



BOARD MEETING

NOVEMBER 14, 2023

LSGCD



**NOTICE OF HEARINGS AND MEETINGS
OF THE BOARD OF DIRECTORS OF THE
LONE STAR GROUNDWATER CONSERVATION DISTRICT**

***To be held on Tuesday, October 10, 2023
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303***

**NOTICE OF PUBLIC HEARING ON
PERMIT AND PERMIT AMENDMENT APPLICATIONS**

TUESDAY, NOVEMBER 14, 2023, AT 6:00 P.M.

***Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:45 P.M.)***

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Prayer and Pledges of Allegiance
4. Any Public Comments or Requests to Contest and General Manager Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:
 - I. Woodlands Nursery Tree Farm LLC, for a proposed amendment to OP-17030101-CHEV, Evangeline aquifer well to be drilled at 6040 Honea Egypt Road, Montgomery, Irrigation and Commercial use, (Driller of Record: Bussell & Sons, LLC);
 - II. The Springs Events, for a proposed amendment to OP-21082701-CHEV, increase of 0.5 mg annually, 33301 Old Hempstead Rd., Magnolia Irrigation use;
 - III. Woodlands Nursery, LLC (4598 FM1488 Rd), for a proposed amendment to OP-13102901-CHEV, increase of 5 mg annually, 4598 FM 1488 Rd, Conroe, Irrigation & Commercial use;
 - IV. Matwalk Investments LLC (nursery), for a proposed amendment to OP-19052001-CHEV, increase of 5 mg annually, 5145 FM 1488, Conroe, Irrigation and Commercial use;
 - V. Vestex Development, LLC, for a proposed Evangeline aquifer well to be drilled at 24088 Grand Pines, Magnolia, not to exceed 0.179 mg annually, Commercial use, (Driller of Record: Ricky Bonds Water Wells);
 - VI. Martin Marietta, for a proposed amendment to OP-15121801-CHEV, increase of 2.5 mg annually, 21511 Lodge Rd., New Caney, Commercial and Irrigation use;
 - VII. Montgomery Land Partners (Legacy Houston Development), for 1 proposed Evangeline well to be drilled at 3,160 ft south of Moon Camp Road and 2,809 ft west of FM 1486, Montgomery, not to exceed 28.49263 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
 - VIII. Montgomery Land Partners (Legacy Houston Development), for 1 proposed Jasper well to be drilled at 3,140 ft south of Moon Camp Road and 2,653 ft west of FM 1486, Montgomery, not to exceed 100 mg annually, Irrigation use, hydrogeological report submitted with application, (Driller of Record: To Be Determined);
 - IX. Seiver Industries, LLC, for a proposed Evangeline well to be drilled at 30155 Tudor Way,



- Magnolia, not to exceed 0.546 mg annually, Irrigation use, (Driller of Record: Ricky Bonds Water Wells);
- X. Blaketree Municipal Utility District #1, for a proposed amendment to OP-07120602-CHEV, Evangline aquifer well to be drilled at 4430 S FM 1486, Montgomery, Public Supply (PWS) use (Driller of record: To Be Determined);
 - XI. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056F-CHEV, increase of 4 mg annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) and Irrigation use;
 - XII. Gideon Water LLC (The Preserve Subdivision), for a proposed amendment to OP-22042701-CHEV, existing well in Evangeline aquifer at 19556 Alford Road, Magnolia, increase of 0.5 mg annually, Public Supply (PWS) use;
 - XIII. DR Horton Texas Ltd. (future MUD #199), for a proposed amendment to OP-22051901-CHEV, Evangeline aquifer well to be drilled at 30983 Walnut Creek Rd, Magnolia, increase of 14.75096 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
 - XIV. Deer Trail Water District LLC, for a proposed amendment to OP-18101801-CHEV, increase of 6 mg annually, corner of North Chestnut Hills and Fawn Path, Conroe (Lat 30/21/46 Long -95/23/27), Conroe, Public Supply (PWS) use;
 - XV. Steven J. Gibson, for a proposed Evangeline aquifer well to be drilled at 786.7 Feet north of FM 1488 and 156.65 feet east of Heritage Lane, (Lat 30/13/31.44 Long -95/40/28.92), Magnolia, not to exceed 5.5 mg annually, Irrigation(Agriculture) use, (Driller of record: Hildenbrandt's Water Wells);
 - XVI. Berkshire Woodland, for a proposed amendment to OP-17012601-CHEV, increase of 2.828 mg annually, 2443 FM 1488, Conroe, Irrigation use;
 - XVII. Benders Landing Estates POA, for a proposed amendment to OP-16040801-CHEV, increase of 2.864511 mg annually, 5108 Pinewood Meadows, Spring, Irrigation use;
 - XVIII. K & K Construction, Inc. (Farrell Rd), for a proposed amendment to OP-11030401-CHEV, Evangeline aquifer well to be drilled at 10300 Farrell Rd, Willis, increase of 10 mg annually, Industrial use, (Driller of record: O'Day Drilling Company);
 - XIX. T.N.M. Corporation, for a proposed operating permit for two existing Evangeline wells not previously permitted, not to exceed 2.946103 mg annually, 18810 Turtle Creek, Magnolia, Irrigation (Agriculture) and Commercial use;
 - XX. East Montgomery County MUD 14, for a proposed amendment to OP-21082403-CHEV, increase of 146 mg annually, 500 Ft West of Piney Woods Elementary School on FM 2090 then 330 ft. south (Lat 30/15/4 Long -95/12/24), Splendora, hydrogeological report submitted with application, Public Supply (PWS) use;
 - XXI. East Montgomery County MUD 12, for a proposed amendment to OP-19060701-CHEV, increase of 181 mg annually, 1162 feet East and 1427 feet North of the intersection of Kropik Rd and SH 242, New Caney (Lat 30.13.25 Long. -95/14/32), hydrogeological report submitted with application, Public Supply (PWS) use;
 - XXII. Walnut Cove Water Supply Corp., for a proposed amendment to OP-22080301-JSPR, increase of 15 mg annually, 525 ft east of the intersection of Calvary Rd. and Amblewood St., Willis, (Lat. 30/27/53 & Long. -95/32/7) Public Supply, hydrogeological report submitted with application, (PWS) use; and
 - XXIII. Montgomery County MUD #185, for a proposed amendment to OP-21081601-CHEV, increase of 174.4 mg annually, 6864 ft east of the intersection of Fm 2090 and Huff Rd., Splendora, (Lat. 30/15/1 & Long. -95/13/4), hydrogeological report submitted with application Public Supply (PWS) use.

