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June 27, 2024

Attn: Milton Powers, Tyler County Judge

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

**Re: REPLAT OF LAKELAND RANCH SECTION NINE
Subdivision Application
Engineer's Review**

Dear Judge Powers,

Acting in the capacity of the Tyler County Engineer, GLS has reviewed the Application for REPLAT OF LAKELAND RANCH SECTION NINE 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 on 5/1/2024.
- Email correspondence between eg@skge.com and jblacksher@co.tyler.tx.us on .
- Email from Kelly Jobe on 6/25/24 authorizing our review, having received the deposit on that date.
- Replat of Lakeland Ranch Section Nine from eg@skge.com on 6/27/24.

The application was considered complete on 6/27/24.

We recommend **conditional approval** of the application. The following conditions must be met before the plat is filed:

1. Provide a certificate from DETCOG confirming the road names associated with the subdivision (Section 3.9.b)
2. Dimension one side of the Drainage & Utility Easement along the property line between cul-de-sacs, thereby indicating that the centerline of the easement is the property line.

Please note that the plat does not show a setback line or utility easement along Madison Lake Lane for Lots 346 and 325. It does show the south half (30') of a 60' access easement previously dedicated by the original Section 9 plat. The south right-of-way of Madison Lake Lane will be the existing north property line of Lots 346 and 325. No building can be placed on

1809 S. CHESTNUT • SUITE 202
LUFKIN, TEXAS • 75901

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

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 351

T.B.P.E.L.S. FIRM NO. 10110900
GLSTEXAS.COM

V:\203\203074\Corres\203074 LTR 001.doc



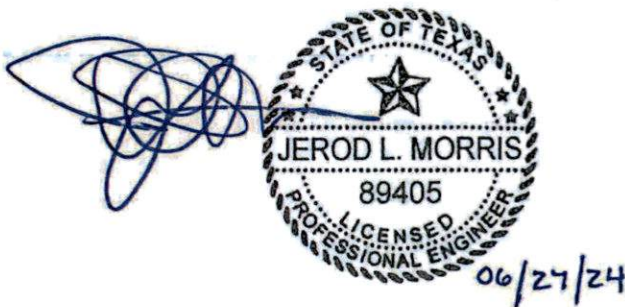
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an access easement, so the county's 25' minimum building setback requirement will be met by the presence of the access easement. The original Section 9 dedicated a 20' drainage and utility easement along all property lines; This replat preserves that easement.

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

Sincerely,



Cc: Kelly Jobe, Deputy Clerk kjob.cc@co.tyler.tx.us
Joe Blacksher, Precinct 1 Commissioner jblacksher@co.tyler.tx.us
Gates Walcott gateswalcott@gmail.com
Ethan George eg@skge.com
David Hall dhall@skge.com
Jeremy Overby joverby@glstexas.com

Road Verification Certificate Tyler County, Texas

COUNTY maintained road(s) being Added, Changed, or Deleted to/from Tyler County GIS Map Data

PRIVATELY maintained road(s) being **Added**, Changed, or Deleted to/from the Tyler County GIS Map Data

COUNTY NAME: TYLER

DATE SUBMITTED: JUNE 27, 2024

ROAD(S) TO BE **ADDED** FOR **LAKELAND RANCH, REPLAT OF SECTION 9:**

EAST MADISON LAKE ROAD - WEST MADISON LAKE ROAD - MADISON LAKE LANE

*STREET NAMES/ROADS ARE VERIFIED THROUGH PSP (PUBLIC SAFETY PLATFORM) FOR AUTHENTICITY TO PREVENT DUPLICATION.

COUNTY STAFF REQUESTING CHANGE: CHANTEL JAMES, 911 ADDRESSING AGENT

COUNTY COMMISSIONER _____

Tyler County 9-1-1 Staff Use Only:

Submitted to Commissioners Court Date Submitted _____

Notifications sent with attachment

GIS data changed

9-1-1 Staff Completing Change: Chantel James Date: June 27, 2024

9-1-1 Supervisor Verification: _____ Date: _____

Copy (form only) provided to staff & filed by:

_____ Date: _____

**Road Verification Certificate
Tyler County, Texas**

COUNTY maintained road(s) being Added, Changed, or Deleted to/from Tyler County GIS Map Data

PRIVATELY maintained road(s) being Added, Changed, or Deleted to/from the Tyler County GIS Map Data

COUNTY NAME: TYLER

DATE SUBMITTED: JUNE 27, 2024

ROAD(S) TO BE **DELETED** FOR **LAKELAND RANCH, REPLAT OF SECTION 9:**

MADISON LAKE LOOP

*STREET NAMES/ROADS ARE VERIFIED THROUGH PSP (PUBLIC SAFETY PLATFORM) FOR AUTHENTICITY TO PREVENT DUPLICATION.

