



Titus County Sheriff's Office

304 South Van Buren, Mount Pleasant, Texas, 75455
Phone (903) 572 - 6641
Fax (903) 577 - 8038

Timothy C. Ingram, Sheriff

To: Judge Brian Lee
From: Sgt. Clint Bain
Ref: Bass Creek Cove Subdivision (Keith Vierra developer)

Date: 07142022

Sir,

I have reviewed the Bass Creek Cove Subdivision Review (Overall Site Plan for On-site Sewage) that was completed by Professional Sanitarian James C. Hester along with the accompanying documents and surveys. During my review I did notice an area of concern that I will address, **however I feel that the platting and development of the proposed subdivision should be allowed.**

As to the area of concern, Mr. Hester stated in his narrative that the 6.17 acres to be developed will provide 5 lots each exceeding 1 acre in size, which is true, however Titus County Local OSSF orders and platting procedures requires lots of 1 acre usable property. Due to a creek splitting the property and known flood area the size of lots 1, 2, 4 and 5 are effected.

Lot 1 has a total acreage of 1.38 acres with 0.48 of an acre being flowage easement. Lot 1 total usable area 0.9 of an acre.


Lot 2 has a total acreage of 1.38 acres with 0.10 of an acre being flowage easement. Lot 2 total usable area 1.28 acres.

Lot 4 has a total acreage of 1.14 acres with 0.06 of an acre being flowage easement. Lot 4 total usable area 1.08 acres.

Lot 5 has a total acreage of 1.13 acres with 0.28 of an acre being flowage easement. Lot 5 total usable area 0.85 of an acre.

As you can see the total usable area for lots 1 and 5 are both reduced by a small amount to less than 1 acre, but yet still greatly exceed the state minimum lot size of 0.5 of an acre. This is why I conclude that a variance from our local orders can and should be allowed.

Respectfully,


Sgt. Clint Bain, 515

*B Lee
7-15-22*

East Texas Onsite Insights

James Hester R.S. #3720

BASS CREEK COVE SUBDIVISION REVIEW

The proposed subdivision is located off the corner of Bass Creek Trail and Private Road 2367 (A.K.A. Lost Land Lake Trail) on Lake Bob Sandlin near Mt. Pleasant, Texas. The 6.17 acres of land will be divided into 5 single family residential lots that are all at least 1 acre in size. This property joins two tracts of land that are owned by Keith Vierra and is located in the R.M. Collins Survey, Abstract No. 153 and the Joseph Muchin Survey, Abstract No. 356 in Titus County, Texas.

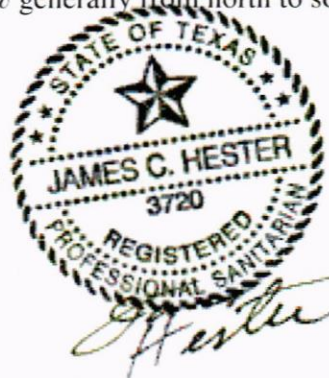
Public water is to be supplied by Tri –Special Utility District. No wells were found on the property. Each lot will utilize a 15 foot utility easement and a 25 foot building line setback according to the plat. Drainage will be addressed by a 15 foot drainage easement along the entire road frontage and an additional 10 foot drainage easement on the rear and side lines of all lots. There is a flowage easement for lots #1, 2, 4 and 5 that runs alongside the creek that runs down the middle of the subdivision into the lake. No septic system will be constructed in this area as this area may be submerged with water from the lake when needed.

Soil classification in the proposed subdivision is generally unsuitable for conventional type of septic systems with a clay loam-clay soil generally found at 20-28 inches all the way down to 80 inches. Suitable OSSF's recommended include aerobic systems with surface application or drip irrigation. An aerobic system with surface application is proposed for a 4 bedroom home on lot #5 as shown on the attached design. This will meet minimum standards as proposed in the Texas Administrative Code Chapter 285 for On-Site Sewage Facilities. Site specific plans shall be prepared a Professional Sanitarian or Engineer should be submitted to the local permitting authority for approval before installation.

