EXHIBIT 3

LETTER FROM ENGINEER



505 Padon Street Longview, TX 75601 o. 903.553.0500 | f. 903.553.0555 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.

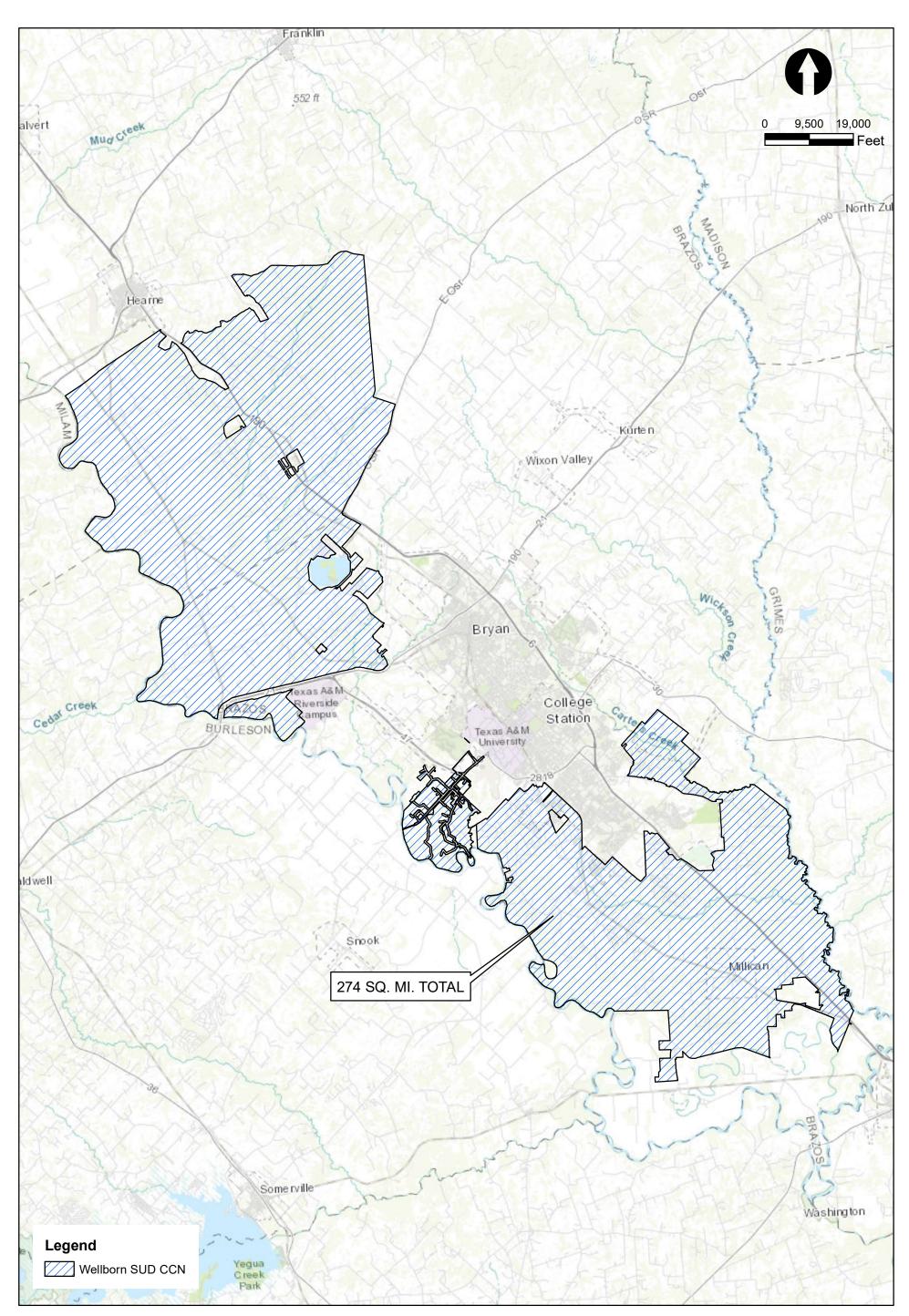
Sincerely yours,

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

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

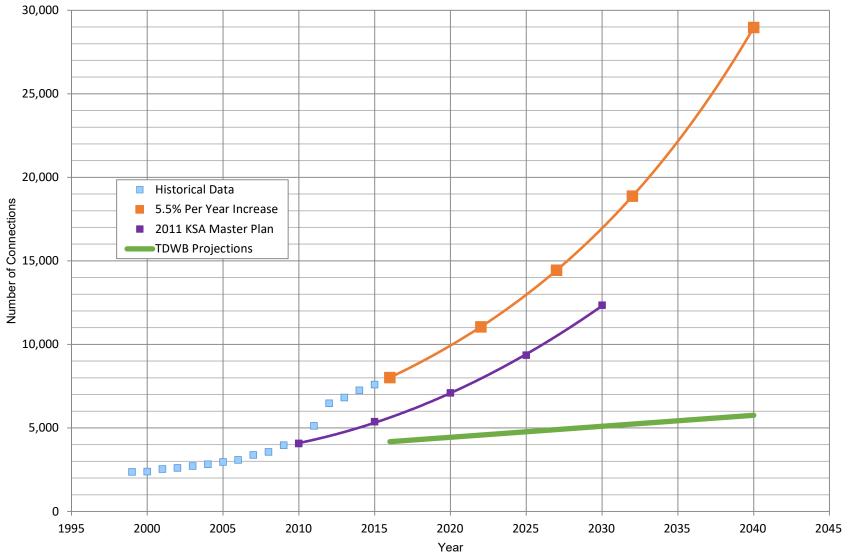
