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LUFKIN • TYLER • GROESBECK • BRYAN/COLLEGE STATION  
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June 6, 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](mailto:judge@co.tyler.tx.us))

**Re: LAKELAND RANCH SECTION THREE  
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 LAKELAND RANCH SECTION THREE 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@skqe.com](mailto:eg@skqe.com) on 5/23/2022
- Revised plat and sealed plans received by email from [eg@skqe.com](mailto:eg@skqe.com) on 6/1/2022
- Revised OCP, plans, plat, and drainage calculations by email from [eg@skqe.com](mailto:eg@skqe.com) on 6/3/2022
- Revised plans (without sheet M1) by email from [eg@skqe.com](mailto:eg@skqe.com) on 6/6/2022
- Revised drainage calculations and plans (without sheet M1) by email from [eg@skqe.com](mailto:eg@skqe.com) on 6/6/2022

The application was considered complete on 06/01/2022. Our recommendation is based upon the most-current revision of each submitted item.

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

1. Provide a construction schedule per 6.3.d.
2. The application does not include the certification regarding 30 TAC Sections 290.104, 209.106, 209.108 and 290.109 as required by 2.2.d. of the Polk County Subdivision Regulations. These exhaustive requirements for public water supplies are typically not required for private individual water supply wells on individual lots. Texas Water Development Board (TWDB) Model Subdivision Rules require this testing on individual supply wells on individual lots, but I do not find that Tyler County has adopted the TWDB Model Subdivision Rules. Therefore, **I recommend that Tyler County waive this requirement on this and future subdivisions proposing individual wells or other**



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**non-public water systems for the supply of drinking water to the subdivisions.** If the County does not waive this requirement, meeting this requirement will be a condition of plat approval.

I will email an invoice for this project's review services under separate cover. It will not exceed the required deposit.

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

Sincerely,



Cc: Kelly Jobe, Deputy Clerk [kjob.cc@co.tyler.tx.us](mailto:kjob.cc@co.tyler.tx.us)  
Joe Blacksher, Precinct 1 Commissioner [jblacksher@co.tyler.tx.us](mailto:jblacksher@co.tyler.tx.us)  
Gates Walcott, [gateswalcott@gmail.com](mailto:gateswalcott@gmail.com)  
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**SKG**  
**ENGINEERING, LLC**  
FIRM REGISTRATION NUMBER F-7608  
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706 SOUTH ABE STREET  
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Lakeland Ranch – Section Three  
Construction Schedule

Event	Date Begin	Date End
Clearing new roadways	07/01/2022	07/15/2022
Road preparation	07/16/2022	08/15/2022
Installation of culverts and crossings	08/16/2022	08/24/2022
Utility Installation	08/24/2022	12/31/2022
Road grading and base	08/24/2022	11/30/2022
Paving	12/15/2022	2/15/2023
Cleanup and sign installation	02/15/2023	04/15/2023

Construction schedule is estimated and is subject to changes due to forces out of the developer's control. Primarily supply chain issues that are ongoing due to the pandemic.