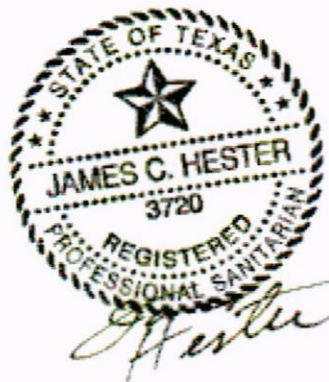
A portion of the property alongside the creek is located in a Zone A Special Flood Hazard Area according to the FEMA map panel 0350D attached below. This property drains very well with a varying slope of 5-15 % generally from north to south.

Attachments:

- (1) Final Plat of Subdivision**



- (2) Proposed Aerobic System Design on Lot #5
- (3) FEMA Map showing location of Subdivision.
- (4) NRCS Soil Map with outlined Subdivision.
- (5) NRCS Soil Map Unit Descriptions
- (6) Topographic Map showing location of the Subdivision



Camp, Franklin, Morris, and Titus Counties, Texas

FrB—Freestone fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wg9c
Elevation: 140 to 790 feet
Mean annual precipitation: 40 to 48 inches
Mean annual air temperature: 62 to 66 degrees F
Frost-free period: 218 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Freestone and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freestone

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loamy alluvium derived from shale and siltstone

Typical profile

Ap - 0 to 4 inches: fine sandy loam
E - 4 to 11 inches: fine sandy loam
Bt - 11 to 20 inches: sandy clay loam
B/Et1 - 20 to 28 inches: clay loam
B/Et2 - 28 to 44 inches: clay
B't - 44 to 80 inches: clay

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C/D

Ecological site: R087BY003TX - Sandy Loam

Hydric soil rating: No

Minor Components

Raino

Percent of map unit: 10 percent

Landform: Stream terraces

Landform position (three-dimensional): Tread

Microfeatures of landform position: Mounds

Down-slope shape: Linear

Across-slope shape: Convex

Ecological site: R087BY002TX - Claypan Savannah

Hydric soil rating: No

Woodtell

Percent of map unit: 5 percent

Landform: Ridges

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Convex

Ecological site: R087BY002TX - Claypan Savannah

Hydric soil rating: No

Data Source Information


Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas

Survey Area Data: Version 18, Sep 10, 2021

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(BASS CREEK COVE SUBDIVISION REVIEW)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points


Special Point Features

 Blowout


 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot


 Severely Eroded Spot

 Sinkhole


 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Topographic Map

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas

Survey Area Data: Version 18, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 30, 2021—Dec 6, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	1.6	25.7%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	4.7	74.3%
Totals for Area of Interest		6.3	100.0%

Camp, Franklin, Morris, and Titus Counties, Texas

WoE—Woodtell fine sandy loam, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: 2wg9g
Elevation: 240 to 550 feet
Mean annual precipitation: 45 to 48 inches
Mean annual air temperature: 63 to 64 degrees F
Frost-free period: 233 to 248 days
Farmland classification: Not prime farmland

Map Unit Composition

Woodtell and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodtell

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Stratified loamy residuum weathered from sandstone and shale and/or stratified clayey residuum weathered from sandstone and shale

Typical profile

A - 0 to 7 inches: fine sandy loam
Btss - 7 to 26 inches: clay
BC - 26 to 54 inches: clay loam
C - 54 to 72 inches: clay loam

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: D
Ecological site: R087BY002TX - Claypan Savannah
Hydric soil rating: No

Minor Components

Freestone

Percent of map unit: 10 percent
Landform: Stream terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R087BY003TX - Sandy Loam
Hydric soil rating: No

Wolfpen

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R087BY004TX - Sandy
Hydric soil rating: No


Data Source Information

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
Survey Area Data: Version 18, Sep 10, 2021

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(BASS CREEK COVE SUBDIVISION REVIEW)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

