



# Anderson Cove

## Subdivision

On Lake Naconiche

100 Indian Hen Drive  
Garrison Texas, 75946

936-234-2539

andersoncovehoa@gmail.com

### Utilities

**Water** : There are three options for water services to each Home Site.

“City” water provided by **Appleby Water Corp.**

**Individual Deep water wells** on each Home site

**Shared water system** with water provided from an existing Deep Well.

**Appleby Water** is the most expensive source of water. They are a Non- profit water company that has water lines all over the county providing service to rural homes.

They have not been able to keep up with the growth in the county and are not seeking new connections, but are legally required to do so. Their policy is to charge as much as possible to new homeowners to limit new connections.

The connection fee is \$4900.00 plus 35.00 per month basic + extra volume charges. Also Appleby will not use any water lines they haven't installed so they will require homeowners to also pay for “additional “installation cost. This additional cost is estimated at \$12,000 per lot.

**Individual wells** – The developers chose to install two individual water wells because of cost and control of water. Deep well technology has evolved over hundreds of years and is used by millions of rural homes. The water comes from the same place as Appleby and is regulated by the same State Regulations. The well located on Lot #4 is a 30 gpm well and cost \$11,000. The well on Lot #1 is a 5 gpm well and cost \$16,000.00. The cost difference is because of the actual cost of drilling and any un-known issues the drillers encountered.



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**Shared water** - The developers installed underground water supply piping to all home sites and are currently sharing the water the 30 gpm well. A typical home can be serviced by a 5 gpm or greater well so by allocating costs among all homeowners of Anderson Cove, this is the overall least expensive cost of water.

**What it means to the buyer:** Home Sites #1 and #4 have existing deep water wells. Home site #1 has a private well which serves as emergency backup if needed. Home site 4 is currently sharing the 30 gpm well. Home sites #3, #5 and #6 are currently connected to the shared system. Lot #2 Has Appleby Water.

The Homeowners of Anderson Cove can choose which ever water supply they want to use. We strongly recommend that the HOA own the water wells and provide shared water, but that needs to be agreed to by the homeowners.

**Electricity** : is provided by Deep East Texas Electric COOP. Most main service is underground and all home site service is underground.

**GAS**: is available as propane which is provided by several propane companies.

**Sewage**: is provided by standard anaerobic septic systems on each lot. These systems are professionally engineered, installed and permitted per county requirements.

**Internet** : newly installed underground high speed fiber optic is now available through SPECTRUM Internet, to each home site.

(End)