5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:

- I. Woodlands Nursery Tree Farm LLC, for a proposed amendment to OP-17030101-CHEV, Evangeline aquifer well to be drilled at 6040 Honea Egypt Road, Montgomery, Irrigation and



- Commercial use, (Driller of Record: Bussell & Sons, LLC);
- II. The Springs Events, for a proposed amendment to OP-21082701-CHEV, increase of 0.5 mg annually, 33301 Old Hempstead Rd., Magnolia Irrigation use;
 - III. Woodlands Nursery, LLC (4598 FM1488 Rd), for a proposed amendment to OP-13102901-CHEV, increase of 5 mg annually, 4598 FM 1488 Rd, Conroe, Irrigation & Commercial use;
 - IV. Matwalk Investments LLC (nursery), for a proposed amendment to OP-19052001-CHEV, increase of 5 mg annually, 5145 FM 1488, Conroe, Irrigation and Commercial use;
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6. Adjourn or continue permit hearing in whole or in part.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

These public hearings and meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting or hearing, please contact the Lone Star GCD at 936/494-3436 at least 24 hours in advance of the meeting.

At any time during one the above meetings or hearings and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Lone Star Groundwater Conservation District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on November 10, 2023, at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk's office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.

/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District



NOTICE OF RULEMAKING HEARING

**TUESDAY, NOVEMBER 14, 2022, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)**

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Discussion of proposed amendment to the District Rules – Stacey V. Reese
4. Public comment on proposed changes to the District Rules
5. Discussion, consideration, and possible action approving amendments to the District Rules
6. Adjourn

Without any additional notice, the proposed amendments to the District Rules may be adopted, in whole or in part, at the conclusion of the hearing, or any time or date thereafter, in the form presented or as amended based upon comments received from the public, the District's staff, attorneys, geoscientists, or engineers, or members of the Board of Directors, without any additional notice. Any person who desires to appear at the hearing and present comment or other information on the proposed rule amendments may do so in person, by legal representative, or both. Limits may be placed on the amount of time that each person is allowed to present verbal comments, but written comments may also be submitted. The hearing posted in this notice may be recessed from day to day or continued where appropriate.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District



***NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS***

TUESDAY, NOVEMBER 14, 2023, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

***Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:45 P.M.)***

The Board of Directors may discuss, consider, and take action, including expenditure of funds, on any item or subject matter posted in this agenda.

1. Call to Order and Declare Regular Meeting Open to the Public
2. Roll Call
3. Public Comment on any agenda item or any other matter (Public comment is limited to a maximum of 3 minutes per speaker); *See Comment Card for Other Guidelines and Procedures.*
4. Executive Session - The Board will recess for a closed Executive Session pursuant to Texas Government Code, section § 551.074 and section §551.071, to consult with the District's attorney regarding pending or contemplated litigation, settlement offers; or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the board meetings or hearings posted for today.

No action will be taken in Executive Session.

5. Re-convene in Open Session.
6. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:
 - a) October 10, 2023, Hearing on Permit and Permit Amendment Applications
 - b) October 10, 2023, Regular Meeting
7. Committee Reports:
 - A. Executive Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
 - B. Budget & Finance Committee – Jonathan Prykryl, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
 - 2) Review of unaudited financials for the month of October 2023 – Sarah Kouba



- C. External Affairs Committee – Jim Spigener, Chair
- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - 2) Discuss, consider, and possible action related to a contract with an external strategic communications consultant.
- D. DFC & Technical Committee – Stuart Traylor, Chair
- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
8. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Stuart Traylor, Chair, and/or District’s technical consultant(s).
- a) Update the Board on status of proposed sites for Phase III of the Subsidence Study and public request for bid for Site 1 in collaboration with Porter Special Utility District.
 - b) Discuss, consider, and possible action related to requests to use coring samples for other projects.
9. Groundwater Management Area 14 – update the board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Jim Spigener, Board President and/or District’s technical consultant(s).
10. General Manager’s Report – The General Manager will brief the Board on pertinent operational and management issues that the District, its employees, or consultants have encountered since the last regular Board meeting. – Sarah Kouba, General Manager
11. General Counsel’s Report – The District’s legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel’s activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District Rules enforcement activities; District Rules and regulations, permitting and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.
12. New Business.



