.86 FT. PASS THE NORTHEAST CORNER OF THE CIANCIMINO 5.798 ACRE TRACT AND THE SOUTHEAST CORNER OF THE RICARDO McCALL 146.825 ACRE TRACT AS RECORDED IN VOLUME 1049, PAGE 517 OF THE OFFICIAL PUBLIC RECORDS LOCATED NEAR THE CENTER OF COUNTY ROAD 4300, IN ALL A TOTAL DISTANCE OF 5261.05 FT. TO A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE McCALL 146.825 ACRE TRACT AND THE SOUTHEAST CORNER OF THE FS SAN AUGUSTINE LLC 1076.00 ACRE TRACT, BEING A PART OF THOSE SAME CERTAIN TRACTS AS RECORDED AND DESCRIBED IN VOLUME 1209, PAGE 01 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 03°16'27"W 905.00 FT., WITH THE EAST LINE OF THE FS SAN AUGUSTINE 1076.00 ACRE TRACT AND THE EAST LINE OF THE HOOPER SURVEY AND THE WEST LINE OF THE FALCON SURVEY AND THE WEST LINE OF THE TUBB TRACT, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE TUBB 390.75 ACRES AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE FS SAN AUGUSTINE LLC 170.00 ACRE TRACT, BEING ALSO A PART OF THOSE SAME CERTAIN TRACTS RECORDED AND DESCRIBED IN VOLUME 1209, PAGE 01 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 87°06'24"E 1826.04 FT., WITH THE SOUTH LINE OF FS SAN AUGUSTINE 170.00 ACRE TRACT AND THE WESTERLY NORTH LINE OF THE TUBB 390.75 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAME AND OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE STEPHEN BOONE 191.01 ACRE TRACT RECORDED IN VOLUME 1287, PAGE 565 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 03°24'42"E 2754.97 FT., WITH THE WEST LINE OF THE BOONE TRACT THE UPPER EAST LINE OF THE TUBB 390.75 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR AN INTERIOR ANGLE CORNER OF SAME AND OF THIS TRACT AND THE SOUTHWEST CORNER OF THE BOONE 191.01 ACRE TRACT;

THENCE N 86°36'36"E 651.68 FT., WITH THE SOUTH LINE OF BOONE 191.01 ACRES AND THE EASTERLY NORTH LINE OF THE TUBB 390.75 ACRE TRACT, TO A 1/2" IRON PIPE FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE TUBB 390.75 ACRE TRACT AND OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE FS SAN AUGUSTINE LLC 381.36 ACRE TRACT, BEING ALSO A PART OF THOSE SAME CERTAIN TRACTS RECORDED AND DESCRIBED IN VOLUME 1209, PAGE 01 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 03°30'45"E, WITH THE WEST LINE OF FS SAN AUGUSTINE 381.36 ACRE TRACT AND OF THE LOWER EAST LINE OF THE TUBB 390.75 ACRE TRACT, AT 4656.60 FT. PASS THE CENTER OF COUNTY ROAD 4300, IN ALL A TOTAL DISTANCE OF 4819.62 FT. TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF TUBB 390.75 ACRE TRACT AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE FS SAN AUGUSTINE 381.36 ACRE TRACT LOCATED ON THE NORTH LINE OF THE FS SAN AUGUSTINE LLC 1179.70 ACRE TRACT, BEING ALSO A PART OF THOSE SAME CERTAIN TRACTS RECORDED AND DESCRIBED IN VOLUME 1209, PAGE 01 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 86°59'27"W, WITH THE SOUTH LINE OF THE TUBB 390.75 ACRE TRACT, AT 63.15 FT. PASS THE NORTHWEST CORNER OF THE FS SAN AUGUSTINE 1179.70 ACRE TRACT AND THE NORTHEAST CORNER OF THE PREVIOUSLY MENTIONED B & K PFLUGER, LP 191.358 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 2492.66 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 390.437 ACRES OF LAND, SAVE AND EXCEPT, A 3.272 ACRE TRACT CONVEYED TO SPRING HILL MISSIONARY BAPTIST CHURCH AS DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 1192, PAGE 573 OF THE OFFICIAL PUBLIC RECORDS, LEAVING A NET AREA OF 387.165 ACRES OF LAND.

