



February 17, 2025

Mr. Bobby Clay, General Manager
South Grayson SUD
209 B.H. Cook Lane
Van Alstyne, TX 75495

RE: TRM Capital, LLC – Bucksnot Road Development Evaluation

Dear Bobby:

We have reviewed the request for water service for the proposed TRM Capital, LLC development located southwest of the intersection of Sedalia Road and Bucksnot Road. The proposed development will consist of 52 lots on approximately 71 acres. All lots will be served by standard 5/8" x 3/4" meters. The property can further be identified by Grayson County CAD Property ID #380051. The service location of the development is located within the certificated service area of South Grayson SUD (SGSUD) and as such, SGSUD can be the retail water utility service provider.

There are existing waterlines within the system that must be upgraded to provide service to the requested meters. It is the recommendation of Dunaway that SGSUD approve the service to the development in accordance with the following:

- Replace the existing 3-in waterline and 4-in waterline along Bucksnot Rd. with a new 6-in waterline. The line will be replaced from the East entrance on Bucksnot to the intersection of FM 121 and Bucksnot.
- Existing waterlines along the alignment will need to be tied into the new 6-in waterline.
- Owner/Developer will be required for securing any offsite easements required for this upgrade.
- It will be necessary to extend the service to the development by boring underneath the County Rd. at each entrance.
- The development will require 6-in looped internal waterlines fire hydrants or irrigation meters are requested. If no hydrants or dedicated irrigation meters are requested then a 4-in looped internal waterlines will be required.
- A 15-ft SGSUD waterline easement will be required at all areas of the property adjacent to the existing County ROWs.
- It is recommended that SGSUD consider upgrading the 6-in waterline improvements between Brewer and Sedalia to 8-in waterline during the construction.

Service to the development will be in accordance with the approved SGSUD policies. The developer would be required to pay for all waterline improvements and related fees. This evaluation will be valid for 6 months after which a re-evaluation may be required. A non-standard service agreement will be required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Zack Dawson".

Zack Dawson, P.E.
Corporation Engineer