13. Adjourn.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Woodlands Nursery Tree Farm LLC

Attn: Nancy Rouse or Horacio Albitier
4598 FM 1488
Conroe, TX 77381

Permit No. OP-17030101C-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	None Requested
GM Recommendation (MG):	None Requested
Water use:	Irrigation & Commercial
Location:	6040 Honea Egypt Road, Montgomery
Well Registration:	2023092005
Depth (ft):	230
Diameter (in):	4

Information

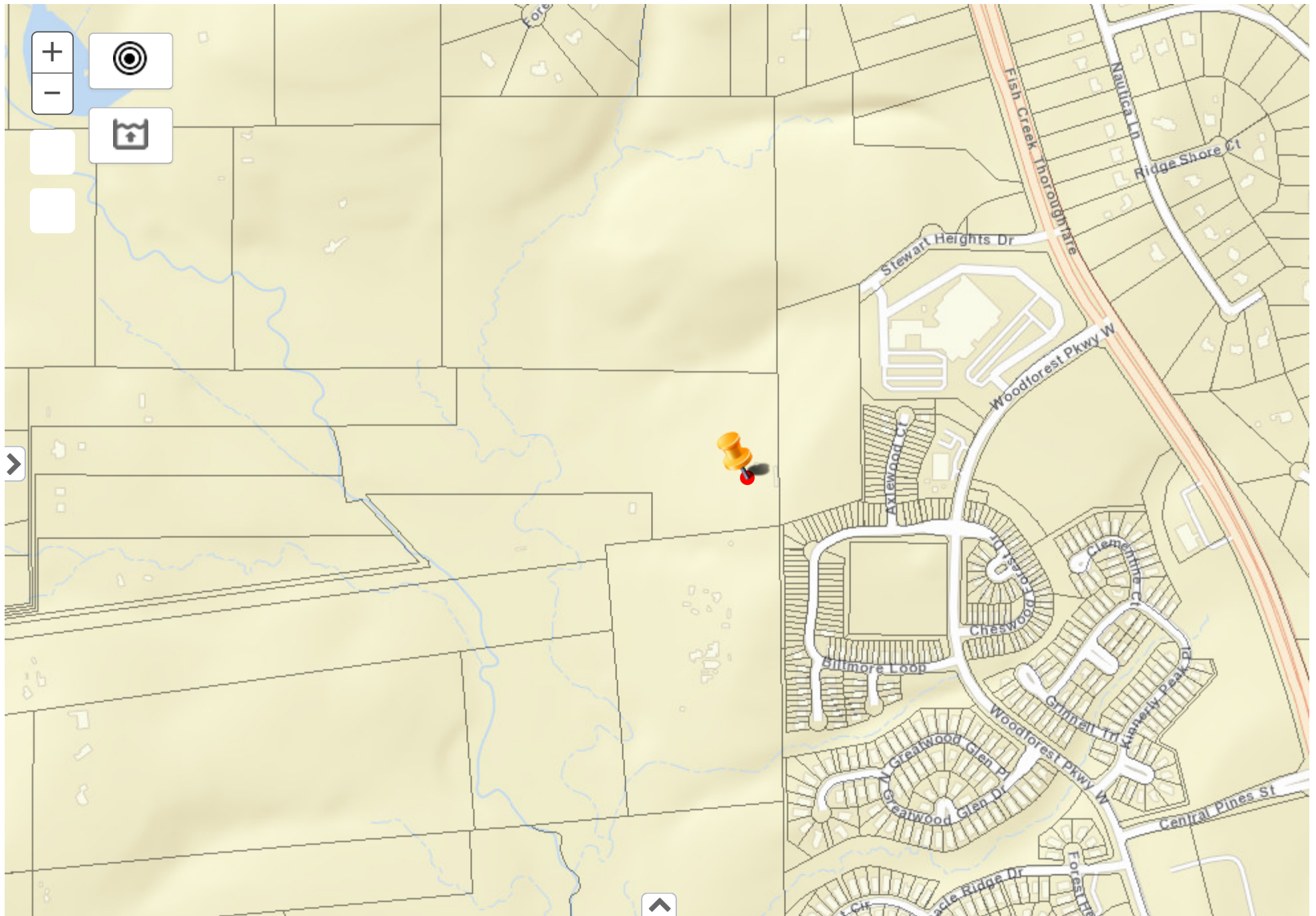
1. **Amend permit** - add well to aggregate system. Permit Term: commencing November 14, 2023, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant is not requesting an increase in allocation at this time.
5. Applicant currently has an OP in the amount of 9,000,000 gallons in the Evangeline. Amount available pending approval of this application equals 9,000,000 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 3,552,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new Evangeline well. Applicant currently holds OP-1703010B-CHEV allocation of 9,000,000 gallons in the Evangeline. Water from this well to supply water for staff and irrigation to in-container and greenhouse plants. Applicant is requesting the construction of a new Evangeline well with no additional allocation being requested at this time. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Woodlands Nursery Tree Farm OP-17030101C
6040 Honea Egypt Rd, Montgomery

Hello, LSGCD Internal!
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The Springs Events