AREA SURVEYING & MAPPING
 418 N. PINE
 WOODVILLE, TEXAS 75979
 (409) 283-8187 OFFICE
 FIRM LICENSE NO. 101128-00

FS Ben Augustine LLC
 17000 Acres Tract
 Vol. 1211, Pg. 478
 Vol. 1206, Pg. 01

JOHN J. HOOPER SURVEY
 A-350

FS Ben Augustine LLC
 107800 Acres Tract
 Vol. 1211, Pg. 478
 Vol. 1206, Pg. 01

JOSE FALCON SURVEY
 A-15

Stephen Boers
 181,021 Acres Tract
 Vol. 1287, Pg. 060

Ronald McCoy
 148,620 Acres Tract
 Vol. 1244, Pg. 617

ISAAC ALLISON SURVEY
 A-43

FS Ben Augustine LLC
 301,320 Acres Tract
 Vol. 1211, Pg. 478
 Vol. 1206, Pg. 01

Anthony Christine
 8,788 Acres Tract
 Vol. 1302, Pg. 629

THOMAS J. ALLISON SURVEY
 A-44

SAMUEL WILLIAMS SURVEY
 A-875

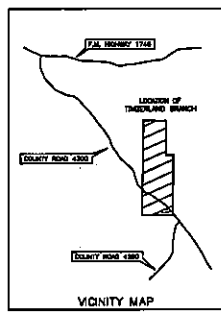
Lyle & Engineers
 Woodworth Roberts
 200 Acres Tract
 Vol. 121, Pg. 81

FIELDNOTE DESCRIPTION
 POINT OF BEGINNING

B & K Pflieger, LP
 191,368 Acres Tract
 Vol. 906, Pg. 064

ADJOINER TABLE
 Being H2 Shumway
 Boulders Creek
 3,279 Acres Tract
 Vol. 1162, Pg. 073

FS Ben Augustine LLC
 1179,720 Acres Tract
 Vol. 1211, Pg. 478
 Vol. 1207, Pg. 01



LINE TABLE

LINE NO.	BEARING	DISTANCE	REMARKS
1	N 89°02'42" E	1028.00'	SECTION CORNER
2	S 89°02'42" W	1028.00'	SECTION CORNER
3	N 89°02'42" E	1028.00'	SECTION CORNER
4	S 89°02'42" W	1028.00'	SECTION CORNER
5	N 89°02'42" E	1028.00'	SECTION CORNER
6	S 89°02'42" W	1028.00'	SECTION CORNER
7	N 89°02'42" E	1028.00'	SECTION CORNER
8	S 89°02'42" W	1028.00'	SECTION CORNER
9	N 89°02'42" E	1028.00'	SECTION CORNER
10	S 89°02'42" W	1028.00'	SECTION CORNER
11	N 89°02'42" E	1028.00'	SECTION CORNER
12	S 89°02'42" W	1028.00'	SECTION CORNER
13	N 89°02'42" E	1028.00'	SECTION CORNER
14	S 89°02'42" W	1028.00'	SECTION CORNER
15	N 89°02'42" E	1028.00'	SECTION CORNER
16	S 89°02'42" W	1028.00'	SECTION CORNER
17	N 89°02'42" E	1028.00'	SECTION CORNER
18	S 89°02'42" W	1028.00'	SECTION CORNER
19	N 89°02'42" E	1028.00'	SECTION CORNER
20	S 89°02'42" W	1028.00'	SECTION CORNER



