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www.glstexas.com

June 7, 2022

Attn: Jacques Blanchette, Tyler County Judge

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

**Re: REPLAT OF LOTS 97 AND 98, BLOCK 5 LAKELAND RANCH SECTION TWO
Subdivision Plat
Engineer's Recommendation**

Dear Judge Blanchette,

Acting in the capacity of the Tyler County Engineer, Goodwin-Lasiter-Strong has reviewed the Application for REPLAT OF LOTS 97 AND 98, BLOCK 5 LAKELAND RANCH SECTION TWO for compliance with the Tyler County Subdivision Regulations.

Our review is based upon the following documents:

Checklist and Plat received by email cc from eg@skge.com on 05/24/2022.

Plat (attached) received by email from eg@skge.com on 06/07/2022.

The proposed replat conforms in all respect to the requirements of the Tyler County Subdivision Regulations.

Section 10.1.i. of the Regulations states: "If a petitioner obtains unanimous written consent from all owners of the property within a subdivision agreeing to the proposed amendment, the necessity for notice under this subchapter are waived."

The Developer stated to me on this date that he still owns all of the lots of the subdivision. Therefore, the petitioner is the owner of all of the property and by requesting the replat, he has demonstrated unanimous written consent to the replat.

Therefore, we recommend **approval** of the application.

By copy of this letter, I am notifying the Developer that if the replat is approved by the County, it cannot be filed after any of the lots within Lakeland Ranch Section Two have been sold unless the notice requirements of Section 10.1 have been met to the County's satisfaction.

I will email an invoice for this project's review services under separate cover.



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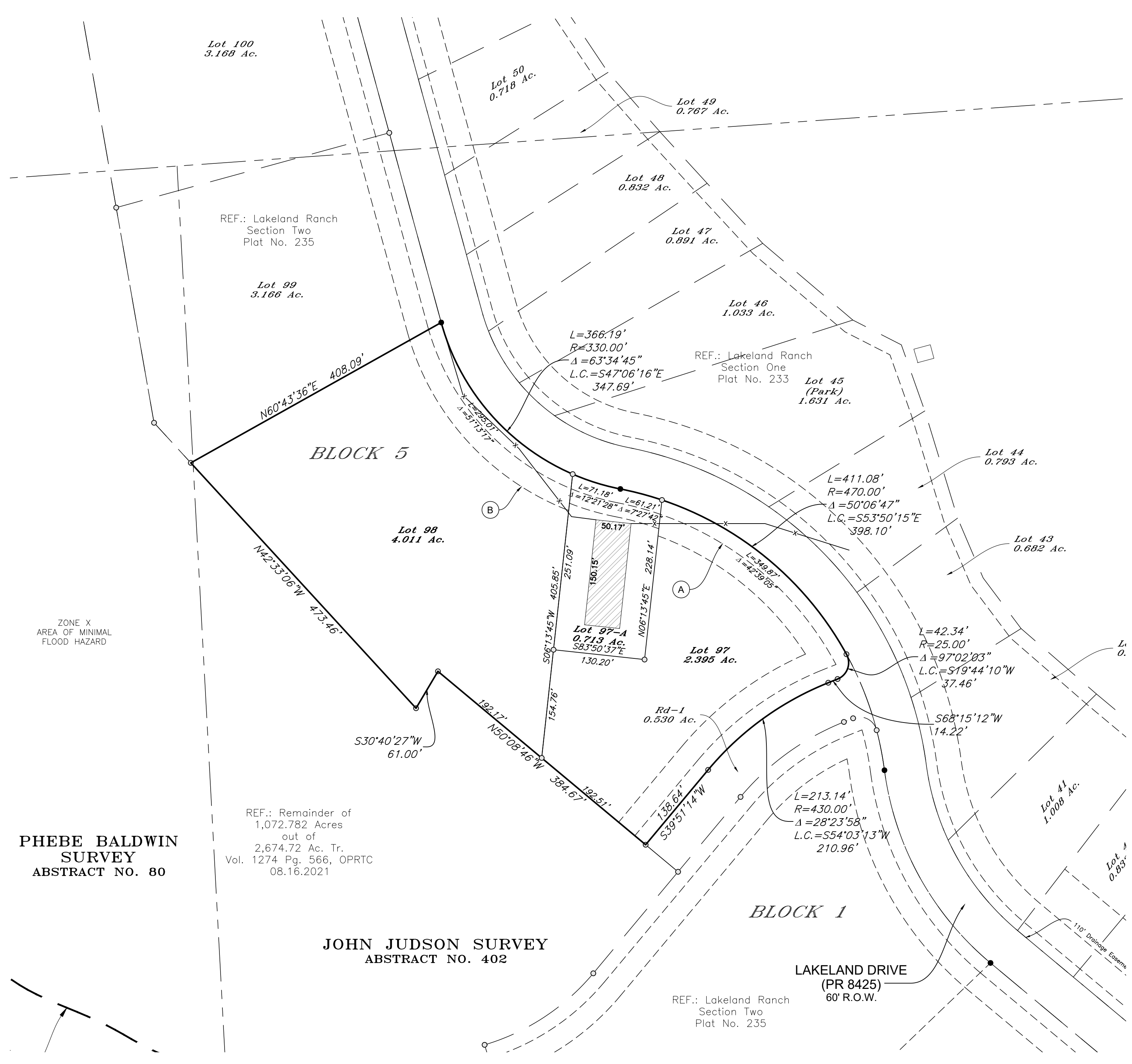
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Should you have any questions or concerns, let us know.