Attachments

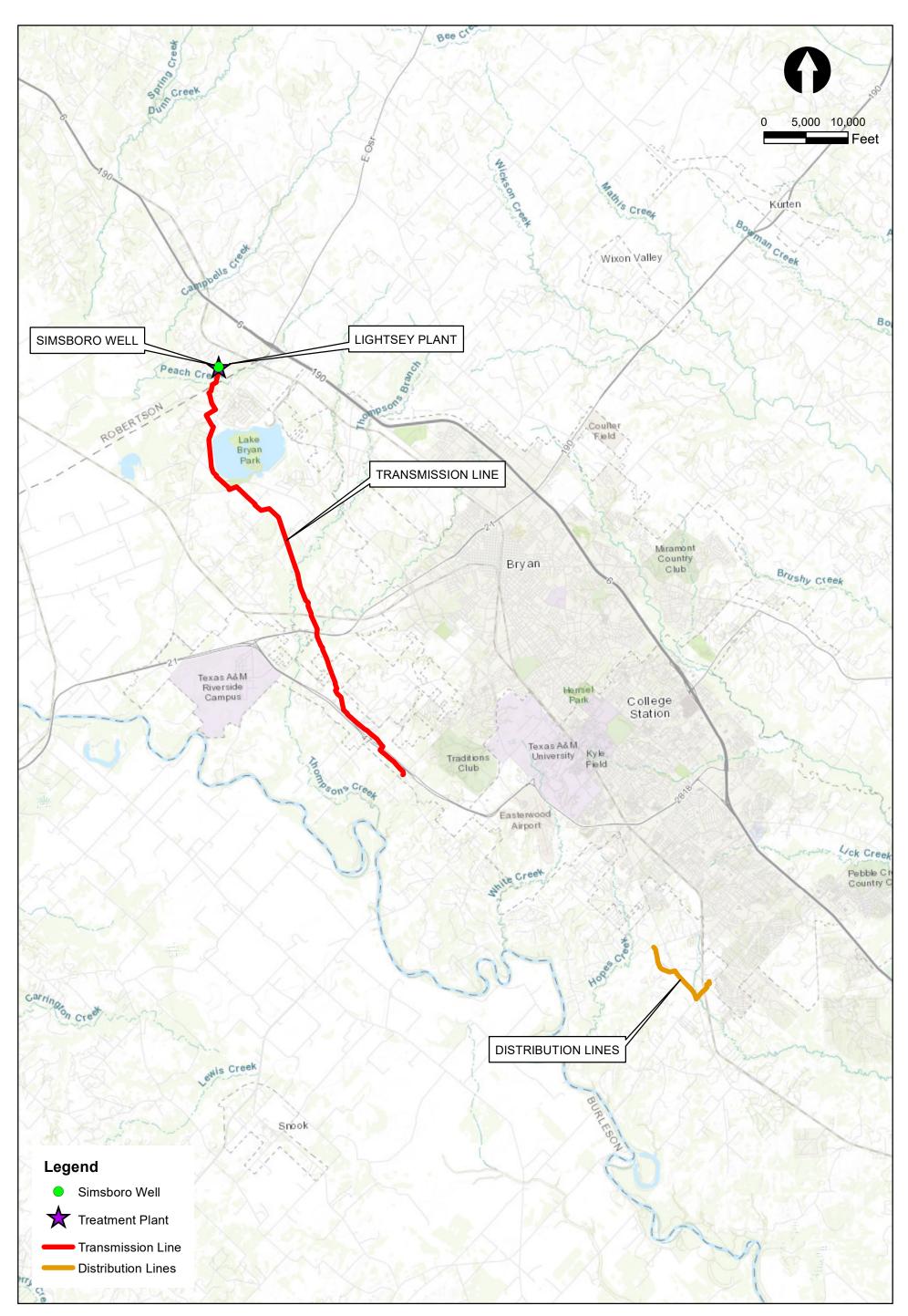




505 Padon St	DRAWN BY: R.E.G.			FIGURE
P.O. BOX 2727 Longview, TX 75601 T: 903-553-0500 F: 903-553-0550 www.cpyi.com Firm # 1741	DESIGNED BY: D.D.S. LATEST REVISION: 06/24/2020 CP&Y JOB NO.:	WELLBORN SUD 2020 WATER SUPPLY AND DISTRIBUTION IMPROVEMENTS	SERVICE AREA	1
	WSUD2000191	PROJECT NAME:	SHEET NAME:	