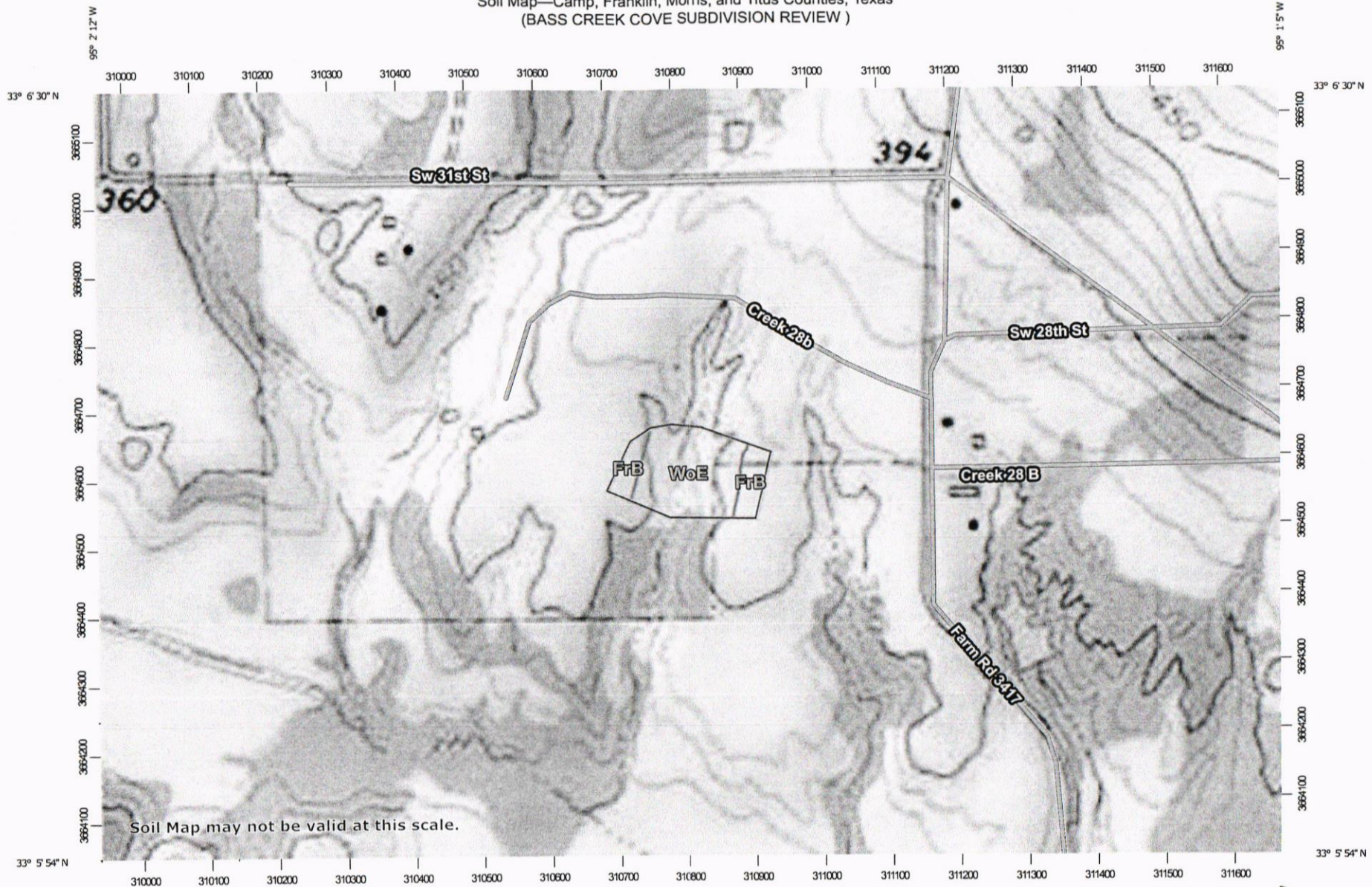
Date(s) aerial images were photographed: Nov 30, 2021—Dec 6, 2021

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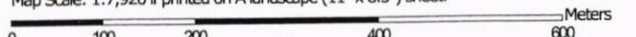
Map Unit Legend

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Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(BASS CREEK COVE SUBDIVISION REVIEW)