COUNTY STAFF REQUESTING CHANGE: CHANTEL JAMES, 911 ADDRESSING AGENT

COUNTY COMMISSIONER _____

Tyler County 9-1-1 Staff Use Only:

- Submitted to Commissioners Court Date Submitted _____
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9-1-1 Staff Completing Change: Chantel James Date: June 27, 2024

9-1-1 Supervisor Verification: _____ Date: _____

Copy (form only) provided to staff & filed by:

_____ Date: _____

REF: Joseph D. Martin & Justice Ann Martin
(Collected 43.0 Acres)
Vol. 1008 Pg. 27 DRCT

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LABOR/CMIT
199 SOUTH MAIN STREET
DALLAS, TEXAS 75201
PHONE: 214.880.7888
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E-MAIL: info@skg.com
www.skg.com

I. & G.N. R.R. CO.
SURVEY
SECTION NO. 1
ABSTRACT NO. 392

Please note that the adjacent source of water for these tracts.
A perpetual easement for water is hereby dedicated to the purpose of allowing stormwater to be discharged onto, over, and across the site shown herein. This stormwater easement does not preclude the construction of buildings or improvements or the impounding of stormwater on said site provided that such does not prohibit the enjoyment of the natural drainage easement granted. Each lot owner shall be responsible for managing and allowing for the passage of stormwater onto, over, and across said site.
A 20' easement for drainage and utility easement is hereby dedicated on both sides of the roadway shown herein.
A 20' drainage and utility easement is hereby dedicated on all sides of all lots shown herein.
Fencing, retaining drainage easements and natural flow paths must be installed with engineering, breakaway flood openings or other means as not to impeded natural surface drainage.
Landowners are responsible for existing 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.
Portions of the east boundary of Lots 327 to 344, Block 14 are along the edge of a lake. The edge of the lake is not intended to be the boundary of these tracts. Bearings, distances and monuments set as shown shall not be construed as boundaries of these tracts.
No evidence of the presence of water works were apparent within Lakeland Ranch Section Nine and according to Texas Water Development Board Water Data Interactive website.

CERTIFICATE OF ENGINEER

Subdivision Name: Replat of Lakeland Ranch Section Nine
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: MAY 16, 2024

CERTIFICATE OF OSSF RULE REQUIREMENTS

Subdivision Name: Replat of Lakeland Ranch Section Nine

Fire Marshall's Name: _____

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

CERTIFICATE OF ROAD MAINTENANCE

Subdivision Name: Replat of Lakeland Ranch Section Nine

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.

LAND USE

Lots 324-A, 339-A, 347-A, 360-A, and 361-A are intended for Single Family Residential land use.
Lot 338-B is hereby dedicated for use by the owners of Single Family Residential lots within this Subdivision.
Replat of Lakeland Ranch Section Nine contains 5 Residential Lots.

Listing of Length and Acreage of Roads

Road Name	Length	Acres
W. Madison Lane Road	2,782 L.F.	3.722 Ac.
E. Madison Lane Road	4,745 L.F.	6.538 Ac.
Madison Lane Lane	591 L.F.	0.814 Ac.

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 _____, 2024, the Commissioners Court of Tyler County, Texas, passed an Order authorizing the filing for record of the plat of Replat of Lakeland Ranch Section Nine, 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 Plat _____ in the Plat Records of Tyler County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.
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 _____ day of _____, 2024.

Joe Blackaker, Pct. 1 Doug Hughes, Pct. 2
Mike Marshall, Pct. 3 Charles "Buck" Hudson, Pct. 4
Milton Powers, County Judge Donzee Gregory, County Clerk

REPLAT OF LAKELAND RANCH SECTION NINE

THIS REPLAT DOES NOT AFFECT THE ORIGINAL PLAT OF SECTION NINE EXCEPT FOR LOTS 324, 338, 338-A, 339, 347, 360 AND 361 OF BLOCK 14 Tyler County, Texas
OWNER/DEVELOPER: Lakeland Ranch, LLC
761 Trinity Hill Drive, Apt. 6109, Austin, Texas 78717