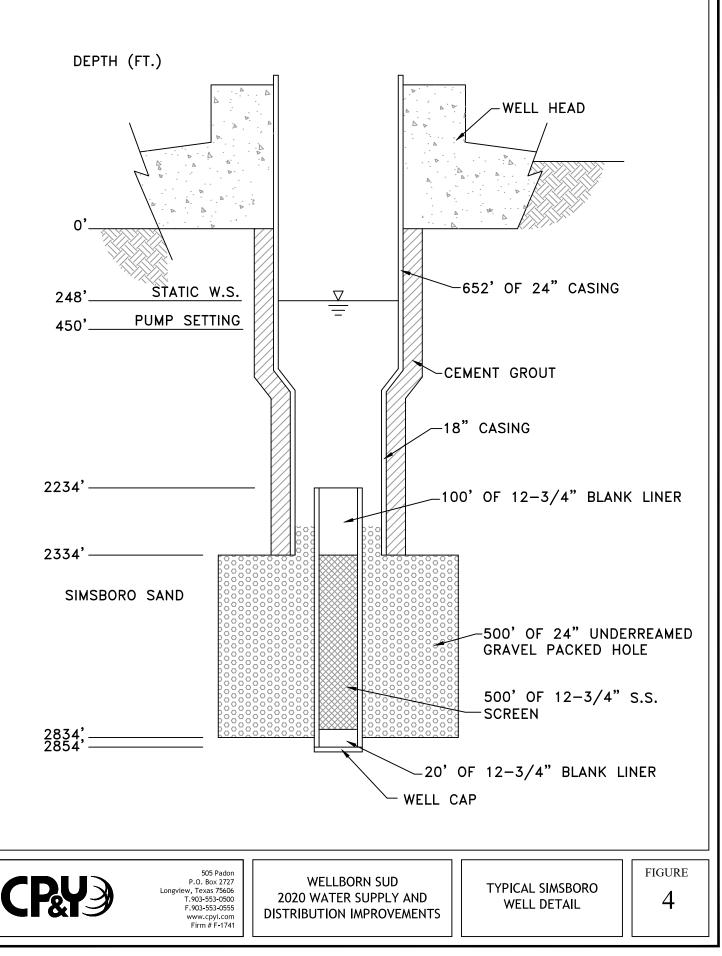






505 Padon St	DRAWN BY: R.E.G.			FIGURE
P.O. BOX 2727 Longview, TX 75601 T: 903-553-0550 F: 903-553-0555 www.cpyi.com Firm # 1741	DESIGNED BY: D.D.S. LATEST REVISION: 08/29/2022 CP&Y JOB NO.:	WELLBORN SUD 2020 WATER SUPPLY AND DISTRIBUTION IMPROVEMENTS	2020 SYSTEM IMPROVEMENTS	3
	WSUD2000191	PROJECT NAME:	SHEET NAME:	

Document Path: I:\Projects\PROJECTS\38-WE (WSU2300751.00)\ArcGIS\2020 System Improvements 072623.mxd



					PROJECT SCI					
ROPOSED PROJECT	Qtr 4	2023 Qtr 1	Qtr 2		Qtr 3	Qtr 4	2024 Qtr	1	Qtr 2	Qtr 3
Critical: No		0		0	Critical: No					
Property Surveying - Revise Easement Descriptions										
ROW Acquisition			•							
Topographic Surveying (Complete)		1/17								
Detailed Design										
Texas Historical Commission Coordination										
US Fish and Wildlife Coordinationand Biological Opinion										
Texas Parks and Wildlife Coordination	-									
TWDB Coordination	-				_					
Public Meeting Notice										
Public Meeting	-			6/202	3					
Meeting Comment Period	-									
Meeting Summary Report										
ritical: Yes		0								
TWDB & TCEQ Technical Review										
Revise Draft Documents										
Agency Coordination/Draft EID			4/202	23						
US Army Corp of Engineers Coordination	-		•							
Final EID to TWDB					7/2023					
TWDB Final Review	-									
TWDB Environmental Approval	-				/ 9	2023				
Bidding										
Award										
Construction							*			
Reduce Bryan Supply										
Project Completion										

	2025		
Qtr 4	2025 Qtr 1	Qtr 2	Qtr 3
			Critic
			8/20 2
			8/20 2

FIGURE 5