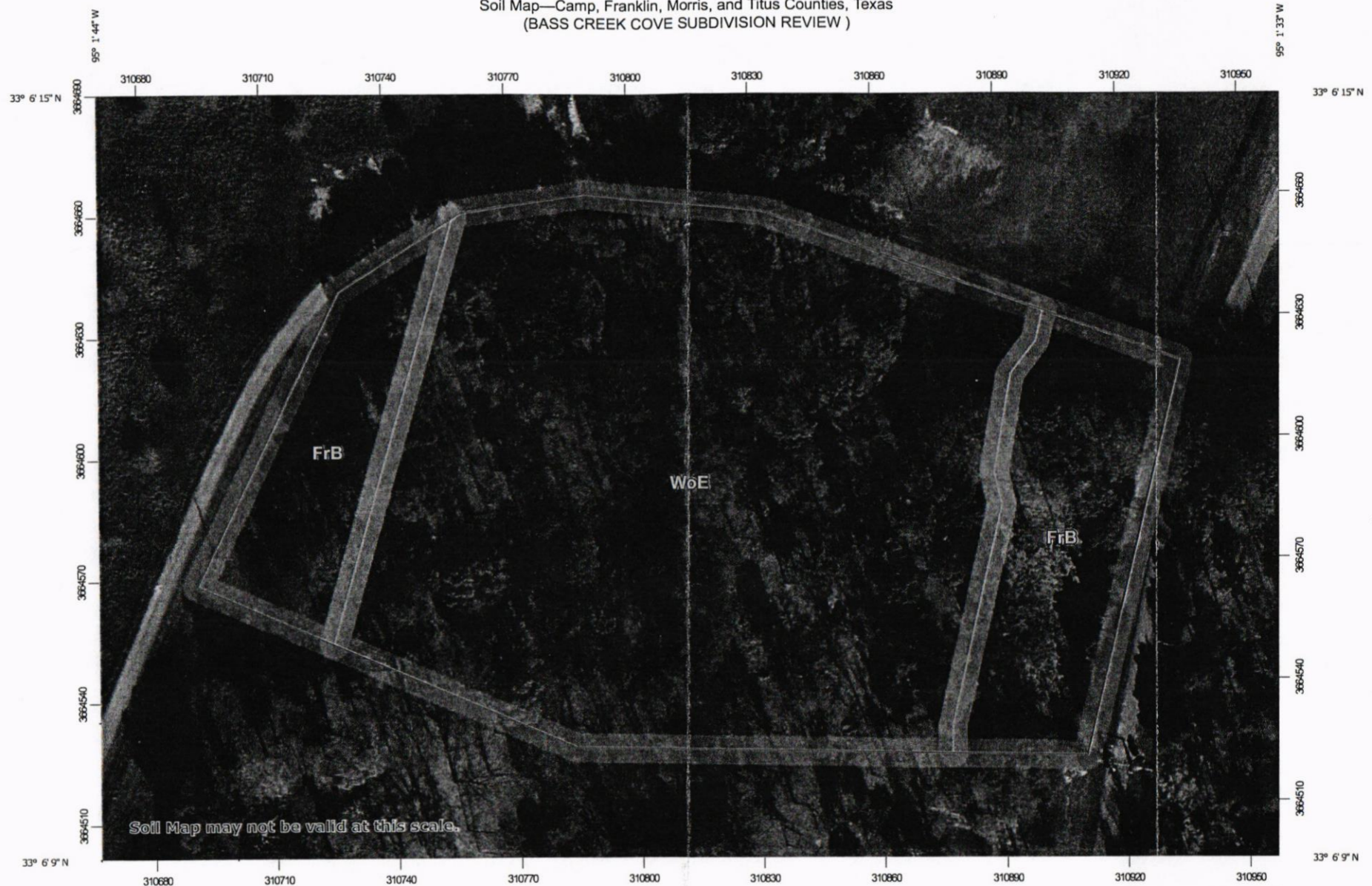


Map Scale: 1:7,920 if printed on A landscape (11" x 8.5") sheet.

