

*1st letter
* see 2nd letter removing
conditions kj*

Kelly Jobe

From: Jed Morris <jmorris@glstexas.com>
Sent: Tuesday, January 13, 2026 4:57 PM
To: County Judge
Cc: Kelly Jobe; Mike Marshall; Jeremy Overby; Xing Gao; Jackie Skinner; Cristal Gonzalez
Subject: Piney Creek Ranchettes Subdivision Applications
Attachments: 203081 LTR 008.pdf; 203081 LTR 009.pdf; 203081 Invoice 1-13-26.pdf

Good afternoon, Judge Powers.

Please find attached our letter recommending APPROVAL of Piney Creek Ranchettes Block A and CONDITIONAL APPROVAL of Piney Creek Ranchettes Blocks B and C. These are three distinct minor subdivisions.

I have also attached a copy of what should be our final invoice for these applications (all three are covered under one job set-up.)

These applications should be placed on the agenda for the next Commissioners Court consideration.

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

JED MORRIS, PE

Civil Engineer



ARCHITECTURE · ENGINEERING · INTERIORS
LANDSCAPE · SURVEYING
LUFKIN · BRYAN · TYLER · WACO · GROESBECK

- 📞 936-637-4900
- 🌐 GLSTEXAS.COM
- ✉ jmorris@glstexas.com
- 📍 1609 S. Chestnut, Ste 202
Lufkin, TX 75901

PROVIDING QUALITY PROFESSIONAL SERVICES SINCE 1983



ARCHITECTURE • ENGINEERING • INTERIORS
LANDSCAPE • SURVEYING

LUFKIN • BRYAN • TYLER • WACO • GROESBECK

January 13, 2026

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: PINEY CREEK RANCHETTES Block A
Subdivision Plat
Engineer's Recommendation**

Dear Judge Powers,

Acting in the capacity of the Tyler County Engineer, GLS has reviewed the Application for PINEY CREEK RANCHETTES BLOCK A for compliance with the Tyler County Subdivision Regulations.

We considered the following in our review:

- Piney Creek Ranchettes Preliminary Drawing (3 sheets), Tyler CAD property Search 383295, 383294, and 383255, Availability of water service, Compliance with set-back lines, dedication of utility easements, and culvert installation compliance by email from kjobe.cc@co.tyler.tx.us on 07/24/2025.
- Application fee receipt, tax certification for other properties and three packages including preliminary drawing, aerial topo, Tyley CAD property search and 4 certificates for each application by email from gao_xing@msn.com on 08/18/2025.
- Developer's Certificate of Sewer Service Availability for each application by email from gao_xing@msn.com on 08/18/2025.
- Block A Certificates, Letter to Engineer, Preliminary Plat of Block A, topographic information for Block A by email from gao_xing@msn.com on 09/08/2025.
- Plats of Blocks A, B, and C (Sheets 1, 2, & 3 of 5), Contour Drawing, and Sheet 4 of 5 by email from gao_xing@msn.com on 11/17/2025.
- Plat (2 sheets) by email from gao_xing@msn.com on 01/09/2026.

The application was complete on 01/09/26.

We recommend approval of the application.

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

1609 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\203081\Corres\203081 LTR 008.docx



ARCHITECTURE • ENGINEERING • INTERIORS
LANDSCAPE • SURVEYING

LUFKIN • BRYAN • TYLER • WACO • GROESBECK

Sincerely,

01/13/26

Cc: Kelly Jobe, Deputy Clerk kjobe.cc@co.tyler.tx.us
Mike Marshall, Precinct 3 Commissioner mmarshall@co.tyler.tx.us
Jeremy Overby, GLS joverby@glstexas.com
Xing Gao, gao_xing@msn.com

Kelly Jobe

2nd letter
removing conditions
KJ

From: Jed Morris <jmorris@glstexas.com>
Sent: Wednesday, January 14, 2026 10:38 AM
To: County Judge
Cc: Xing Gao; Kelly Jobe; Mike Marshall; Jeremy Overby; Jackie Skinner; Cristal Gonzalez
Subject: RE: Piney Creek Ranchettes Subdivision Applications
Attachments: PastedGraphic-1.tiff; BLK B PLAT.pdf; BLK B Utility Layout.pdf; BLK C PLAT.pdf; BLK C Utility Layout.pdf

Good morning, Judge Powers.
The information provided by Xing Gao satisfies the condition listed in my letter (dated yesterday) recommending CONDITIONAL APPROVAL of Piney Creek Ranchettes Blocks B and C Subdivision Applications. Therefore, these applications are recommended for APPROVAL (without conditions.)