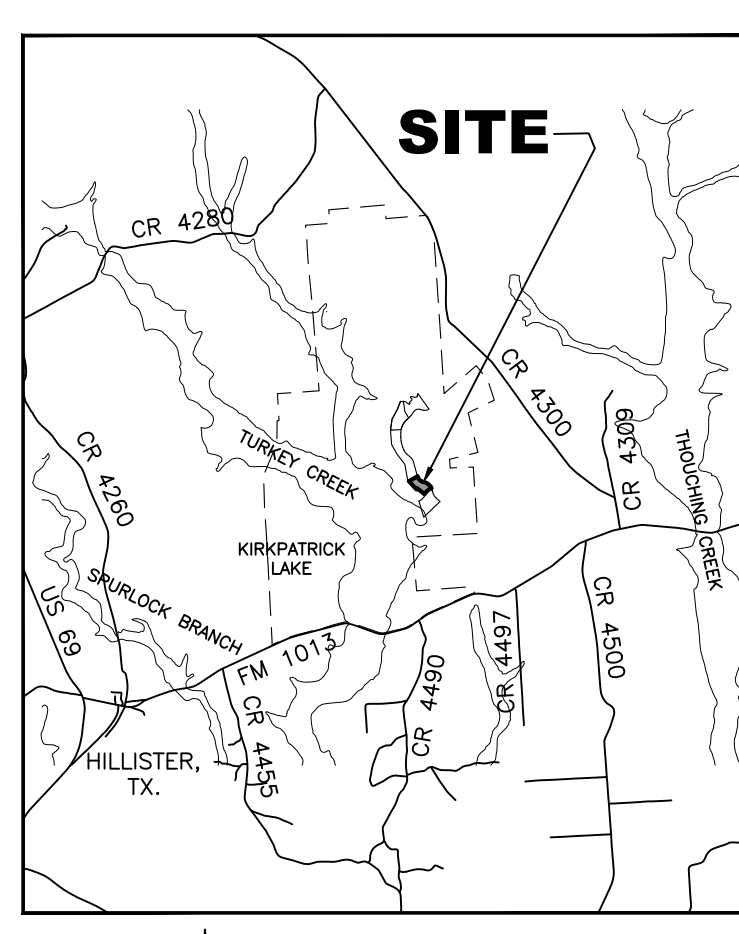
Sincerely,



Cc: Kelly Jobe, Deputy Clerk kjobe.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
Jeremy Overby, joverby@glstexas.com



LEGEND:
 ● Found 1/2" Iron Pipe or Rod
 (unless otherwise noted)
 ○ Set 1/2" Iron Rod with Cap
 Existing Structure
 Fence
 (A) - 15' Unobstructed Drainage and Utility Easement
 (B) - 50' Building Setback Line
 (40' on Lot 97-A)



VICINITY MAP

PHEBE BALDWIN SURVEY
 ABSTRACT NO. 80

REF.: Remainder of
 1,072.752 Acres
 out of
 2,674.72 Ac. Tr.
 Vol. 1274 Pg. 566, OPRTC
 08.16.2021

JOHN JUDSON SURVEY
 ABSTRACT NO. 402

Description of property:
 Being 7.118 acres and being all of Lots 97 and 98, Block 5,
 Lakeland Ranch Section Two as recorded in Plat No. 235, Plat
 Records of Tyler County, Texas.

CERTIFICATE OF ROAD MAINTENANCE

Subdivision Name: Replat of Lots 97 and 98, Block 5, Lakeland Ranch Section Two

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.

Lakeland Ranch, LLC _____ Date _____

Private water wells are the intended source of water for these tracts.

