

Public Health

June 6, 2023



6.21.23

Arman Aghlani
C/O Coombs Land Surveying – Ron Coombs
P.O. Box 6160
Fort Worth, TX 76115

RE: Modern Merchants Addition, Lot 1 Block 1

Dear Mr. Aghlani

I have reviewed the material submitted for the referenced property. The following conditions are to be noted:

1. City sewer service is not currently available to this property.
2. No On-Site Sewage Facility (OSSF) may be constructed without prior approval of this office.
3. Soil conditions in the area may require alternative systems.
4. Due to small lot size -0.850 acres- and the need for an OSSF, care planning prior to construction will be important
5. Any new water well must comply with the Northern Trinity Groundwater Conservation District's horizontal and vertical separation requirements, which are not included as part of this review.
6. Future buyers should be aware that adequate space must be reserved for the future on-site sewage facility (OSSF) so that an appropriately sized system will be able to meet all the state's minimum standards.
7. Based on the information provided by Arman Aghlani, the proposed subdivision of the land will be acceptable to this office. Should there be any problems with any existing On-site sewage facilities (OSSF) or if the provided location is incorrect, a new OSSF meeting current standards will be required.

Although this lot falls short of the minimum 1.0 net acres required by Tarrant County Subdivision Rules, we have no objections to the continued process of this plat. If you have any questions, please feel free to contact me.

Sincerely,

Nicholas Salas, D.R. 35001

Tarrant County Public Health – Environmental Health Division

cc: Jose Miguel Mendez-Vargas, Diana Lopez, Isabel Sierra - City of Fort Worth;