

EXHIBIT 3
LETTER FROM ENGINEER



505 Padon Street
Longview, TX 75601
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stvinc.com

July 26, 2023

Mr. Campbell Young
Wellborn Special Utility District
P.O. Box 250
Wellborn, Texas 77881

RE: Need for Simsboro Well

Dear Campbell:

This letter is intended to be used as an attachment to the BVGCD permit application to drill and operate a new well in the Simsboro formation to demonstrate the need for completion of the well. Figure 1 attached shows the Wellborn Special Utility District (Wellborn SUD) service area. Also attached is Figure 2 which shows the results of a study performed by our firm in 2017 projecting the population growth in this area. To continue to responsibly serve this growing population, it is necessary for the Wellborn SUD to expand their water production capabilities. The drilling of this well is part of the larger 2020 Water Supply and Distribution Improvements project with the intention of doing just that. This project seeks to construct a new well and plant on a 9.939 acre site purchased by Wellborn SUD out of a 179.76 acre tract owned by Kelly Lightsey and to install water transmission and distribution lines. The scope of this project is shown in Figure 3. The typical design of the wells is attached as Figure 4. The latest project schedule is shown in Figure 5. We anticipate completion of this project in August, 2025.

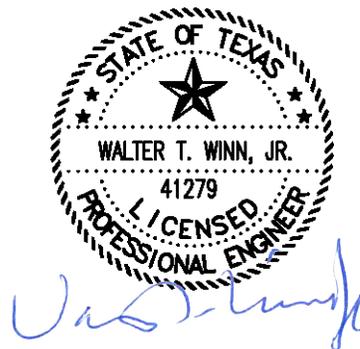
We appreciate the opportunity to provide this information. Please do not hesitate to contact me if you have any questions or comments.