Attn: Jesse Wink
33301 Old Hempstead Rd
Magnolia, TX 77355

Permit No. OP-21082701A-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	0.500
GM Recommendation (MG):	0.500
Water use:	Irrigation
Location:	33301 Old Hempstead Rd., Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 500,000 gallons.
5. Applicant currently has an OP in the amount of 1,584,168 gallons in the Evangeline. Amount available pending approval of this application equals 2,084,168 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 1,201,000 gallons.
7. District Staff Technical Review and Recommendation: Applicant currently holds OP-21082701 with an allocation of 1,548,168 gallons in the Evangeline annually. Applicant is requesting an increase in the permit allocation of 500,000 gallons in the Evangeline annually. If approved the revised allocation will be 2,084,168 gallons in the Evangeline annually. Applicant provides irrigation to an wedding event center. Applicant also provides water for a water feature, fire suppression system and pressure washing of the building and sidewalks. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 500,000 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Woodlands Nursery, LLC (4598 FM1488 Rd)

Attn: Nancy Rouse or Horacio Albiter
4598 FM 1488
Conroe, TX 77381

Permit No. OP-13102901B-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	5.000
GM Recommendation (MG):	5.000
Water use:	Irrigation & Commercial
Location:	4598 FM1488 Rd, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 5,000,000 gallons.
5. Applicant currently has an OP in the amount of 5,000,000 gallons in the Chicot. Amount available pending approval of this application equals 10,000,000 gallons in the Chicot.
6. Applicant requests 5,606,900 gallons for 2023 and annually thereafter.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-13102901A-CHEV with an allocation of 5,000,000 gallons in the Chicot annually. Applicant is requesting an increase in the permit allocation of 5,000,000 gallons in the Chicot annually. If approved the revised allocation will be 10,000,000 gallons in the Chicot annually. Applicant states that have in-container grown and greenhouse irrigation. Applicant states that they have a range of 1 gallon to 100-gallon pots and have added an additional 1.5 to 2 acres irrigation for a total of 5 acres. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 5,000,000 gallons in the Chicot annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Matwalk Investments LLC (nursery)

Attn: Jon Mathews
5665 Farley Rd.
Houston, TX 77034

Permit No. OP-19052001A-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	5.000
GM Recommendation (MG):	5.000
Water use:	Irrigation & Commercial
Location:	5145 FM 1488, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 5,000,000 gallons.
5. Applicant currently has an OP in the amount of 3,600,000 gallons. Amount available pending approval of this application equals 8,600,000 gallons.
6. Applicant's reported pumpage for 2023 equals 4,438,900 gallons.
7. District Staff Technical Review and Recommendation: Applicant currently holds OP-19052001-CHEV with an allocation of 3,600,000 gallons in the Chicot annually. Applicant is requesting an increase in the permit allocation of 5,000,000 gallons in the Chicot annually. If approved the revised allocation will be 8,600,000 gallons in the Chicot annually. Applicant states that there will be 4.5 acres of container grown and 6 greenhouse spaces. Applicant states that they will have approximately 500 100-gallon, 1,200 65-gallon, 3,000 45-gallon, 10,000 30-gallon, 10,000 15-gallon, 5,000 7-gallon, 150,000 5-gallon and 50,000 1-gallon containers. Application further states that there is 2.5 acres of dust controlled, 40 staff member and 250 customers a day. . District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 5,000,000 gallons in the Chicot annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Vestex Development, LLC

Attn: Shaun Vest
PO Box 1099
Magnolia, TX 77353

Permit No. OP-23092002-CHEV

Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	0.179
GM Recommendation (MG):	0.179
Water use:	Commercial
Location:	24088 Grand Pines, Magnolia
Well Registration:	2023092004
Depth (ft):	235.0
Diameter (in):	4.0

Information

1. Issue a permit commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for a storage and office facility.
5. Applicant requests 179,000 gallons for 2023 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Evangeline aquifer, well which will storage and office facility. Applicant is further requesting the issuance of OP-23092002 with an allocation of 179,000 gallons in the Evangeline annually. Applicant's well will be used to provide sanitary needs for staff and a 5,000-gallon fire prevention tank. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and further approve the requested allocation of 179,000 gallons in the Evangeline annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Martin Marietta

Attn: Alexandra Arboleda
2218 Northpark Dr, Suite 150
Kingwood, TX 77339

Permit No. OP-15121801A-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	2.500
GM Recommendation (MG):	2.500
Water use:	Commercial & Irrigation
Location:	21511 Lodge Rd, New Caney
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 2,500,000 gallons.
5. Applicant currently has an OP in the amount of 2,500,000 gallons in the Evangeline. Amount available pending approval of this application equals 5,000,000 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 1,819,500 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-15121801 with an allocation of 2,500,000 gallons in the Evangeline annually. Applicant is requesting an increase in the permit allocation of 2,500,000 gallons in the Evangeline annually. If approved the revised allocation will be 5,000,000 gallons in the Evangeline annually. Applicant serves as dust control for a rock, sand, and gravel yard. Applicant is requesting an increase to provide an adequate amount of dust suppression for the site. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 2,500,000 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of

Montgomery Land Partners (Legacy Houston Development)

Attn: Jim Duggan
7500 San Jacinto Pl.
Plano, TX 750243233

Permit No. OP-23092501-CHEV

Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	28.492630
GM Recommendation (MG):	28.492630
Water use:	Public Supply (PWS)
Location:	3,162 ft south of Moon Camp Road and 2,809 ft west of FM 1486, Montgomery (Lat. 30/15/57 & Long. 95/46/39)
Well Registration:	2023092503
Depth (ft):	450.0
Diameter (in):	10.0

