

## Builders / Realtors/Property Owners

Common questions that may be asked

- **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**

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 \$1200 to \$8,000 depending on the sophistication

- **Specific building requirements or restrictions**

4300 sq ft single story

4600 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.

- **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 ( 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](mailto:info@trianglejwaterwells.com)

### **Wells of Texas Associates Drilling**

Robert Wyatt

(817) 304-0121

<https://wellsoftexas.com/contact-us/>

## **Well Water Filtration Systems**

### **Wellness Water Company**

[1212 W University Dr #310](#)

[Denton, TX 76201](#)

[940-251-1812](#)

<https://wellnesswaterfiltrationsystemsdentontx.com/>

### **Denton, TX Water Softeners, Water Filters**

Culligan of DFW Area

3201 Premier Dr. #300

Irving, TX 75063

[469-809-2327](tel:469-809-2327)

<https://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

[www.lonestarsepticllc.com](http://www.lonestarsepticllc.com)

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