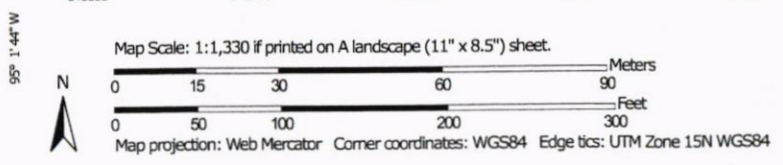


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

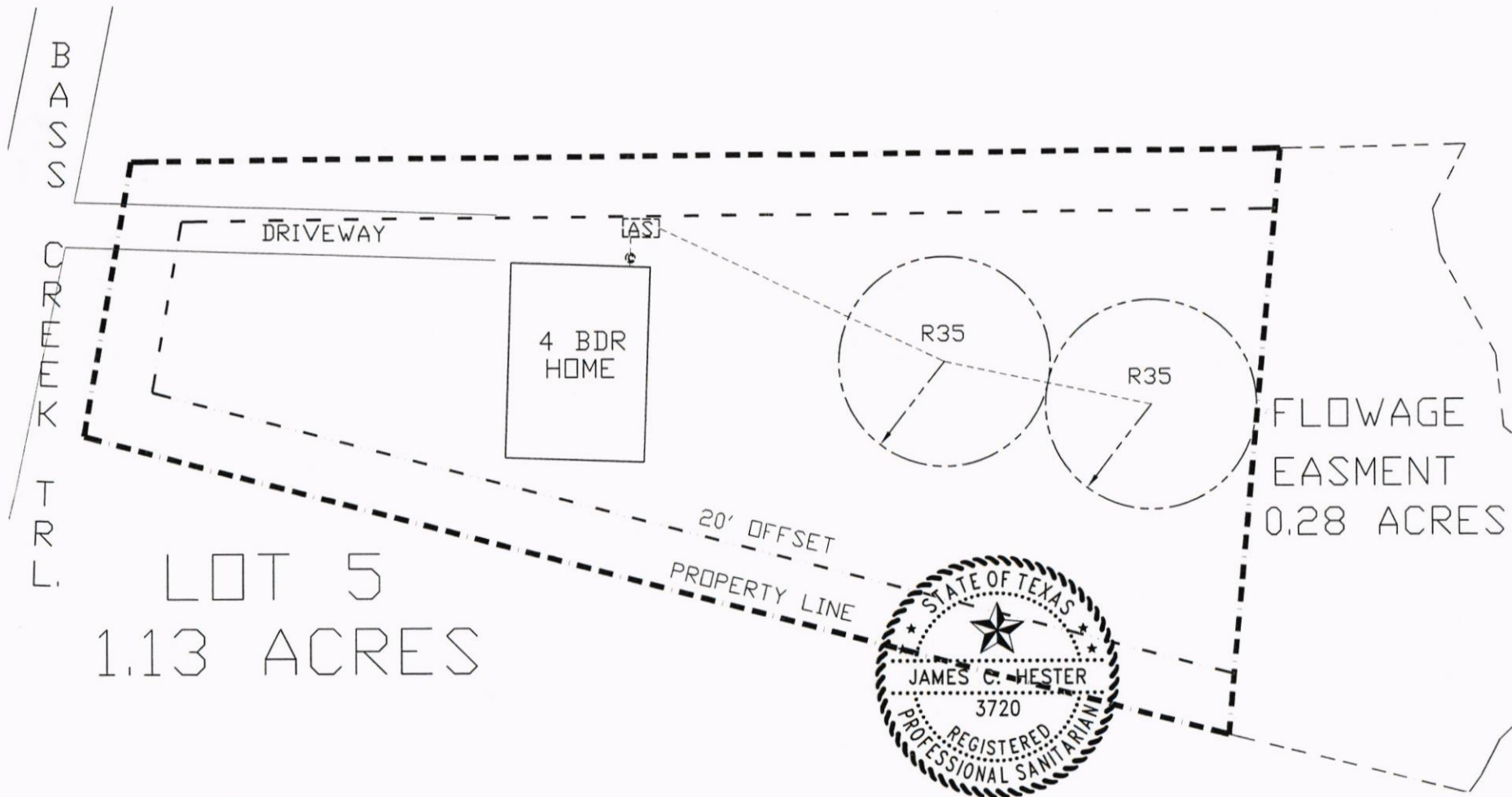
Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(BASS CREEK COVE SUBDIVISION REVIEW)



Soil Map may not be valid at this scale.



TOTAL APPLICATION AREA: 7,696 SQ FT



James Hester

*CALL DIGTEST

*Please Note: Contractor shall have all utility lines identified and located prior to any excavation.
 Contractor/Installer shall have all sewer stub-outs located prior to system start-up.
 Contact the County Office and ETOI prior to any modification of design.
 A two-way cleanout plug shall be installed between all sewer stub outs and the treatment tank. Additionally a cleanout shall be installed every 50' and within 5' of 90 degree bends.