Information

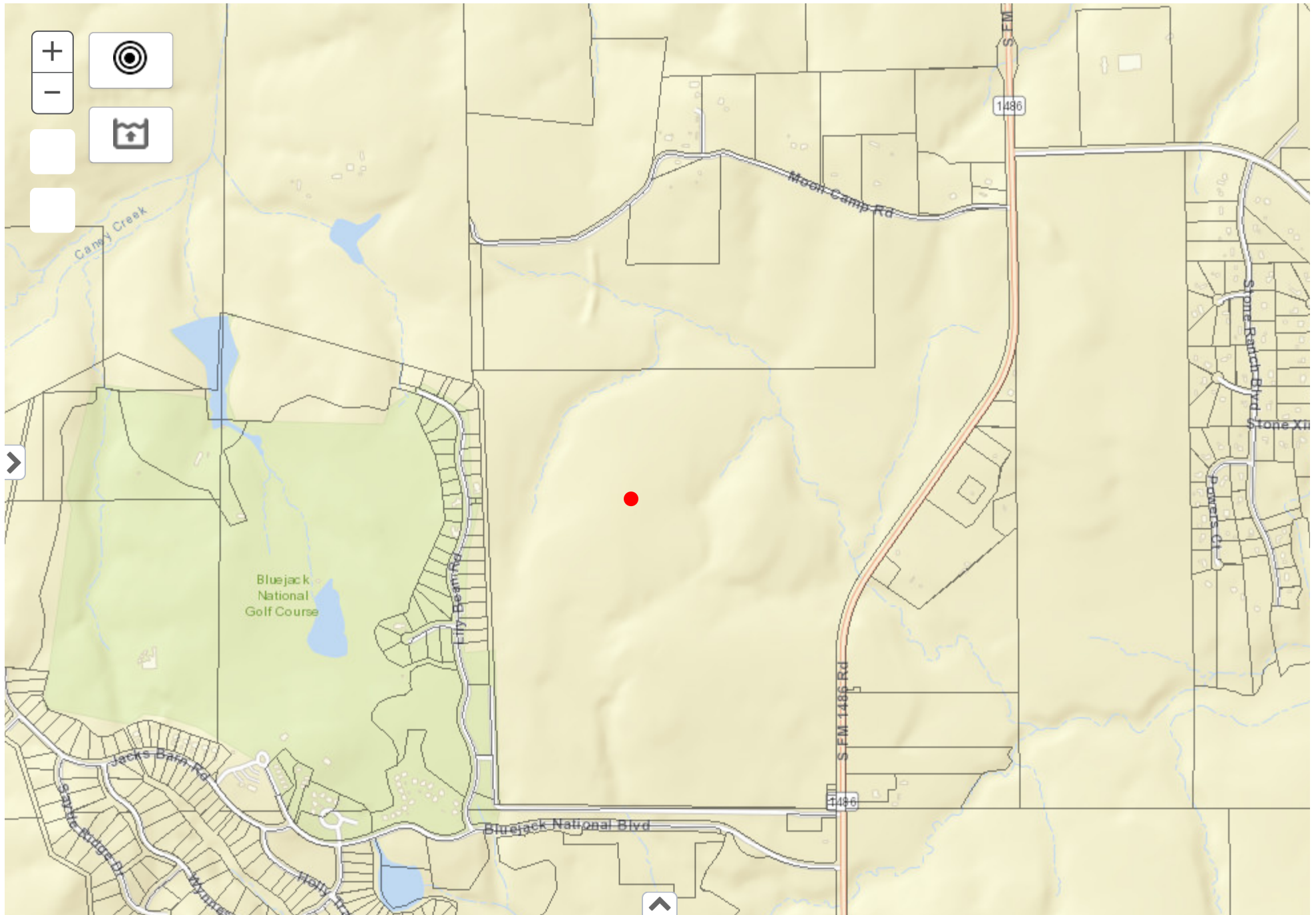
1. Issue a permit commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for the residential development.
5. Applicant requests to increase allocation by 28,492,630 gallons.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Evangeline well which will serve a newly developing residential area. Applicant is further requesting the issuance of OP-23092501-CHEV with an allocation of 28,492,630 gallons in the Evangeline annually. Applicant will use allocation during the pump test, step test, construction of water lines, utilities, developing residential connections. Applicant is estimating construction of 200 residential and 48 commercial connections in the next 5 years. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well(s), and further approve the requested allocation of 28,492,630 gallons in the Evangeline annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Montgomery Land Partners OP-23092501-CHEV
3,162 ft south of Moon Camp Rd and 2,809 ft west of FM 1486
Lat. 30/18/57 Long. 95/46/39

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Montgomery Land Partners (Legacy Houston Development)

Attn: Jim Duggan
7500 San Jacinto Pl.
Plano, TX 750243233

Permit No. OP-23092501-JSPR

Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	100
GM Recommendation (MG):	100
Water use:	Irrigation
Location:	3,140 ft south of Moon Camp Road and 2,653 ft west of FM 1486, Montgomery (Lat. 30/18/55 & Long. 95/46/39)
Well Registration:	2023092504
Depth (ft):	990.0
Diameter (in):	16.0