- LEGEND
- = 1/4" Galv. Monument
 - = 1/4" 2" Iron Pipe
 - △ = 1/4" 1/2" Iron Pipe
 - ⊙ = 1/4" 1/2" Iron Rod
 - = 1/4" 1/2" Iron Rod

PLAT OF
 TIMBERLAND BRANCH
 A SUBDIVISION OF 387.165 ACRES
 CONSISTING OF 20 TRACTS OF LAND
 AS SITUATED IN THE
 JOSE FALCON SURVEY, A-15,
 TYLER COUNTY, TEXAS

NOTE: ALL BEARINGS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4300, ZONE 83

NOTE: THE SUBJECT PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN, SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF TYLER COUNTY, MAP NUMBER 4840700000, EFFECTIVE DATE APRIL 4, 2011

CITY OF TYLER

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF SEPTEMBER, 2011.

 CLERK OF TYLER COUNTY
 COUNTY CLERK

 COUNTY CLERK, TYLER COUNTY, TEXAS

CERTIFICATE OF COUNTY APPROVAL OF PLAT

I, _____, County Clerk of Tyler County, Texas, do hereby certify that the foregoing plat, containing _____ acres, more or less, of land, situated in _____ Township, _____ County, Texas, was duly recorded in _____ of the Public Records of Tyler County, Texas, on this _____ day of _____, 2011, and that the same is a true and correct copy of the original plat as filed with me.

CERTIFICATE OF ROAD MAINTENANCE

SUBDIVISION NAME: _____
 TIERLAND BRANCH
 LOCATION OF ROAD: _____
 COUNTY: _____
 STATE: _____

APPROVAL OF THE SUBDIVISION PLAT FOR ROAD USE AND MAINTENANCE. ANY ROAD TO BE MAINTAINED BY THE COUNTY SHALL BE MAINTAINED BY THE COUNTY AT ALL TIMES. THE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD AT ALL TIMES. THE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD AT ALL TIMES. THE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD AT ALL TIMES.

 COUNTY CLERK, TYLER COUNTY, TEXAS

CERTIFICATE NOTES

1. ALL SUBDIVISIONS SHALL BE SUBJECT TO THE TYLER COUNTY PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM.
 2. THE PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM IS A SURVEY SYSTEM THAT IS BASED ON THE TYLER COUNTY PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM.
 3. THE PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM IS A SURVEY SYSTEM THAT IS BASED ON THE TYLER COUNTY PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM.
 4. ALL SUBDIVISIONS SHALL BE SUBJECT TO THE TYLER COUNTY PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM.
 5. THE PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM IS A SURVEY SYSTEM THAT IS BASED ON THE TYLER COUNTY PLAT BOOK COMPACT PLAN (CLA) SURVEY SYSTEM.

CERTIFICATE OF ASSOCIATION BY DEVELOPER

I, _____, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF SEPTEMBER, 2011.

 COUNTY CLERK, TYLER COUNTY, TEXAS

PLATBOOK DESCRIPTION

THIS PLATBOOK CONTAINS THE PLATBOOK DESCRIPTION OF THE SUBDIVISION OF LAND IN _____ TOWNSHIP, _____ COUNTY, TEXAS, AS SHOWN ON THE PLATBOOK MAP OF _____, PLATBOOK NO. _____, COUNTY CLERK'S OFFICE, TYLER COUNTY, TEXAS. THE PLATBOOK DESCRIPTION IS AS FOLLOWS: _____

THE PLATBOOK DESCRIPTION IS AS FOLLOWS: _____

PLAT OF
 TIMBERLAND BRANCH
 A SUBDIVISION OF 287,165 ACRES
 AS SITUATED IN THE
 JOSE FALCON SURVEY, A-15,
 TYLER COUNTY, TEXAS

TYLER COUNTY, TEXAS
 OWNER/DEVELOPER:
 JOSLIN DEVELOPMENT GROUP, LLC
 19598 RENEWALK DRIVE
 PORTER, TEXAS 77365