LEGEND:

	PROPERTY LINE	AEROBIC SYSTEM	[AS]
	SET BACK BOUNDARY		
	1" SCH 40 PVC	CLEAN OUT	⊙
	APPLICATION AREA		

BASS CREEK COVE BASS CREEK TRAIL MT. PLEASANT, TX			
EAST TEXAS ONSITE INSIGHTS 915 BERGSTROM PLACE MARSHALL, TX 75672 (903) 930-0974			
DR BY JH	SCALE 1" = 50'	DATE 04/22/22	DWG NO SBD006

NOTES TO USERS

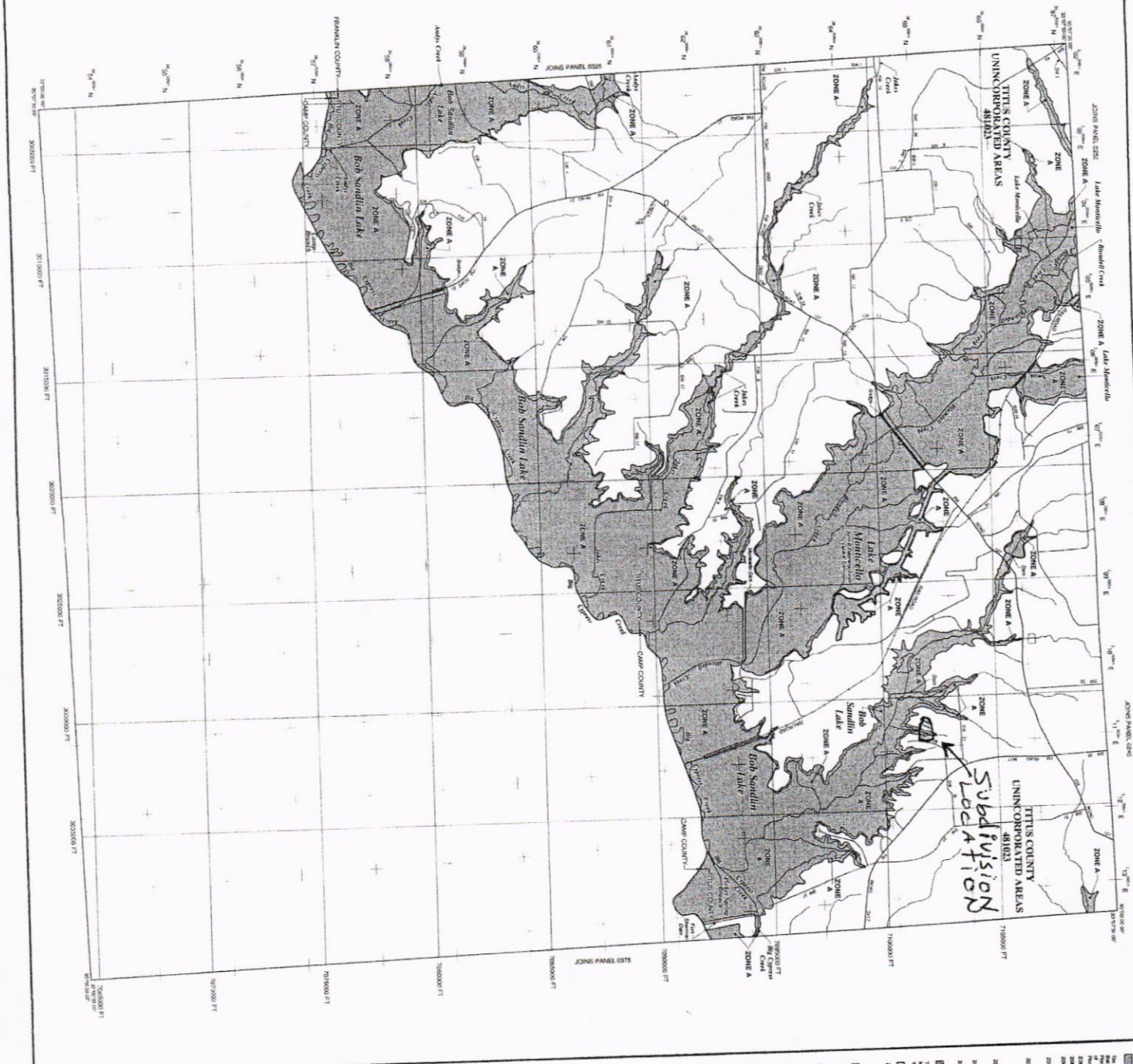
1. This map is a Flood Hazard Insurance Map (FHIM) prepared by the Federal Emergency Management Agency (FEMA) under the authority of the National Flood Insurance Act of 1968. It is intended to provide information for the purpose of determining flood insurance rates and for the purpose of determining flood insurance eligibility. It is not intended to be used for any other purpose.