Information

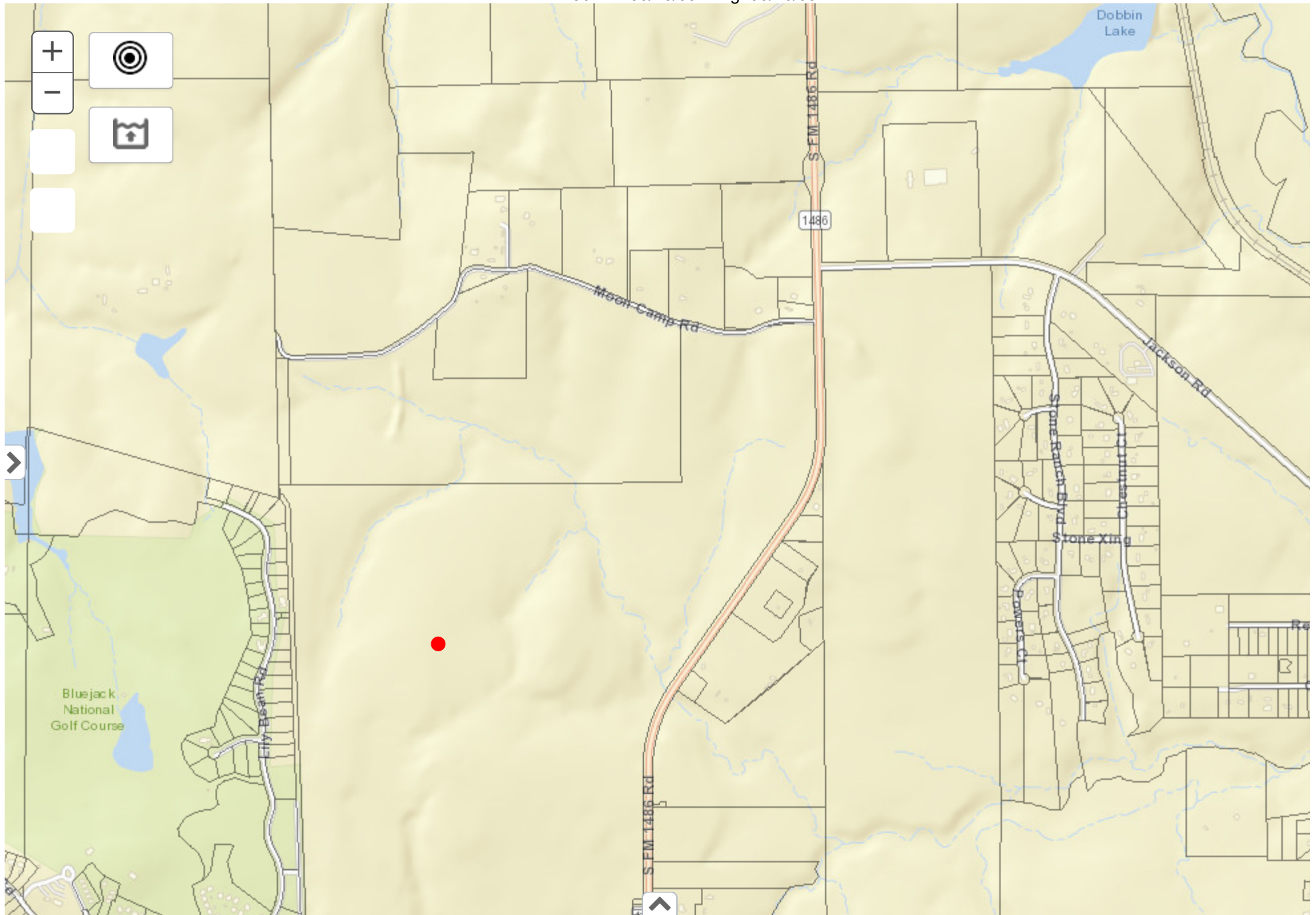
1. Issue a permit commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for irrigation to golf course.
5. Applicant requests to increase allocation by 100,000,000 gallons.
6. A hydrogeological report is required due to the maximum GPM of the proposed well is 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
7. District Staff Technical Review and Recommendation: Applicant is requesting registration of and authorization to begin construction on one new Jasper well which will serve a golf course. Applicant is further requesting the issuance of OP-23092501-JSPR with an allocation of 100,000,000 gallons in the Jasper annually. Applicant is estimating irrigation to 120-acre, 18 hole golf course. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well(s), and further approve the requested allocation of 100,000,000 gallons in the Jasper annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Montgomery Land Partners OP-23092501-JSPR
3,140 ft south of Moon Camp Rd and 2,653 ft west of FM
1486 Lat. 30/18/55 Long. 95/46/39

