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March 27, 2024

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: LAKELAND RANCH SECTION EIGHT
Subdivision Plat
Engineer's Review**

Dear Judge Powers,

Acting in the capacity of the Tyler County Engineer, GLS has reviewed the Application for LAKELAND RANCH SECTION EIGHT for compliance with the Tyler County Subdivision Regulations.

Our review is based upon the following documents:

- Plat, Culvert Reports, Checklist, Civil Drainage plans, Construction Schedule, Engineering plans, Engineers Opinion of Probable Costs, Plat with contours and aerial received by email cc from kjobe.cc@co.tyler.tx.us on 2/27/2024.
- Email from Kelly Jobe on 2/27/2024 authorizing our review, having received the deposit on that date.
- Cover Letter, Plat, Engineering Plans, Copy of Signed Bond, DETCOG Road Name Change Form and Tax Certificate received from eg@skge.com on 3/21/2024
- Revised Plat from eg@skge.com on 3/27/24

The application was complete as of 3/21/24.

We recommend **conditional approval** of the application. The condition is that the county concurs with the proposed road names. Commissioner Blacksher and Judge Powers will need to sign the Road Verification Form which the developer has provided (attached) and send back to DETCOG.

Lots 407, 410 and 411 show existing structures encroaching the 50' setback. This will not prevent approval of the plat. However, if these were public roads, the minimum required setback would be 25'. The structures on lots 410 and 411 appear to encroach this. The



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developer should be aware that these encroachments could present a future problem should he petition the county to take these roads.

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

Sincerely,



Cc: Kelly Jobe, Deputy Clerk kjob.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

County of Tyler, Texas Road Verification Form

COUNTY maintained road(s) being Added, Changed, or Deleted to/from Tyler County GIS Map Data

PRIVATELY maintained road(s) being **Added**, Changed, or Deleted to/from the Tyler County GIS Map Data

COUNTY NAME: TYLER

DATE SUBMITTED: MARCH 7, 2024

ROAD(S) TO BE **ADDED** FOR **LAKELAND RANCH, SECTION 8:**

LODGE ROAD -AND- ROSEWOOD COURT

*STREET NAMES ARE VERIFIED THROUGH PSP (PUBLIC SAFETY PLATFORM) FOR AUTHENTICITY TO PREVENT DUPLICATION.

COUNTY STAFF REQUESTING CHANGE: CHANTEL JAMES, 911 ADDRESSING AGENT

COUNTY COMMISSIONER _____

COUNTY JUDGE _____ DATE _____

Tyler County 9-1-1 Staff Use Only:

Submitted to Commissioners Court Date Submitted _____

Notifications sent with attachment

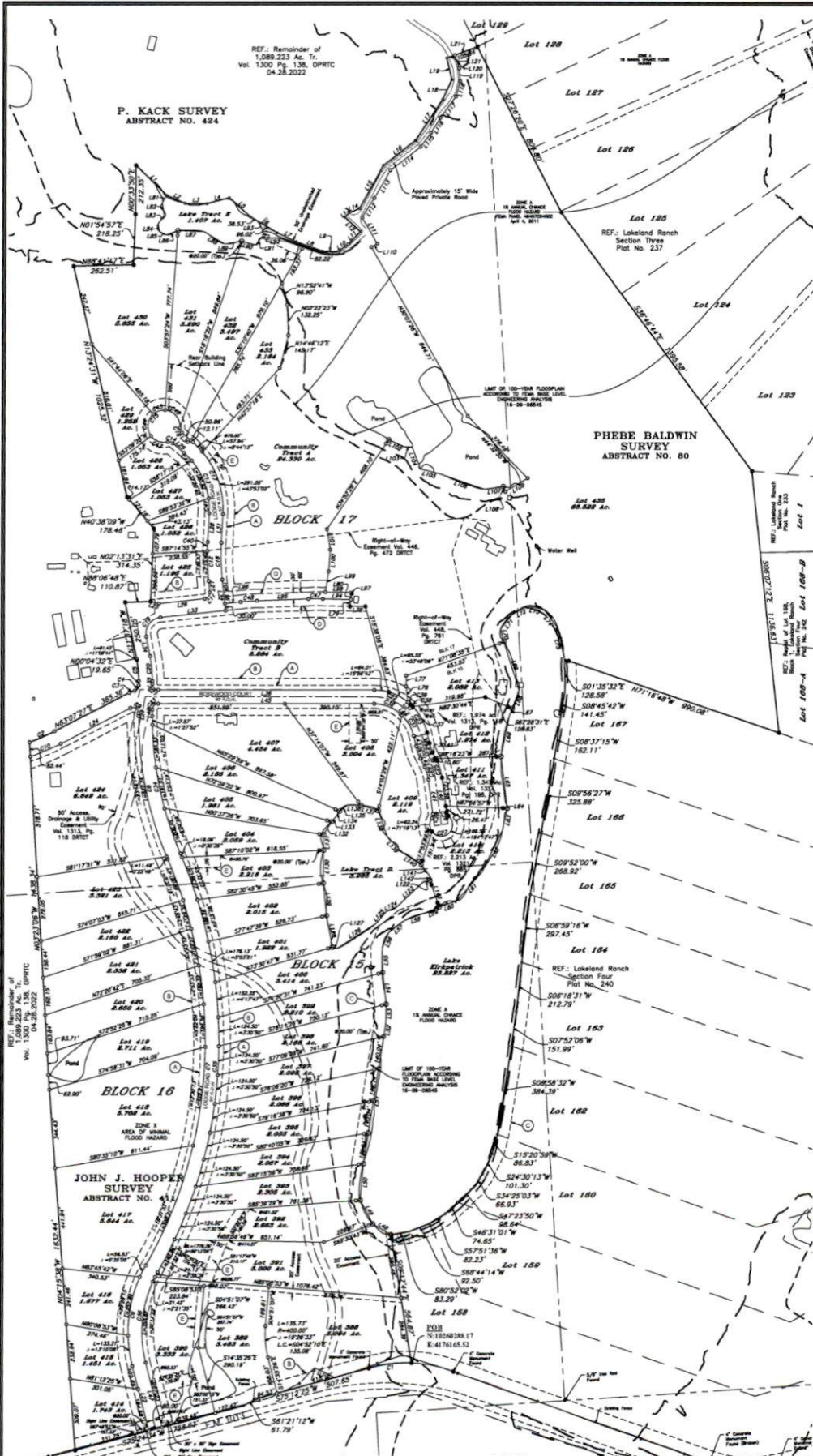
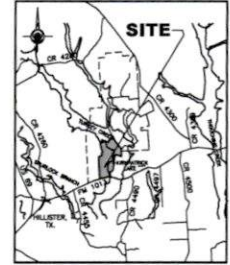
GIS data changed