2. The Flood Hazard Insurance Map (FHIM) is a map that shows the areas that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Hazard Data (FHD) for the area. The FIS is a study that is conducted by FEMA to determine the areas that are subject to flooding. The FHD is a set of data that is used to determine the flood hazard levels for the area.

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LEGEND

- 1. SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO RISK OF FLOOD DAMAGE FROM THE FLOODING OF THE FLOOD CONTROL DAMS
- 2. FLOOD HAZARD AREAS (FHA) SUBJECT TO RISK OF FLOOD DAMAGE FROM THE FLOODING OF THE FLOOD CONTROL DAMS
- 3. FLOOD HAZARD AREAS (FHA) SUBJECT TO RISK OF FLOOD DAMAGE FROM THE FLOODING OF THE FLOOD CONTROL DAMS
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NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
TITUS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 390 OF 425
DEEL DRAW NUMBER FOR FIRM PANEL LAYOUT:
CROSSSECTION
MAPPED DATE: 05/20/10
EFFECTIVE DATE: 09/29/10

MAP NUMBER: 4446C0390D
EFFECTIVE DATE: SEPTEMBER 29, 2010

Vertical Engineering Management Agency

FEE RECEIPT

4/8/2022 3:33:33PM

Tax Office
Titus County Appraisal District PO Box 528 Mount Pleasant, TX 75456--052

Receipt Number	544539
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Payer Name and Address
KEITH VIERRA 303 CANADIAN TRL MANSFIELD, TX 76063

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
15221	TAX CERTIFICATES	4/8/2022	2022	10.00	10.00
15222	TAX CERTIFICATES	4/8/2022	2022	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
MARY	11538	04/11/2022 MT	4/8/2022	P	20.00

Tender Type	Details	Description	Amount
Check	1029		20.00

Issued By:

Titus County Appraisal District
PO Box 528
Mount Pleasant, TX 75456-0528

Property Information

Property ID: 323719 Geo ID: 00356-00000-00115
Legal Acres: 3.6700
Legal Desc: MUCHIN, JOSEPH ABS 00356 TR 100 3.67 AC
Situs: PR 2367 TX
DBA:
Exemptions:

Owner ID: 164837 100.00%
VIERRA KEITH & JILL
303 CANADIAN TRL
MANSFIELD, TX 76063

For Entities

Value Information

Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	26,204
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	26,204

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/08/2022	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 04/30/2022	Total Due if paid by: 04/30/2022	10.00

Tax Certificate Issued for: Mount Pleasant ISD
Taxes Paid in 2021: 329.91

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

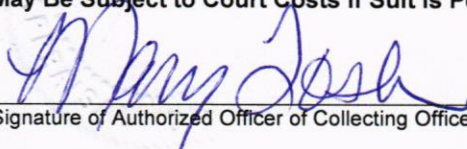
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/08/2022
Requested By: KEITH VIERRA
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Issued By:

Titus County Appraisal District
PO Box 528
Mount Pleasant, TX 75456-0528

Property Information

Property ID: 290501 Geo ID: 00153-00000-00405
Legal Acres: 2.5000
Legal Desc: COLLINS, R M ABS 00153 TR 405 2.5 AC
Situs: CR 2363 TX
DBA:
Exemptions:

Owner ID: 164837 100.00%
VIERRA KEITH & JILL
303 CANADIAN TRL
MANSFIELD, TX 76063

For Entities

Value Information

Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	27,500
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	27,500

