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Frequently Asked Questions

Builders / Realtors / Property Owners — Common Questions

Septic Requirements

Septic Requirements

- Both septic and a well are approved for every lot. County requirement is 2+ acres.
- See list of suppliers attached.
- Installation is usually in the $15 to 18K range.
- Aerobic Septic installer can walk you through the process as they handle it all.
- Yearly mandatory Inspection is $175 to $225.
- Monthly cost $10-20 in electricity to power the pumps.

Drilling a Well

Drilling a Well

- Well drillers can walk you through the process as they handle it all.
- A seismoelectric survey was conducted at the site. Water is available at all sites at a depth of 590 ft to 720 ft.
- Category E 12-25GPM at various locations tested.
- Well costs are in the $40K to $60K range — estimate $60/linear ft.
- Water filtration systems can range from $1,200 to $8,000 depending on the sophistication.

Specific Building Requirements or Restrictions

Building Requirements

- 4,300 sq ft single story.
- 4,600 sq ft two story.
- Structures can take up to 20% of the lot sq footage.
- Mother-in-law / Guest quarters allowed.
- Trailers, Boats, other equipment can be stored on-site, but must be covered on all 4 sides from view.

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HOA — Homeowners Association

HOA

- There is a mandatory HOA covering Lakeside Estates which addresses most questions one would have and we can provide copy of it.
- HOA fee is $2,000 per year.
- Covers common area/pond maintenance, gate/security maintenance and support, Roads, Bar ditches.

Timeline for Building & Lot Development Process

Timeline & Lot Development

- Timeline for building: No timeline for building.
- Lot development process: Covered in HOA document. Submit plans to the architectural committee, get approval, build.
- There are discounts for multiple lot purchases depending on quantity.

Water Well and Septic Suppliers

Water Well Drilling and Supply System

Triangle J Water Wells
1927 Underwood Rd, Denton, TX 76207
(940) 312-8127
info@trianglejwaterwells.com

Wells of Texas Associates Drilling
Robert Wyatt
(817) 304-0121
wellsoftexas.com/contact-us

Well Water Filtration Systems

Wellness Water Company

1212 W University Dr #310, Denton, TX 76201
940-251-1812
wellnesswaterfiltrationsystemsdentontx.com

Culligan of DFW Area

3201 Premier Dr. #300, Irving, TX 75063
469-809-2327
dallasculligan.com/contact-us

Wastewater Aerobic Septic System

A&M Septic

PO Box 249, Valley View, TX 76272
Phone: 972-539-5247
Zack: 214-808-4072

Lone Star Backhoe & Septic

Ronnie Duke
PO Box 1553, Bowie, Texas 76230
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