

GOODWIN • LASITER • STRONG

ENGINEERING • ARCHITECTURE • SURVEYING LANDSCAPE ARCHITECTURE • INTERIOR DESIGN

LUFKIN • TYLER • GROESBECK • BRYAN/COLLEGE STATION 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 105, 106 AND 107, BLOCK 6 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 105, 106 AND 107, BLOCK 6 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.

1609 S. CHESTNUT • SUITE 202 LUFKIN, TEXAS • 75901

T.B.P.E. FIRM NO. 413

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

T.B.P.L.S. FIRM NO. 10110900

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

Sincerely,



Cc: Kelly Jobe, Deputy Clerk <u>kjobe.cc@co.tyler.tx.us</u>
Joe Blacksher, Precinct 1 Commissioner <u>jblacksher@co.tyler.tx.us</u>
Gates Walcott, <u>gateswalcott@gmail.com</u>
Ethan George, <u>eg@skge.com</u>
Jeremy Overby, <u>joverby@glstexas.com</u>

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T.B.P.L.S. FIRM NO. 10110900

- 1. The purpose of this easement is to protect the water supply of the well described and located below
- 2. The construction, existence, and/or operation of the following within a 150-foot radius of the well described and located below are prohibited: septic tank or sewage treatment perforated drainfields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood -treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4 and 5 injection wells; pesticide storage and mixing facilities; and all other constructions or operations that could pollute the groundwater sources of the well that is the subject of this easement. For the purpose of this easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
- 3. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the water well described and located below.
- 4. This easement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, as long as all items in Restrictions Nos. 2 and 3 are recognized and

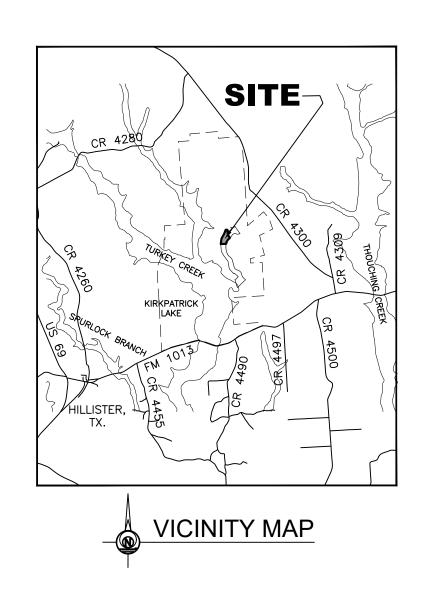
This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s)

for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.



Description of property:

Being 11.300 acres and being all of Lots 105, 106 and 107, Block 6, Lakeland Ranch Section Two as recorded in Plat No. 235, Plat Records of Tyler County, Texas.

LEGEND:

- Found ½" Iron Pipe or Rod (unless otherwise noted)
- O Set ½" Iron Rod with Cap
- (A) 15' Unobstructed Drainage and Utility Easement (B) - 50' Building Setback Line

Subdivision Name: Replat of Lots 105, 106 and 107, Block 6, Lakeland Ranch Section Two

CERTIFICATE OF ROAD MAINTENANCE

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

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

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.

The northern boundary of Lot 107 is along the edge of a lake. The edge of the lake / water is not intended to control as the boundary of this tract. Bearings, distances and monuments set as shown shall control when

determining boundaries of these tracts.

KNOW ALL MEN BY THESE PRESENT that Lakeland Ranch,

Lot 104 3.145 Ac.

Lot 105 5.136 Ac.

S87°44'45"W 358.35

ROYAL OAK DRIVE

(PR 8427)

60' R.O.W.

Rd-20.601 Ac.

L=34.74°

R=530.00°

-*∆ =3°45'19"*

L.C.=S85°52'05"W *34.73* ′

S77°59'12"E

@ 327.97'

BENJAMIN L. COLES SURVEY

ABSTRACT NO. 192

REF.: Remainder of 1,072.782 Acres out of 2,674.72 Ac. Tr. Vol. 1274 Pg. 566, OPRTC 08.16.2021

S83°59'26"W

28.69 '

45.72

N85°35'30"E

Lot 108

2.651 Ac.

L=325.68'

R=630.00'

 $\Delta = 29°37'11"$

L.C.=S33°00'03"W

322.07

81.49'

BLOCK

L=53.79' △ =**4°53′3**1′

L=31.83'

L=31.85'

R=25.00'

R=530.00'

∆ =3°26′27" L.C.=S16°28'15"W

31.82'

-*∆ =72°59'44"*

29.74

L.C.=S51°14'53"W

Lot 107 5.520 Ac.

0.644 Ac.

L=161.67' △ =14°42′10

L=110.23'

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 11.300 acres and being all of Lots 105, 106 and 107, Block 6, 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 105, 106, and 107, Block 6, 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

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 the day of

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

Notary Public, State of Texas

CERTIFICATE OF ENGINEER

Subdivision Name: Replat of Lots 105, 106 and 107, Block 6, 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

Date: May 9, 2022

SURVEYING + ENVIRONMENTAL + LAB/CMT

Firm Registration Number F-7608 & 10102400 www.skge.com

Lot 64 2.331 Ac. FAX: 325.657.8189

706 SOUTH ABE STREET

Lot 110 2.773 Ac.

Lot 63 2.848 Ac.

BLOCK 2

RUSSELL T. GULLY

87727

Lot 62

3.237 Ac.

REF.: Lakeland Ranch Section One Plat No. 233

> Lot 61 3.753 Ac.

Lot 60 4.117 Ac.

Lot 109

1.893 Ac.

Lakeland Ranch

/ LAKELAND DRIVE (PR 8425) 60' R.O.W.

Section Two Plat No. 235

CERTIFICATE OF OSSF RULE REQUIREMENTS

Subdivision Name: Replat of Lots 105, 106 and 107, Block 6, Lakeland Ranch Section Two

Site Septic Systems, including density requirements..

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 with all applicable TCEQ rules for On

Tyler County Fire Marshall

Fire Marshall's Name:



SCALE: 1"= 100'

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

LEGEND:

Found ½" Iron Pipe or Rod

O Set ½" Iron Rod with Cap

(C) - 20' Inundation Easement

O Point for lot corner between lake and lots shown hereon.

(A) - 20' Unobstructed Drainage and Utility Easement

B - 50' Building Setback Line

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 _____, 2____, the Commissioners Court of Tyler County, Texas, passed an Order authorizing the filing for record of the plat of the Replat of Lots 105, 106 and 107, Block 6, 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,

WITNESS MY HAND AND SEAL OF OFFICE this the day of

County Clerk, Tyler County, Texas

LAND USE

Lots 105 and 107 are intended for Single Family Residential land use.

Lots 106 is intended for Water Well and associated infrastructure.

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

Mike Marshall, Pct. 3

Joe Blacksher, Pct. 1

Charles "Buck" Hudson, Pct. 4

Stevan Sturrock, Pct. 2

Jacques L. Blanchette, County Judge Donece Gregory, County Clerk

REPLAT OF LOTS 105, 106 AND 107, BLOCK 6 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 105, 106 and 107, Block 6, Lakeland Ranch Section Two

Surveyor's Name: Russell T. Gully

Surveyor's License No.: 5636

KNOW ALL MEN BY THESE PRESENT, 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.



May 9, 2022

22-E-1353