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Seiver Industries, LLC

Attn: Corey Seiver
20002 Indigo Lake Dr.
Magnolia, TX 77355

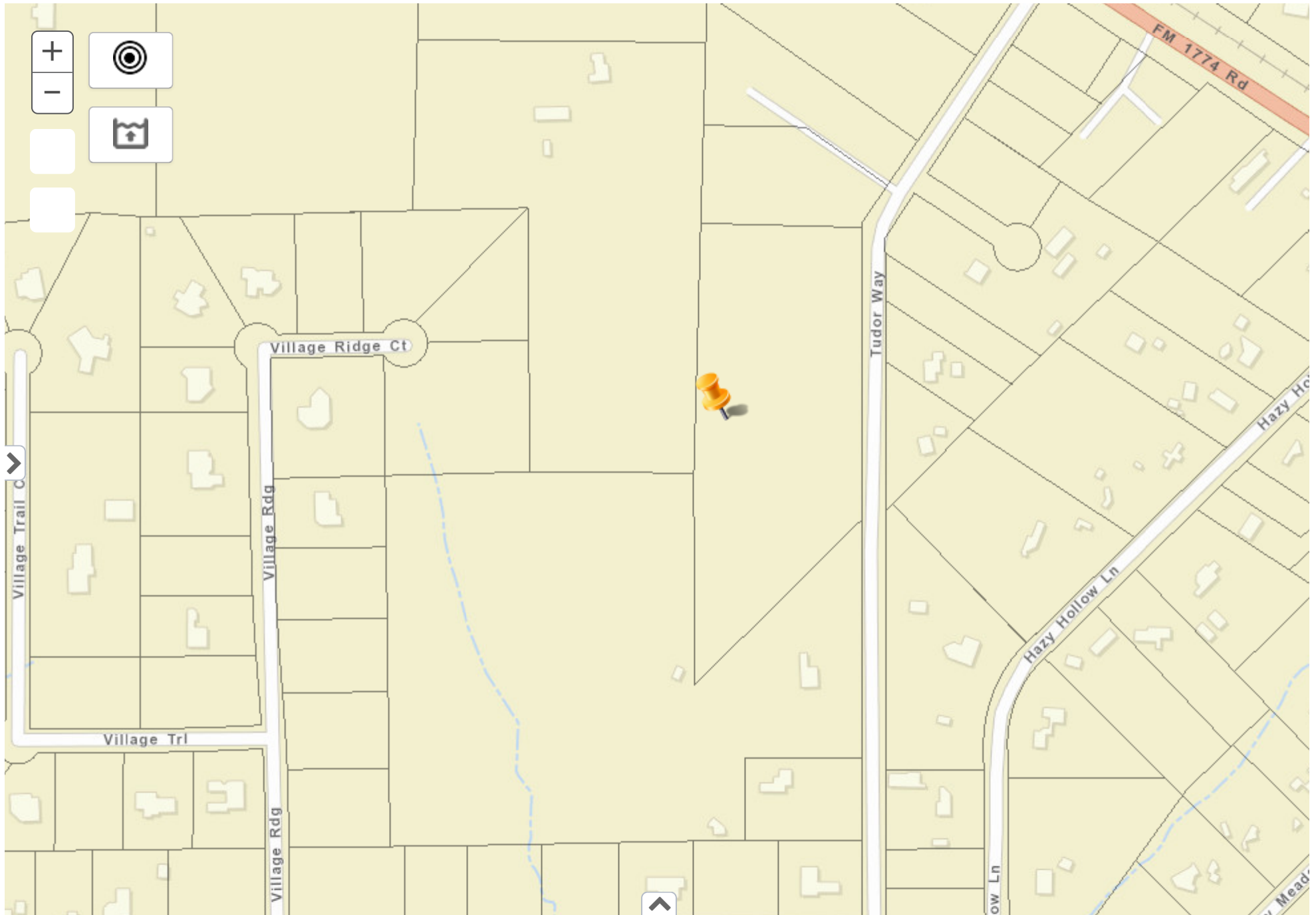
Permit No. OP-23100201-CHEV

Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	0.546
GM Recommendation (MG):	0.546
Water use:	Irrigation
Location:	30155 Tudor Way, Magnolia
Well Registration:	2023100203
Depth (ft):	260.0
Diameter (in):	4.0

Information

1. Issue a permit commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for irrigation to commercial property.
5. Applicant requests 546,000 gallons for 2023 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Evangeline aquifer, well which will serve as irrigation to commercial property. Applicant is further requesting the issuance of OP-23100201 with an allocation of 546,000 in the Evangeline annually. Applicant's well will be used to provide irrigation to 2 acres of commercial property. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and further approve the requested allocation of 546,000 gallons in the Evangeline annually
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Blaketree Municipal Utility District #1

Attn: Tammy Pizzitola, President
9 Greenway Plaza, Suite 1100
Houston, TX 77046

Permit No. OP-07120602G-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	None requested at this time
GM Recommendation (MG):	None Requested at this time
Water use:	Public Supply (PWS)
Location:	4430 S FM 1486, Montgomery
Well Registration:	2023072002
Depth (ft):	710.0
Diameter (in):	20.0

