



ENGINEERING • ARCHITECTURE • SURVEYING LANDSCAPE ARCHITECTURE • INTERIOR DESIGN

LUFKIN • TYLER • GROESBECK • BRYAN/COLLEGE STATION www.glstexas.com

November 10, 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 LOT 168, BLOCK 1 LAKELAND RANCH SECTION FOUR 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 LOT 168, BLOCK 1 LAKELAND RANCH SECTION FOUR for compliance with the Tyler County Subdivision Regulations.

Our review is based upon the following documents:

Checklist and Plat received by email cc from <u>eg@skge.com</u> on 10/18/2022. Authorization to review the replat received from <u>kjobe.cc@co.tyler.tx.us</u> on 11/02/2022. Plat (attached) received from <u>eg@skge.com</u> on 11/09/2022. Property Owner consent (attached) received from <u>eg@skge.com</u> on 11/09/2022.

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

Section 10.1 of the Regulations contain notice requirement for the replat. 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." Lakeland Ranch LLC has provided written consent to the replat from the owner of Lot 161. Lakeland Ranch states that they own all of the other lots of SECTION FOUR. Therefore, I recommend that the notice requirements of the Regulations be waived in accordance with Section 10.1.i.

We recommend **approval** of the application.

By copy of this letter, I am notifying the Developer that if additional lots of Lakeland Ranch Section Four are sold before filing of this replat, the notice requirements of Section 10.1 must be met.

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

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

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



GOODWIN • LASITER • STRONG

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Invoicing for this project's review services will be charged to Lakeland Ranch Section Five.

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>eq@skge.com</u>

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

November 9, 2022

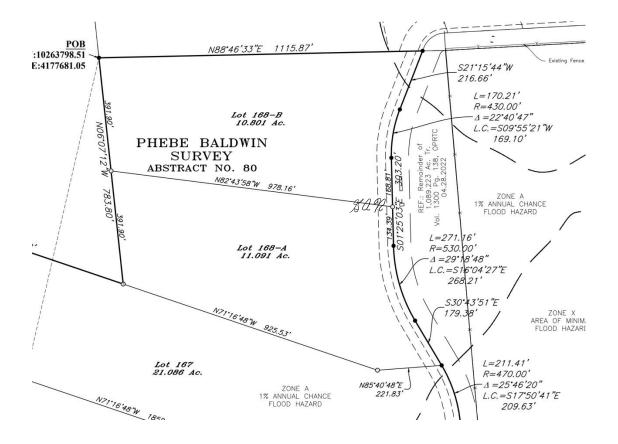
Lakeland Ranch LLC has provided notice that Lot 168 in Lakeland Ranch Subdivision Section 4 will be divided into Lot 168a and 168b per the drawing below.

As the Owner of Lot 161 in Section 4 at Lakeland Ranch Subdivision, I have seen and approved the division of Lot 168 into Lot 168a and Lot 168b.



