

## Kelly Jobe

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**From:** Scott Ratcliff <scott@HOMELANDPROP.COM>  
**Sent:** Friday, July 8, 2022 8:13 AM  
**To:** County Judge  
**Cc:** Mike Marshall; Kelly Jobe; john crabb  
**Subject:** Re: Crosscourt Land Addition No. 1 Engineer's Review

To: Judge Blanchette and Tyler County Commissioners Court

This is a request for the court to grant a variance in the subdivision approval process in accordance with chapter 11 of the Tyler County Subdivision Regulations.

Applicant is specifically asking the court to waive the requirement of a groundwater availability study for this subdivision due to the following reasons:

1. The cost of a groundwater availability study adhering to the standards of TAC Chapter 30 as required by the Tyler County Subdivision Regulations is estimated to be between \$25,000 and \$38,000.
2. This cost is economically infeasible for a rural subdivision in Tyler County of 4 lots, each being 3.75 acres.
3. The groundwater expert referenced by the engineer hired by Tyler County and who is knowledgeable of the groundwater available in the area of this subdivision noted that there is sufficient groundwater to support 4 domestic wells.

Thank you for your consideration of this matter.

Best Regards,

Texas law requires all license holders to provide the [Information About Brokerage Services](#) form to prospective clients.

### Scott Ratcliff

Cell: 936-675-3793

Homeland Properties, Inc.

1600 Normal Park

Huntsville, TX 77340

scott@homelandprop.com

www.homelandproperties.com



**From:** Jed Morris <jmorris@glstexas.com>  
**Sent:** Thursday, July 7, 2022 6:19 PM  
**To:** Scott Ratcliff <scott@HOMELANDPROP.COM>; Kelly Jobe <kjobe.cc@co.tyler.tx.us>  
**Cc:** Jacques L. Blanchette 'judge@co.tyler.tx.us' <judge@co.tyler.tx.us>; Mike Marshall - Tyler County (mmarshall@co.tyler.tx.us) <mmarshall@co.tyler.tx.us>; Ben Miller <bmillier@glstexas.com>; Jeremy Overby <joverby@glstexas.com>; john crabb <johnhcrabb@yahoo.com>  
**Subject:** RE: Crosscourt Land Addition No. 1 Engineer's Review

Mr. Ratcliff,

You would need to request a variance to determine whether the County would allow such a report in lieu of the groundwater availability study. Variances procedures can be found in Chapter 11 or their Subdivision Regulations.

Thanks,  
Jed Morris, P.E.  
936-637-4900  
[jmorris@glstexas.com](mailto:jmorris@glstexas.com)

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**From:** Scott Ratcliff <scott@HOMELANDPROP.COM>  
**Sent:** Thursday, July 07, 2022 3:43 PM  
**To:** Jed Morris <jmorris@glstexas.com>; Kelly Jobe <kjobe.cc@co.tyler.tx.us>  
**Cc:** Jacques L. Blanchette 'judge@co.tyler.tx.us' <judge@co.tyler.tx.us>; Mike Marshall - Tyler County (mmarshall@co.tyler.tx.us) <mmarshall@co.tyler.tx.us>; Ben Miller <bmillier@glstexas.com>; Jeremy Overby <joverby@glstexas.com>; john crabb <johnhcrabb@yahoo.com>  
**Subject:** Re: Crosscourt Land Addition No. 1 Engineer's Review

Good afternoon.

I reached out to Eric Seeger, reference in your email.

He informed me that to do a groundwater availability study as required, 2 wells will need to be drilled with certain specifications required to do the study.

The estimated cost to drill the wells and pay Mr. Seeger to perform the tests and make a report is between \$25,000 and \$38,000.

This is cost prohibitive for a rural subdivision of four lots being 3.75 acres each.

Alternatively, Mr. Seeger is familiar with the water availability in the area of this subdivision and is confident there is sufficient groundwater available for 4 domestic water wells. He is willing to submit a written report for the court confirming this opinion.

Would the court accept a written report from this expert in lieu of the study required by 30 TAC?