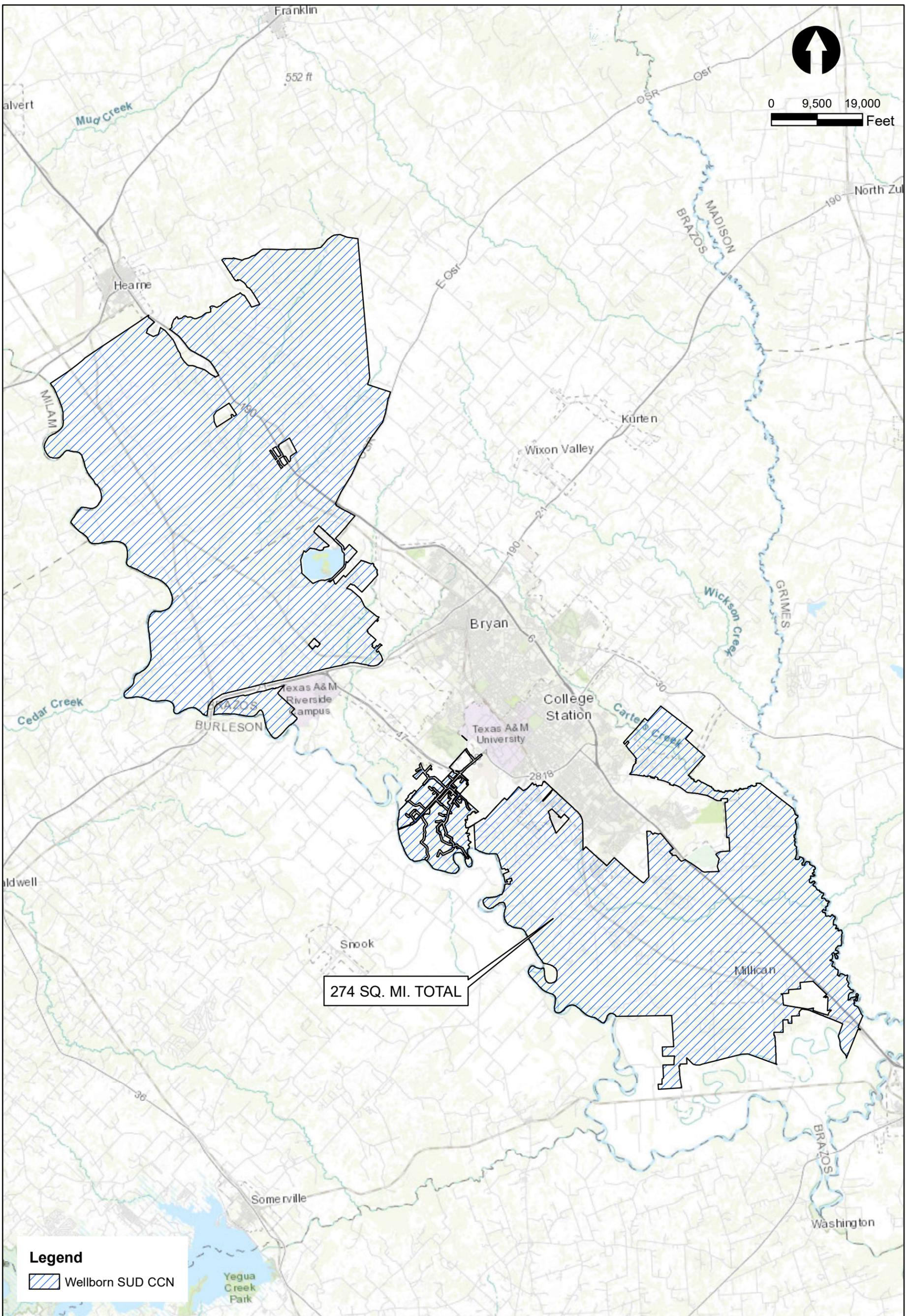
Sincerely yours,

CP&Y, Inc. dba STV Infrastructure
Texas Registered Firm No. F-1741

Walter T. Winn, Jr., P.E.
Vice President

Attachments





0 9,500 19,000 Feet

Legend

Wellborn SUD CCN

274 SQ. MI. TOTAL



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DRAWN BY:	R.E.G.
DESIGNED BY:	D.D.S.
LATEST REVISION:	06/24/2020
CP&Y JOB NO.:	WSUD2000191

**WELLBORN SUD
 2020 WATER SUPPLY AND
 DISTRIBUTION IMPROVEMENTS**

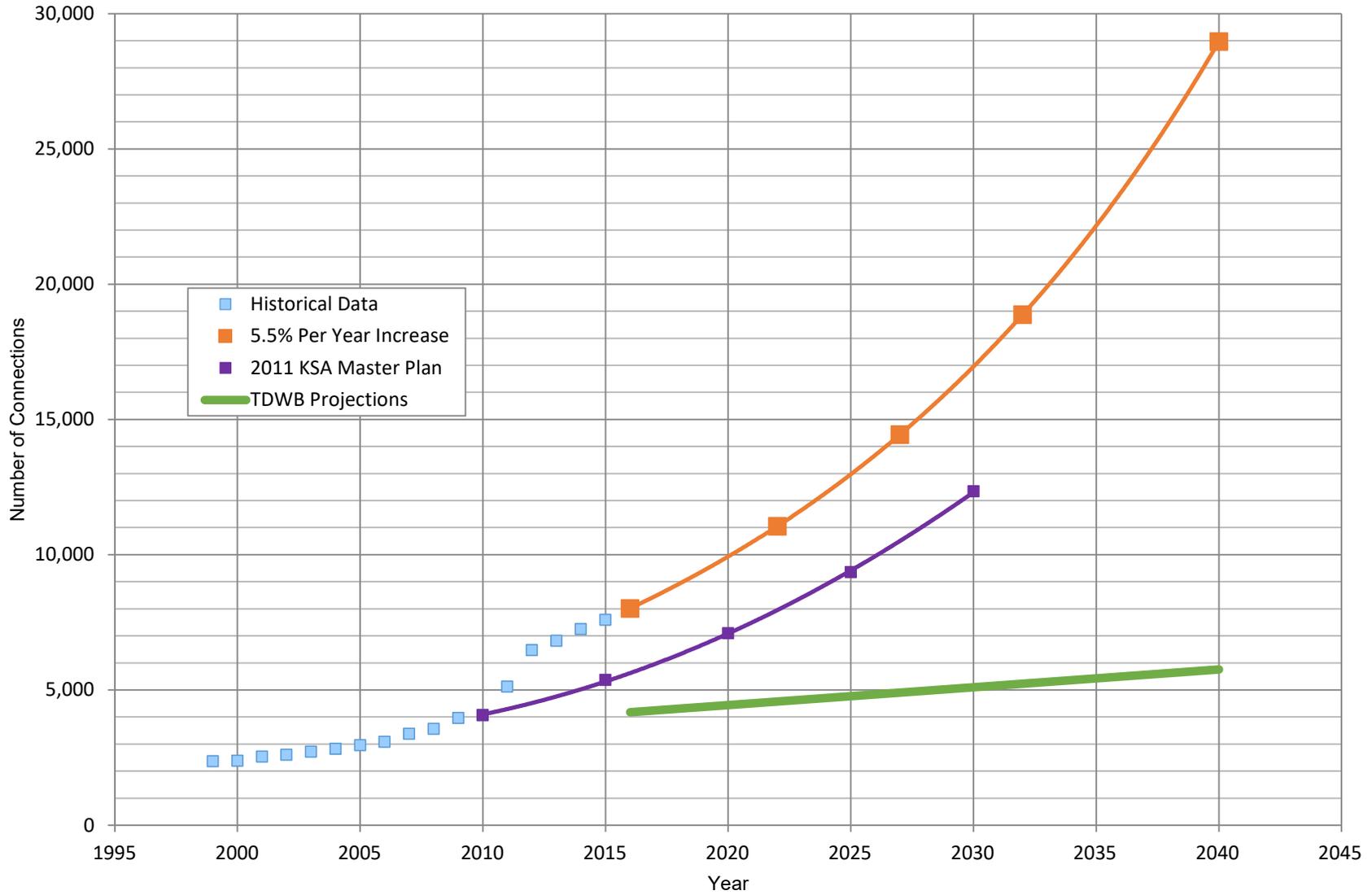
PROJECT NAME:

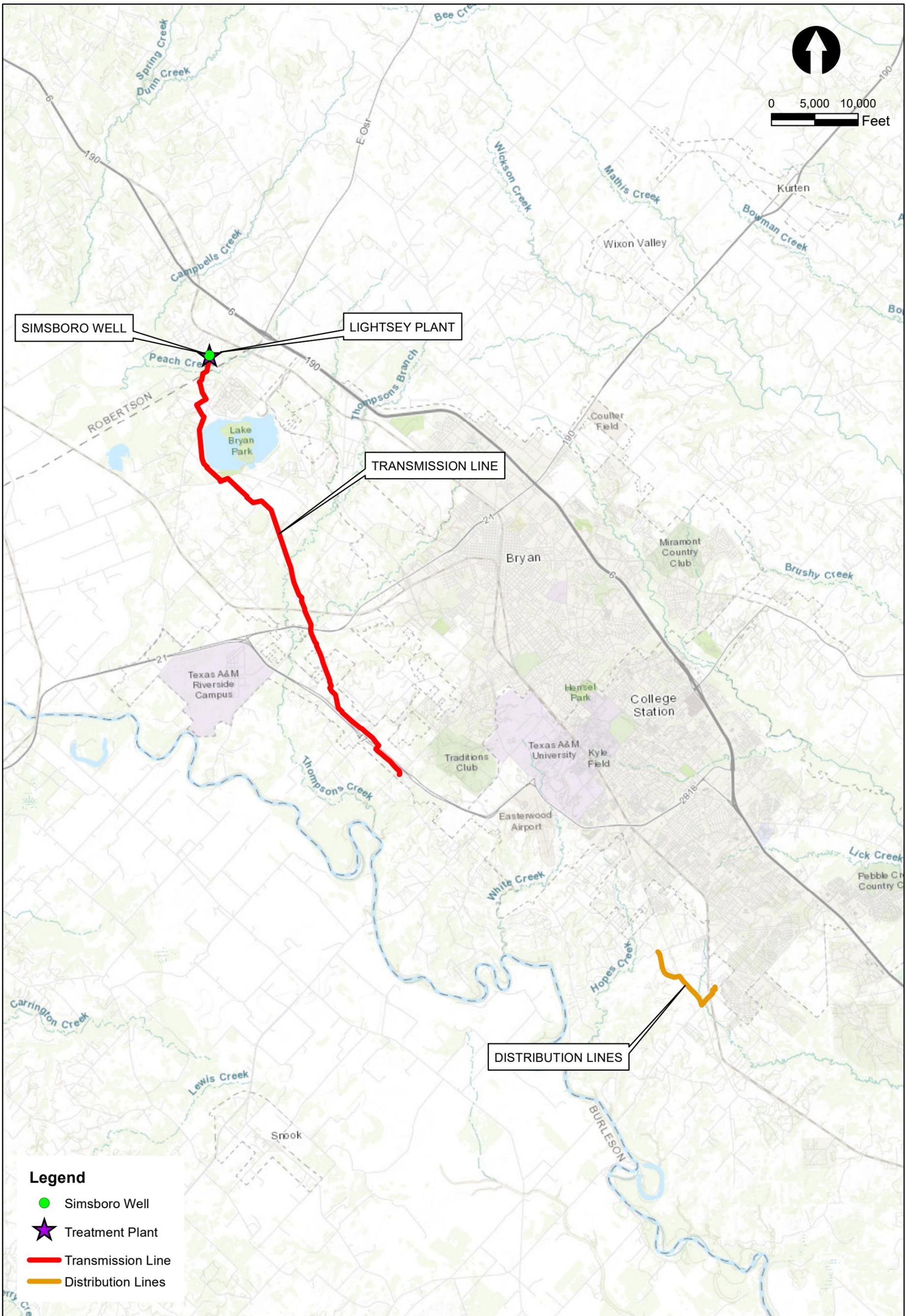
SERVICE AREA

SHEET NAME:

FIGURE
1

FIGURE 2
WELLBORN SUD
2017 MASTER
PLAN
PROJECTED





Legend

- Simsboro Well
- ★ Treatment Plant
- Transmission Line
- Distribution Lines



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DRAWN BY:	R.E.G.
DESIGNED BY:	D.D.S.
LATEST REVISION:	08/29/2022
CP&Y JOB NO.:	WSUD2000191

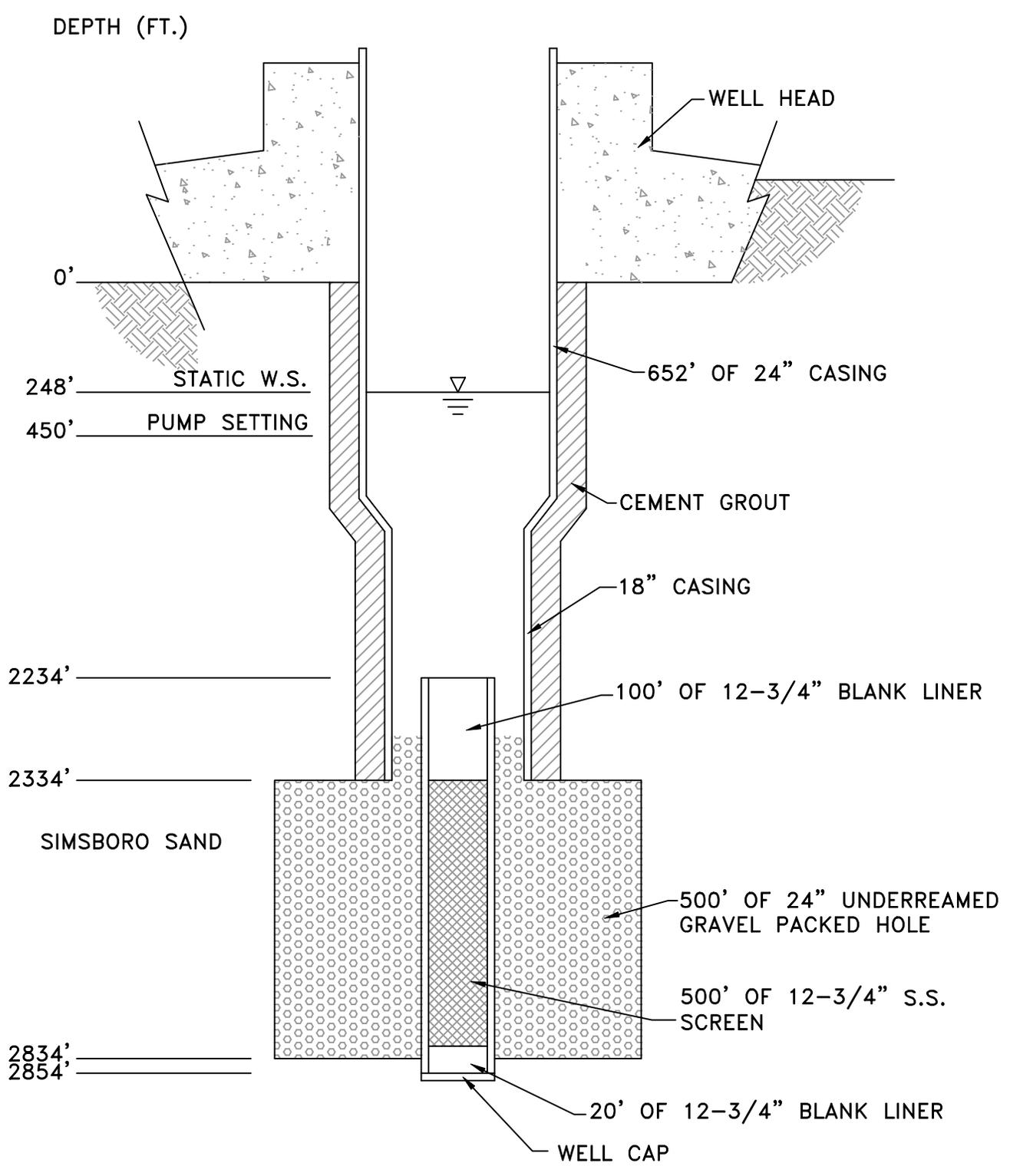
**WELLBORN SUD
 2020 WATER SUPPLY AND
 DISTRIBUTION IMPROVEMENTS**