George Neimann

Date

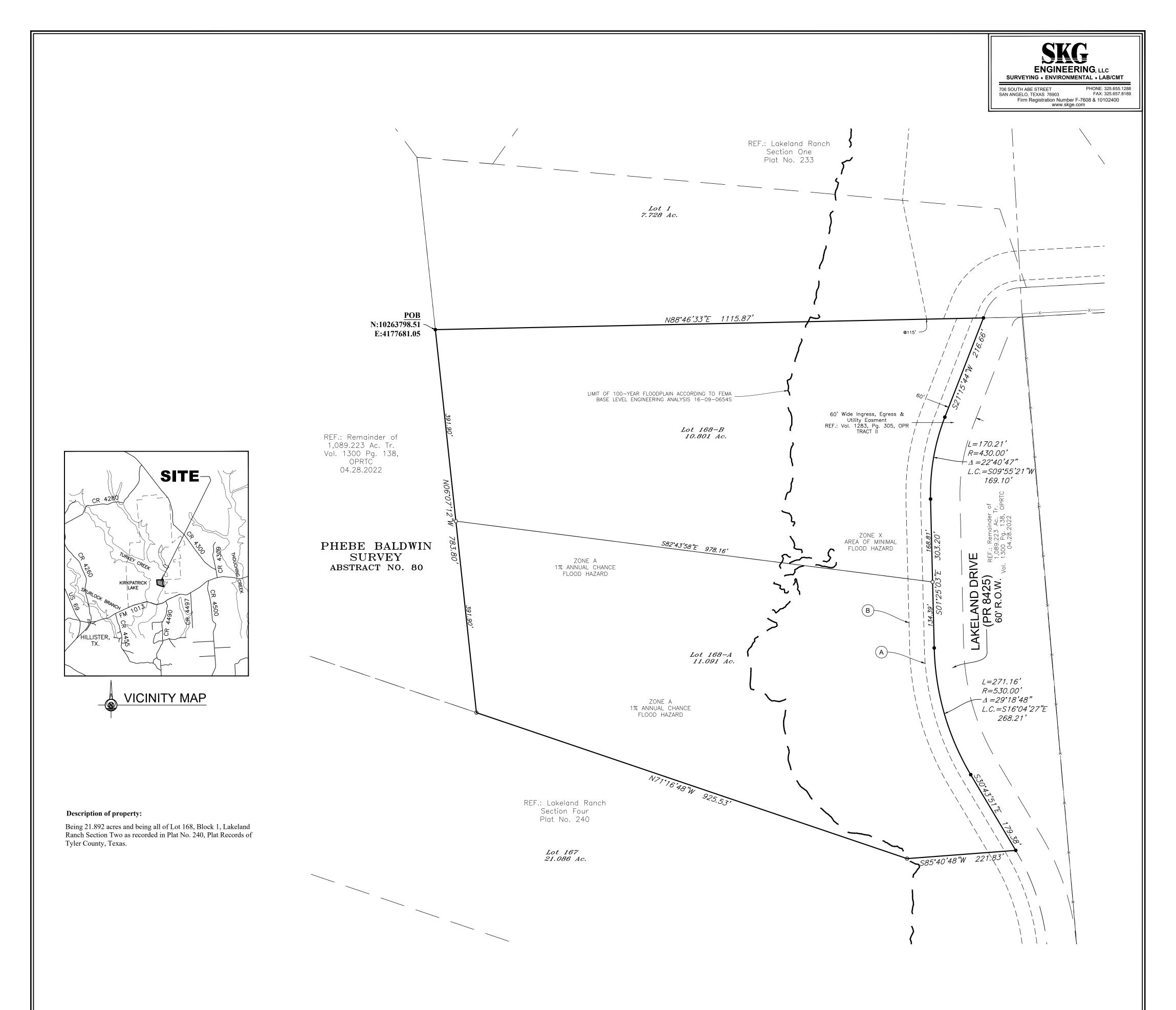


HELLOSIGN

| TITLE | Lakeland Ranch Lot 168 |
|-------------------------|--|
| FILE NAME | 168 Section 4 Replat.docx |
| DOCUMENT ID | db7bb78a28bbf1f81013495de47ce3622fbfed18 |
| AUDIT TRAIL DATE FORMAT | MM / DD / YYYY |
| STATUS | Signed |
| | 5 |

Document History

| C Sent | 11 / 09 / 2022 16:10:38 UTC | Sent for signature to George Neimann (ice3@sbcglobal.net) from kate@txlandcompany.com IP: 73.136.203.171 |
|-------------|---------------------------------------|--|
| O VIEWED | 11 / 09 / 2022 21:04:59 UTC | Viewed by George Neimann (ice3@sbcglobal.net) IP: 24.224.53.13 |
| SIGNED | 11 / 09 / 2022 21:31:08 UTC | Signed by George Neimann (ice3@sbcglobal.net) IP: 24.224.53.13 |
| COMPLETED | 11 / 09 / 2022 21:31:08 UTC | The document has been completed. |



CERTIFICATE OF ROAD MAINTENANCE

Subdivision Name: Replat of Lot 168, Block 1, 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

CERTIFICATE OF COUNTY APPROVAL OF PLAT

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 Replat of Lot 168, Block 1, Lakeland

Ranch Section Four, 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

THE STATE OF TEXAS §

, 20 .

COUNTY OF TYLER §

Texas.

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

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 21.892 acres and being all of Lot 168, Block 1, Lakeland Ranch Section Four as recorded in Plat No. 240, Plat Records of Tyler County, Texas.

DEVELOPER DOES HEREBY SUBDIVIDE THE **PROPERTY**, and henceforth it shall be known as the Replat of Lot 168, Block 1, Lakeland Ranch Section Four, 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 the _____ day of , 20

Gates Walcott

THE STATE OF TEXAS **COUNTY OF TYLER** §

CERTIFICATE OF ENGINEER

Subdivision Name: Replat of Lot 168, Block 1, Lakeland Ranch Section Four

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.

Date: October 17, 2022

CERTIFICATE OF OSSF RULE REQUIREMENTS



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.

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

Subdivision Name: Replat of Lot 168, Block 1, Lakeland Ranch Section Four

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 with all applicable TCEQ rules for On Site Septic Systems, including density requirements..

Date

Tyler County Fire Marshall

LAND USE

Lots 168-A and 168-B are intended for Single Family Residential land use.

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 of ,20.

Charles "Buck" Hudson, Pct. 4

Joe Blacksher, Pct. 1 Stevan Sturrock, Pct. 2

Mike Marshall, Pct. 3

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

REPLAT OF LOT 168, BLOCK 1, LAKELAND RANCH **SECTION FOUR**

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

CERTIFICATE OF SURVEYOR

Subdivision Name: Replat of Lot 168, Block 1, Lakeland Ranch Section Four

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.



October 17, 2022 Date

22-E-1353

SCALE: 1"= 100' 50 100 200

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 $\frac{1}{2}$ " Iron Rod with Cap

(A) - 20' Unobstructed Drainage and Utility Easement

(B) - 50' Building Setback Line

— Fence