Thank you for your consideration,

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**Scott Ratcliff**  
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**From:** Jed Morris <[jmorris@glstexas.com](mailto:jmorris@glstexas.com)>  
**Sent:** Wednesday, July 6, 2022 8:48 AM  
**To:** Scott Ratcliff <[scott@HOMELANDPROP.COM](mailto:scott@HOMELANDPROP.COM)>; Kelly Jobe <[kjobe.cc@co.tyler.tx.us](mailto:kjobe.cc@co.tyler.tx.us)>  
**Cc:** Jacques L. Blanchette 'judge@co.tyler.tx.us' <[judge@co.tyler.tx.us](mailto:judge@co.tyler.tx.us)>; Mike Marshall - Tyler County ([mmarshall@co.tyler.tx.us](mailto:mmarshall@co.tyler.tx.us)) <[mmarshall@co.tyler.tx.us](mailto:mmarshall@co.tyler.tx.us)>; Ben Miller <[bmiller@glstexas.com](mailto:bmiller@glstexas.com)>; Jeremy Overby <[joverby@glstexas.com](mailto:joverby@glstexas.com)>; john crabb <[johnhcrabb@yahoo.com](mailto:johnhcrabb@yahoo.com)>  
**Subject:** RE: Crosscourt Land Addition No. 1 Engineer's Review

The following has provided a study on another project in Tyler County:

Eric Seeger  
1106 South Mays St.  
Round Rock TX 78664  
512-244-2172

Thanks,  
Jed Morris, P.E.  
936-637-4900  
[jmorris@glstexas.com](mailto:jmorris@glstexas.com)

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**From:** Scott Ratcliff <[scott@HOMELANDPROP.COM](mailto:scott@HOMELANDPROP.COM)>  
**Sent:** Wednesday, July 06, 2022 8:15 AM  
**To:** Jed Morris <[jmorris@glstexas.com](mailto:jmorris@glstexas.com)>; Kelly Jobe <[kjobe.cc@co.tyler.tx.us](mailto:kjobe.cc@co.tyler.tx.us)>  
**Cc:** Jacques L. Blanchette 'judge@co.tyler.tx.us' <[judge@co.tyler.tx.us](mailto:judge@co.tyler.tx.us)>; Mike Marshall - Tyler County ([mmarshall@co.tyler.tx.us](mailto:mmarshall@co.tyler.tx.us)) <[mmarshall@co.tyler.tx.us](mailto:mmarshall@co.tyler.tx.us)>; Ben Miller <[bmiller@glstexas.com](mailto:bmiller@glstexas.com)>; Jeremy Overby <[joverby@glstexas.com](mailto:joverby@glstexas.com)>; john crabb <[johnhcrabb@yahoo.com](mailto:johnhcrabb@yahoo.com)>  
**Subject:** Re: Crosscourt Land Addition No. 1 Engineer's Review

Good morning.  
Can anyone suggest someone who could provide the groundwater availability study required by 30 TAC, Section 230?

Thank you,

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# Scott Ratcliff

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**From:** Jed Morris <[jmorris@glstexas.com](mailto:jmorris@glstexas.com)>

**Sent:** Tuesday, July 5, 2022 5:16 PM

**To:** Kelly Jobe <[kjobe.cc@co.tyler.tx.us](mailto:kjobe.cc@co.tyler.tx.us)>

**Cc:** Jacques L. Blanchette 'judge@co.tyler.tx.us' <[judge@co.tyler.tx.us](mailto:judge@co.tyler.tx.us)>; Mike Marshall - Tyler County ([mmarshall@co.tyler.tx.us](mailto:mmarshall@co.tyler.tx.us)) <[mmarshall@co.tyler.tx.us](mailto:mmarshall@co.tyler.tx.us)>; Ben Miller <[bmiller@glstexas.com](mailto:bmiller@glstexas.com)>; Jeremy Overby <[joverby@glstexas.com](mailto:joverby@glstexas.com)>; Scott Ratcliff <[scott@HOMELANDPROP.COM](mailto:scott@HOMELANDPROP.COM)>

**Subject:** Crosscourt Land Addition No. 1 Engineer's Review

Good afternoon, Kelly.

Please find attached our review letter for Crosscourt Land Addition No. 1 Plat Application. I have cc'ed the Applicant on this correspondence. When they have addressed items 1 and 2, we will complete our review and provide a recommendation to the Court for consideration.

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

Sincerely,

**Jerod L. "Jed" Morris, P.E.**

Civil Engineer

936-637-4900

[jmorris@glstexas.com](mailto:jmorris@glstexas.com)

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