

## Kelly Jobe

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**From:** Joseph Blacksher  
**Sent:** Thursday, November 7, 2024 3:33 PM  
**To:** Kelly Jobe  
**Subject:** Fw: Subdivision Bond Inquiry

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**From:** Arron Swink <Arron@iglesiaslawfirm.com>  
**Sent:** Wednesday, November 6, 2024 8:04 PM  
**To:** Joseph Blacksher <jblacksher@co.tyler.tx.us>  
**Cc:** Tyler Castloo <tyler@iglesiaslawfirm.com>  
**Subject:** Subdivision Bond Inquiry

Commissioner Blacksher:

It was a pleasure speaking with you this afternoon regarding your inquiry about subdivision bond requirements and reductions. As we discussed, the controlling statutory provision is Section 232.004 of the Texas Local Government Code. I have attached the full text of the section here. In addition to the other requirements listed in the section, a bond "must be **in an amount determined by the commissioners court to be adequate to ensure proper construction of the roads and streets in and drainage requirements** for the subdivision, **but not to exceed the estimated cost of construction of the roads, streets, and drainage requirements.**" Tex. Loc. Gov't Code 232.004(2).

Based on my reading of the statute, then, the only "ceiling" on the bond amount is the common-sense requirement that the bond amount not exceed the estimated cost of construction.

**Arron Swink**  
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Lakeland Bond Info

As of 10/25/24

**Section 1 - 90% Complete**

100% Dirt Work

80% Paving

**Section 2 - 90% Complete**

100% Dirt Work

80% Paving

**Section 3 - 90% Complete**

100% Dirt Work

85% Paving

**Section 4 - 100% Complete**

100% Dirt Work

100% Paving

**Section 5**

100% Dirt Work

Everything is complete except paving

Lakeland Blvd is paved up to the entrance of section 9

**Section 6**

100% Dirt Work

Everything is complete except paving

Lakeland Blvd is paved up to the entrance of section 9

**Section 7**

100% Dirt Work

Everything is complete except paving

Lakeland Blvd is paved up to the entrance of section 9

**Section 8**

Under Construction

**Section 9**

100% Dirt Work

Everything is complete except paving

Lakeland Blvd is paved up to the entrance of section 9

Notes:

Water Lines are 100% complete

Fiber is 100% complete in sections 1-5 and partially done in section 6