A perpetual blanket drainage easement is hereby dedicated for the purpose of allowing stormwater to be discharged onto, over, and across the lots shown hereon. This blanket drainage easement shall not preclude the construction of buildings or improvements or the impounding of stormwater on said lots provided that such does not prohibit the enjoyment of the blanket drainage easement granted. Each lot owner(s) shall be responsible for managing and allowing for the passage of stormwater onto, over, and across said lot(s).

A 20' unobstructed drainage and utility easement is hereby dedicated on both sides of the roadways shown hereon.

A 20' drainage and utility easement is hereby dedicated on all sides of all lots shown hereon.

Fencing crossing drainage easements and natural flow paths must be installed with engineered, breakaway flood openings or other means as not to impeded natural surface drainage.

Landowners are responsible for evaluating 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.

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch, LLC, is an entity organized and existing under the laws of the State of Texas, with its registered office located at 761 Trinity Hills Drive, Apt. 6108, Austin, Texas, 78737, and is the developer of certain real property, being 7.118 acres and being all of Lots 97 and 98, Block 5, Lakeland Ranch Section Two as recorded in Plat No. 235, Plat Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE PROPERTY, and henceforth it shall be known as the Replat of Lots 97 and 98, Block 5, Lakeland Ranch Section Two, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF Developer has caused this certificate to be executed by Gates Walcott, duly authorized to act on behalf of Lakeland Ranch, LLC, this _____ day of _____, 20____.

Gates Walcott _____

THE STATE OF TEXAS §
 COUNTY OF TYLER §

BEFORE ME, the undersigned authority, on this day personally appeared Gates Walcott, known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lakeland Ranch, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas _____

CERTIFICATE OF ENGINEER

Subdivision Name: Replat of Lots 97 and 98, Block 5, Lakeland Ranch Section Two

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 9, 2022

CERTIFICATE OF OSSF RULE REQUIREMENTS

Subdivision Name: Replat of Lots 97 and 98, Block 5, Lakeland Ranch Section Two

Fire Marshall's Name: _____

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

Tyler County Fire Marshall _____ Date _____



REPLAT OF LOTS 97 AND 98, BLOCK 5, LAKELAND RANCH SECTION TWO

Tyler County, Texas
 OWNER/DEVELOPER: Lakeland Ranch, LLC
 761 Trinity Hills Drive, Apt. 6108,
 Austin, Texas 78737

CERTIFICATE OF SURVEYOR

Subdivision Name: Replat of Lots 97 and 98, Block 5, Lakeland Ranch Section Two

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 plat 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.



Russell T. Gully _____
 Registered Professional Land Surveyor
 Date: May 9, 2022

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 _____, 20____, the Commissioners Court of Tyler County, Texas, passed an Order authorizing the filing for record of the plat of Replat of Lots 97 and 98, Block 5, Lakeland Ranch Section Two, 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 Glide _____, in the Plat Records of Tyler County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

County Clerk, Tyler County, Texas _____

LAND USE

Lots 97 and 98 are intended for Single Family Residential land use.

Lot 97A is hereby dedicated for use by the owners of Single Family Residential lots within this Subdivision.

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.

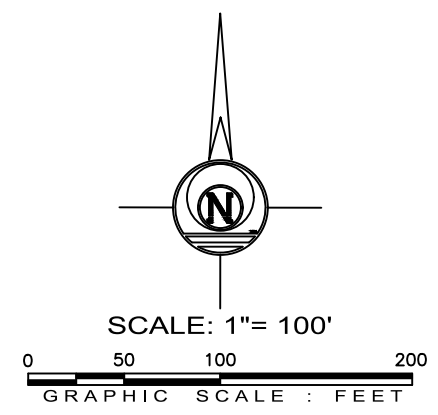
Tyler County makes no representation that adequate sewerage facilities will be legally feasible within this subdivision.

All OSSF systems must comply with regulations published by TCEQ.

Tyler County makes no representation that adequate water supply for human consumption will be available within this subdivision.

Passed and approved by Tyler County Commissioners Court this _____ day of _____, 20____.

Joe Blacksher, Pet. 1 _____ Stevan Sturrock, Pet. 2 _____
 Mike Marshall, Pet. 3 _____ Charles "Buck" Hudson, Pet. 4 _____
 Jacques L. Blanchette, County Judge _____ Donece Gregory, County Clerk _____



SCALE: 1"= 100'
 GRAPHIC SCALE: FEET

NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

LEGEND:

● Found 1/2" Iron Pipe or Rod (unless otherwise noted)
 ○ Set 1/2" Iron Rod with Cap

(A) - 20' Unobstructed Drainage and Utility Easement
 (B) - 50' Building Setback Line