PROJECT NAME:

**2020 SYSTEM
 IMPROVEMENTS**

SHEET NAME:

FIGURE
3



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WELLBORN SUD
2020 WATER SUPPLY AND
DISTRIBUTION IMPROVEMENTS

TYPICAL SIMSBORO
WELL DETAIL

FIGURE
4

**WELLBORN SUD - 2020 WATER SUPPLY AND DISTRIBUTION IMPROVEMENTS
PROJECT SCHEDULE**

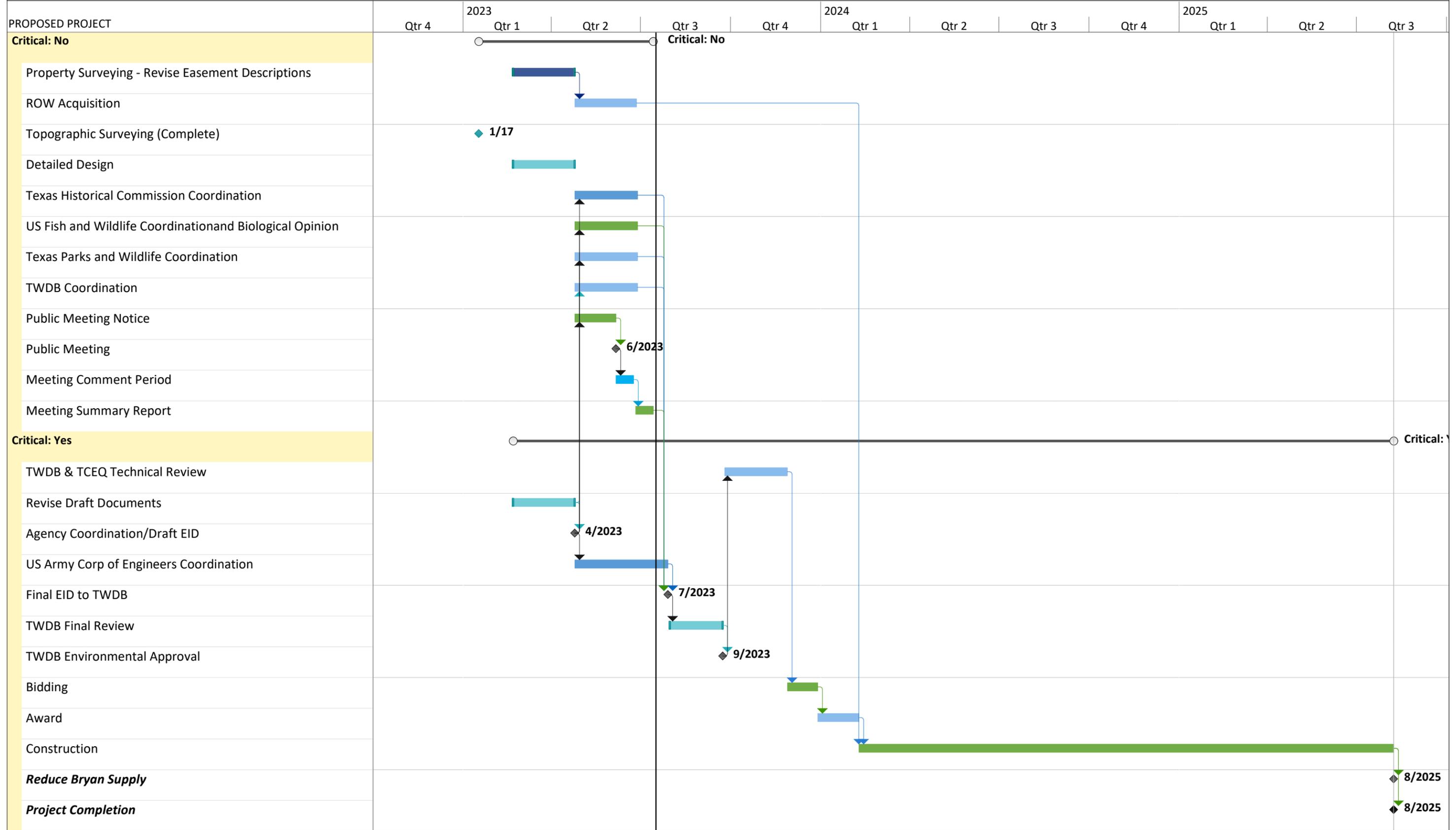


FIGURE 5