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
04/08/2022	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 04/30/2022		Total Due if paid by: 04/30/2022
		10.00

Tax Certificate Issued for: Mount Pleasant ISD
Taxes Paid in 2021: 346.23

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

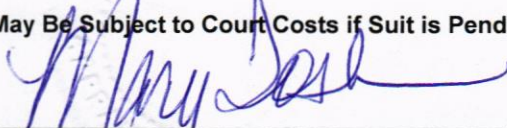
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/08/2022
Requested By: KEITH VIERRA
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office



ATCOG 9-1-1 Address Request Form

Submission ID: 5258346850333668299

Coordinates: 33.102996, -95.026281

Requestor Name: Mr. Keith Vierra

Resident Name: Keith Vierra

Phone Number: (469) 585-2748

Email Address: keith.vierra@yahoo.com

County: **Texas**

Type of Request: New Structure

Subdivision Name: Bass Creek Cove

Lot Number: 5

Block, Tract, or Phase #: Phase Two

Type of Structure: **House - Other Type of Construction**

Road Name: Bass Creek Trail

Cross Street Name: CR3417

Location Information: New Build, No location set yet

Comments, Info, or Other Details: These two sections (290501 & 323719) are being subdivided into (5) 1+ acre lots. Each of these will need their own address.

Attachments: [2021-1902 FINAL PLAT WITH SIGNATURE.pdf](#)



06/27/2022

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Bass Creek Cove subdivision, that will be developed in 5 - 1-acre plots located on FM 3417 and CR 2263.

The Mt. Pleasant Fire Department is aware that you are putting in a subdivision in that location.

Sincerely,

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

PH 903-572-3676 FAX 903-572-4701

April 12, 2022

To Whom it May Concern:

Re: 5 meters on Private Road 2367

Water service is available for the 5 meters requested by Mr. Vierra on the above stated property.

Aaron Gann
General Manager

TRI SPECIAL UTILITY DISTRICT
300 W. 16TH ST.
MT. PLEASANT, TX. 75455
903-572-3676
FAX 903-572-4701

ENGINEER'S REPORT AGREEMENT

I, KEITH VIERRA understand there is a \$50.00 per meter fee for an engineering study that is to be paid in full before the information can be sent to the engineer.

If any additional improvements are needed to supply service to my property, I understand that I am responsible for cost and easement to serve said property.

Signed: Keith Vierra

Date: 4/8/22

Witnessed by: Wannum
Tri SUD Representative

5 meters

469-585-2748

Keith.Vierra@yahoo.com

J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. Box 4187
Palestine, Texas 75802

Telephone (903) 729-6005
Fax (903) 729-7310

April 11, 2022

Mr. Aaron Gann, Manager
Tri Special Utility District
300 West 16th
Mt. Pleasant, Texas 75455-2425

Re: Feasibility Study for Mr. Vierra Property, 5 Meters

Dear Mr. Gann:

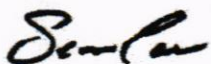
Per your request we have looked at the feasibility of adding 5 meters to Mr. Vierra's property on PR 2367, Lost Land Lake Trail.

There is currently a 3" water line that runs along the private road in front of the property. The existing 3" water line currently has the capacity to serve the proposed demand of the additional residential meters with a minimum of 35 psi and have little to no effect on surrounding customers. Five short side meter services will be required.

The total estimated cost to construct the proposed improvements at current prices is \$ 10,250.00 including \$1,900.00 installation fee, \$100.00 deposit and \$50.00 per meter . Price does not include additional piping for a specific meter location or meter pricing. *** Estimate is only good for 30 days***

Enclosed is an Engineering Bill for this study. If you need additional information, please let us know. Thank you!

Yours very truly,



Sean Conner

J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. Box 4187
Palestine, Texas 75802

Telephone (903) 729-6005
Fax (903) 729-7310

April 11, 2022

Mr. Aaron Gann, Manager
Tri Special Utility District
300 West 16th
Mt. Pleasant, Texas 75455-2425

For Professional Services:
Feasibility Study for Mr. Vierra
5 additional water meters:

Lump Sump = \$ 250.00

Amount Now Due = \$250.00

Thank you!



Sean Conner
J. F. Fontaine & Associates, Inc.