CERTIFICATE OF SURVEYOR

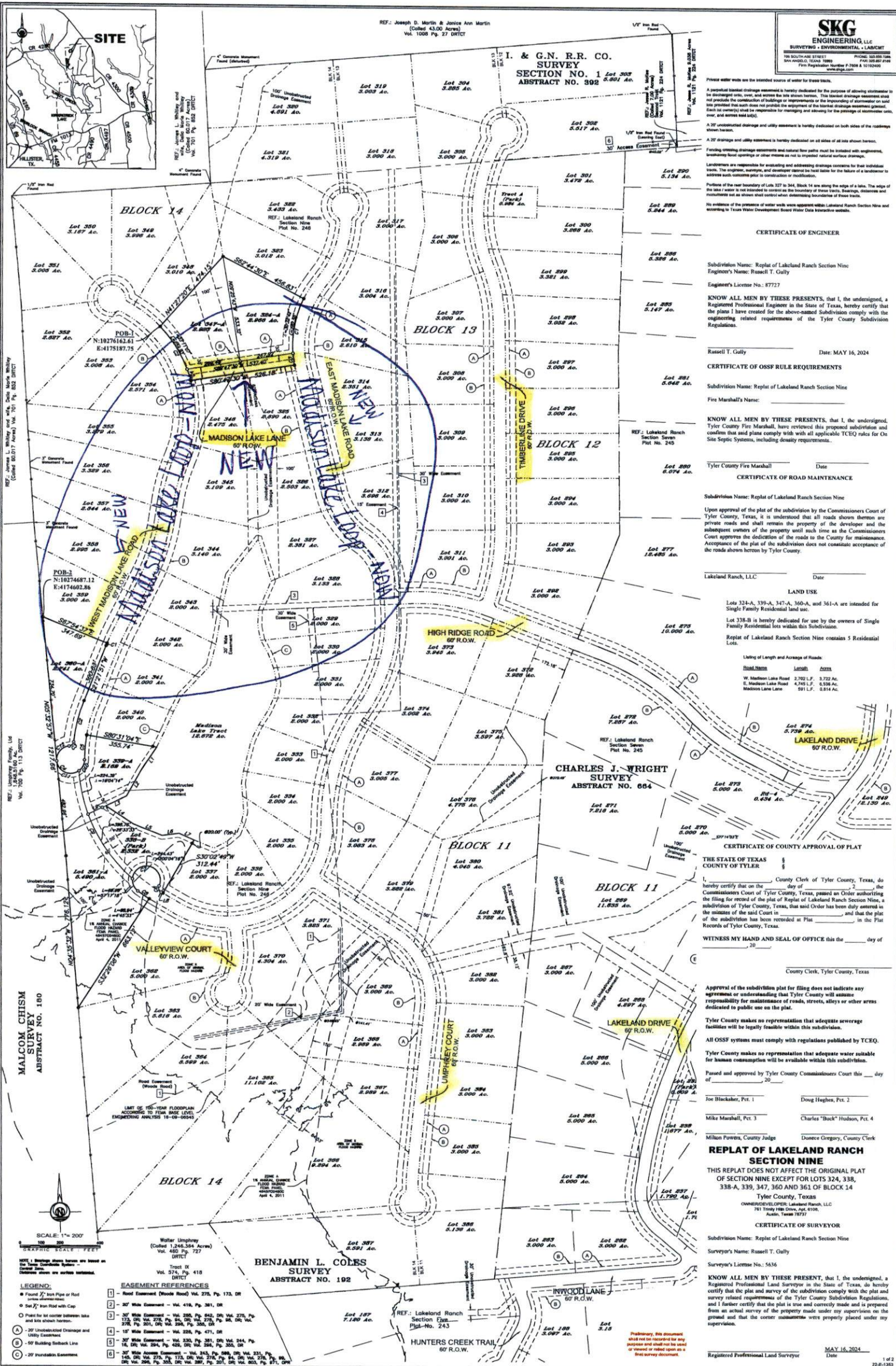
Subdivision Name: Replat of Lakeland Ranch Section Nine

Surveyor's Name: Russell T. Gully

Surveyor's License No.: 5636

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plan 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.

Registered Professional Land Surveyor
Date: MAY 16, 2024



- LEGEND:**
- Found 1/2" Iron Pipe or Rod corner monument
 - Point for lot corner between lake and its stream horizon
 - 20' Unobstructed Drainage and Utility Easement
 - 50' Building Setback Line
 - 20' Foundation Easement
- EASEMENT REFERENCES**
- 1 - Road Easement (Wooded Road) Vol. 275, Pg. 173, DR
 - 2 - 20' Wide Easement - Vol. 418, Pg. 381, DR
 - 3 - 20' Wide Easement - Vol. 250, Pg. 542, DR; Vol. 275, Pg. 173, DR; Vol. 275, Pg. 54, DR; Vol. 275, Pg. 55, DR; Vol. 276, Pg. 201, DR; Vol. 284, Pg. 335, DR
 - 4 - 15' Wide Easement - Vol. 226, Pg. 471, DR
 - 5 - 20' Wide Easement - Vol. 230, Pg. 281, DR; Vol. 244, Pg. 16, DR; Vol. 254, Pg. 405, DR; Vol. 254, Pg. 265, DR
 - 6 - 20' Wide Access Easement - Vol. 243, Pg. 589, DR; Vol. 231, Pg. 145, DR; Vol. 275, Pg. 173, DR; Vol. 276, Pg. 201, DR; Vol. 266, Pg. 335, DR; Vol. 289, Pg. 207, DR; Vol. 603, Pg. 271, DR