Should you have any questions or concerns, please let me know.

Jed Morris
Civil Engineer

From: Xing Gao <gao_xing@msn.com>
Sent: Wednesday, January 14, 2026 10:23 AM
To: Jed Morris <jmorris@glstexas.com>
Cc: Milton Powers (judge@co.tyler.tx.us) <judge@co.tyler.tx.us>; Kelly Jobe <kjobe.cc@co.tyler.tx.us>; mmarshall@co.tyler.tx.us; Jeremy Overby <joverby@glstexas.com>; jskinner.aud@co.tyler.tx.us; Cristal Gonzalez <cgonzalez@glstexas.com>
Subject: Re: Piney Creek Ranchettes Subdivision Applications

Mr. Morris,

Please see attached Block B and Block C updated plats. Since you gave conditional approval, let me know if these updated plats should go directly to Tyler County Clerk / Judge instead of to you?

These updates are specifically to address your recommendation of: the notary portion of the Certificate of Dedication must follow (not precede) the Dedication on each plat.

Warm regards,

Xing Gao

On Jan 13, 2026, at 4:57 PM, Jed Morris <jmorris@glstexas.com> wrote:

Good afternoon, Judge Powers.

Please find attached our letter recommending APPROVAL of Piney Creek Ranchettes Block A and CONDITIONAL APPROVAL of Piney Creek Ranchettes Blocks B and C. These are three distinct minor subdivisions.

I have also attached a copy of what should be our final invoice for these applications (all three are covered under one job set-up.)

These applications should be placed on the agenda for the next Commissioners Court consideration.

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

<image001.png>

<203081 LTR 008.pdf><203081 LTR 009.pdf><203081 Invoice 1-13-26.pdf>



ARCHITECTURE • ENGINEERING • INTERIORS
LANDSCAPE • SURVEYING

LUFKIN • BRYAN • TYLER • WACO • GROESBECK

January 13, 2026

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: PINEY CREEK RANCHETTES Blocks B & C
Subdivision Plats
Engineer's Recommendation**

Dear Judge Powers,

Acting in the capacity of the Tyler County Engineer, GLS has reviewed the Application for PINEY CREEK RANCHETTES BLOCKS B & C for compliance with the Tyler County Subdivision Regulations.

We considered the following in our review:

- Piney Creek Ranchettes Preliminary Drawing (3 sheets), Tyler CAD property Search 383295, 383294, and 383255, Availability of water service, Compliance with set-back lines, dedication of utility easements, and culvert installation compliance by email from kjobe.cc@co.tyler.tx.us on 07/24/2025.
- Application fee receipt, tax certification for other properties and three packages including preliminary drawing, aerial topo, Tyley CAD property search and 4 certificates for each application by email from gao_xing@msn.com on 08/18/2025.
- Developer's Certificate of Sewer Service Availability for each application by email from gao_xing@msn.com on 08/18/2025.
- Block B and C Certificates, Letter to Engineer, Preliminary Plat of Blocks B & C, topographic information for Blocks B & C by email from gao_xing@msn.com on 09/08/2025.
- Plats of Blocks A, B, and C (Sheets 1, 2, & 3 of 5), Contour Drawing, and Sheet 4 of 5 by email from gao_xing@msn.com on 11/17/2025.
- Plats of Blocks B and C (two sheets each) email from gao_xing@msn.com on 01/09/2026.

The applications were complete on 01/09/26.



ARCHITECTURE • ENGINEERING • INTERIORS
LANDSCAPE • SURVEYING

LUFKIN • BRYAN • TYLER • WACO • GROESBECK

We recommend conditional approval of the applications. The following condition must be met before the plats are signed and filed: The notary portion of the Certificate of Dedication must follow (not precede) the Dedication on each plat.

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

Sincerely,

01/13/26

Cc: Kelly Jobe, Deputy Clerk kjobe.cc@co.tyler.tx.us
Mike Marshall, Precinct 3 Commissioner mmarshall@co.tyler.tx.us
Jeremy Overby, GLS joverby@glstexas.com
Xing Gao, gao_xing@msn.com