9-1-1 Staff Completing Change: Chantel James Date: March 7, 2024

9-1-1 Supervisor Verification: _____ Date: _____

Copy (form only) provided to staff & filed by:

_____ Date: _____



NOTES

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

A prefinal plat drainage agreement is hereby dedicated for the purpose of allowing stormwater to be discharged into, over, and across the site shown herein. This master drainage agreement shall not preclude the construction of buildings or improvements or the reworking of stormwater or call lots provided that such does not preclude the attainment of the intended drainage treatment goal. Each lot owner shall be responsible for managing and allowing for the passage of stormwater onto, over and across said lots.

A 10' unobstructed drainage and utility easement is hereby dedicated on both sides of the roadways shown herein.

A 10' drainage and utility easement is hereby dedicated on all sides of all lot shown herein.

Facing crossing drainage easements and natural flow paths must be crossed with engineered, necessary level crossings or other means as not to impound natural surface drainage.

Landowners are responsible for evaluating and addressing drainage concerns for their individual tracts. The engineer, surveyor, and easement owner is not liable for the failure of a landowner to address such concerns prior to construction or modification.

Approval of this 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.

Location of existing water wells are shown herein.

CERTIFICATE OF ENGINEER

Subdivision Name: Lakeland Ranch Section Eight
 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 herein created for the above-mentioned subdivision comply with the engineering related requirements of the Tyler County Subdivision Regulations.

Russell T. Gully
 Russell T. Gully
 Date: MARCH 27, 2024

CERTIFICATE OF OSSF RULE REQUIREMENTS

Subdivision Name: Lakeland Ranch Section Eight
 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 plan complies with all applicable TCEQ rules for On-Site Septic Systems, including density requirements.

Tyler County Fire Marshall: _____ Date: _____

CERTIFICATE OF ROAD MAINTENANCE

Subdivision Name: Lakeland Ranch Section Eight

Upon approval of the plat of the subdivision by the Commissioners Court of Tyler County, Texas, it is understood that all roads shown herein 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 herein by Tyler County.

Lakeland Ranch, LLC Date: _____

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 _____, 2024, the Commissioners Court of Tyler County, Texas, passed an Order authorizing the filing for record of the plat of Lakeland Ranch Section Eight, a subdivision of Tyler County, Texas, that said Order has been duly entered in the minutes of the said Court to _____ and that the plat of the subdivision has been recorded in Plat _____ in the Plat Records of Tyler County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

 County Clerk, Tyler County, Texas

Passed and approved by Tyler County Commissioners Court this _____ day of _____, 2024.

Joe Blankenship, Per 1 Doug Higgins, Per 2
 Mike Marshall, Per 3 Charles "Buck" Hudson, Per 4
 Milton Proctor, County Judge Danney Dragney, County Clerk

LAKELAND RANCH SECTION EIGHT

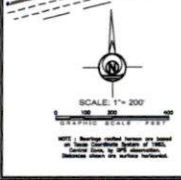
Tyler County, Texas
 OWNER/DEVELOPER: Lakeland Ranch, LLC
 191 Terryville Ave, Suite 100
 Austin, Texas 78751

CERTIFICATE OF SURVEYOR

Subdivision Name: Lakeland Ranch Section Eight
 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 or the report and that the corner monuments were properly placed under my personal supervision.

Russell T. Gully
 Russell T. Gully
 Date: MARCH 27, 2024
 Registered Professional Land Surveyor



LEGEND

- Found 2" Iron Pipe or Rod
- Found 1" Iron Rod with Cap
- Point for corner between lots and lines shown herein.
- 10' Unobstructed Drainage and Utility Easement
- 10' Building Setback Line
- 10' Unobstructed Easement
- 10' Access Easement
- 10' Unobstructed Drainage Easement

LAND USE

Lots 388 to 433 and 435 are intended for Single Family Residential land use.

Lot Number 434 is intentionally straddled.

Lakeland Ranch Section Eight contains 47 Residential Lots.

Kaypatrik Lake, Lake Three D, Lake Lot E, Community Tract A, and Community Tract B are hereby dedicated for use by the owners of Single Family Residential lots within Lakeland Ranch Subdivision.

Utility of Length and Arrangement of Roads:

| Road Name | Length | Width |
|-----------------|------------|-----------|
| Ridge Road | 4,983 L.F. | 6,888 Ac. |
| Riverside Court | 2,294 L.F. | 3,148 Ac. |