Recommendation

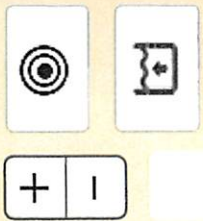
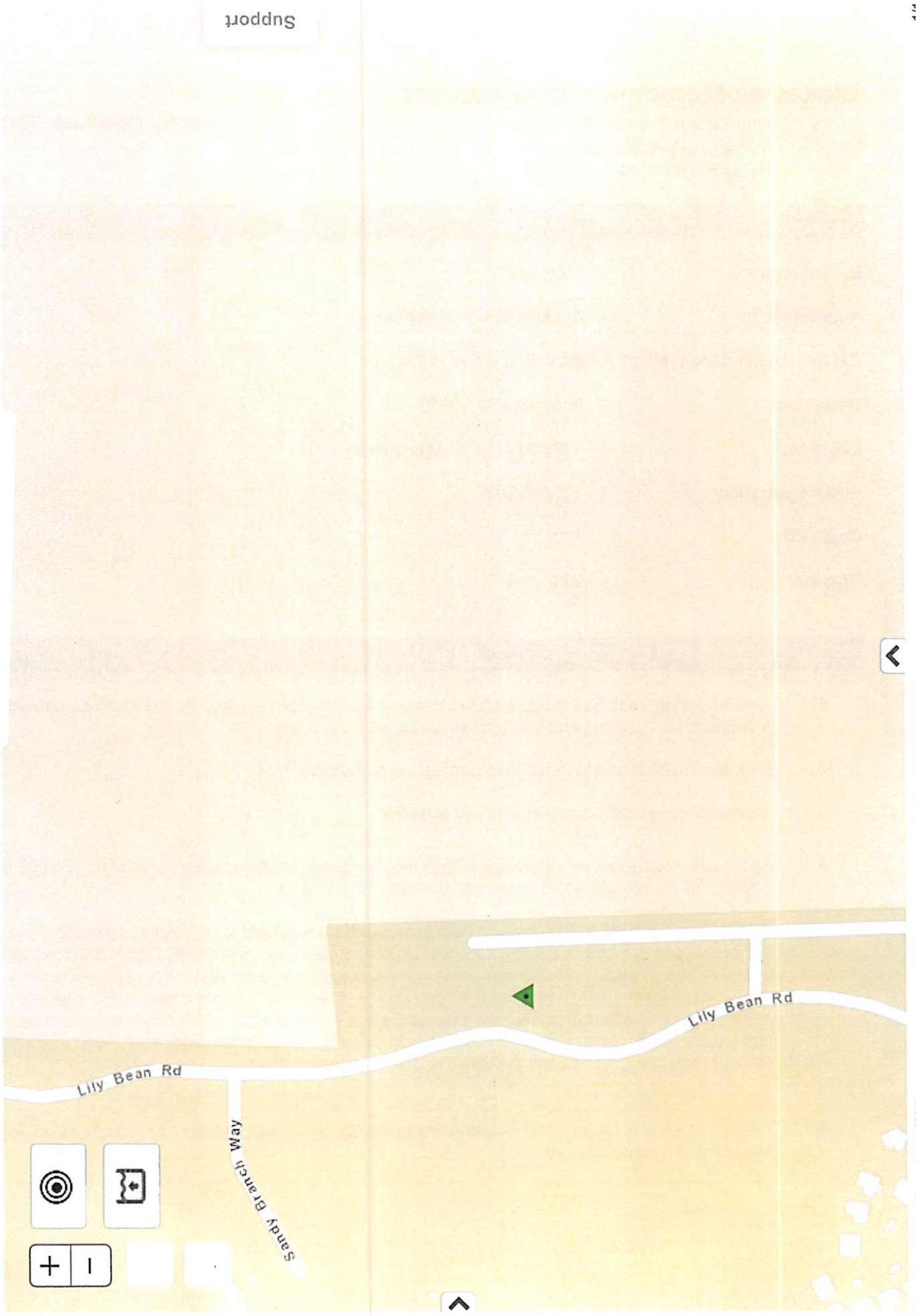
1. **Amend permit** - add well to aggregate system in the Evangeline aquifer. Permit Term: commencing November 14, 2023, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant currently has an OP-07120602G in the Evangeline aquifer in the amount of 85,775,000 gallons. Applicant is not requesting an allocation increase at this time.
5. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new Evangeline well. Applicant currently holds OP-07120602F with an allocation of 85,775,000 gallons and one existing well in the Evangeline aquifer. Water from this well is needed to supply potable water to residents as a second source of water as required under TCEQ rules. Applicant is requesting the construction of the new Evangeline well with no additional allocation being requested at this time. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
6. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Blaketree MUD #1
OP-07120602G-CHEV
Well Reg 2023072002
4430 S FM 1486

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White Oak Water Supply Corporation

Attn: John Montgomery
20141 Schiel Rd
Cypress, TX 77433

Permit No. OP03-0056G-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	4.000
GM Recommendation (MG):	4.000
Water use:	Public Supply (PWS) & Irrigation
Location:	11822 White Oak Pass, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 4,000,000 gallons.
5. Applicant currently has an HUP in the amount of 13,755,000 gallons in the Evangeline and an OP in the amount of 39,245,000 gallons in the Evangeline. Amount available pending approval of this application equals 57,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 48,002,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP244-CHEV and OP03-0056F-CHEV with an aggregate allocation of 53,000,000 gallons for the Evangeline annually. Applicant is requesting an increase in the permit allocation of 4,000,000 gallons for the Evangeline. If approved the revised aggregate allocation will be 57,000,000 gallons for the Evangeline annually. Applicant serves as a public supply for a residential area with an estimated 294 single family dwellings and 5 nonresidential irrigation connections. Applicant states the increase in allocation is for the increasing demand. Applicant estimates the buildout of 333 single family dwellings. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 4,000,000 gallons for the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Gideon Water LLC (The Preserve Subdivision)

Attn: David Frey
P.O. Box 1230
Pinehurst, TX 77362

Permit No. OP-22042701A-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	0.500
GM Recommendation (MG):	0.500
Water use:	Public Supply (PWS)/Irrigation
Location:	19556 Alford Road, Magnolia
Well Registration:	2023082201
Depth (ft):	280.0
Diameter (in):	4.0

Recommendation

1. **Amend permit** - add existing unpermitted well to aggregate system and increase allocation. Permit Term: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. This is an existing well not permitted with the District. Well began beneficially using water in 1999.
3. No written opposition was received regarding the proposed permit.
4. The permit application is administratively complete.
5. Applicant requests to increase allocation by 500,000 gallons.
6. Applicant currently has an OP in the amount of 7,500,000 gallons. Amount available pending approval of this application equals 8,000,000 gallons.
7. Applicant's reported pumpage for 2023 equals 4,294,940 gallons.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-17012601C-CHEV with an allocation of 7,500,000 gallons and one well in the Evangeline aquifer. Applicant uses water from this well to supply 50 connections in a new subdivision. Applicant is requesting to register an unpermitted well that was drilled in 1999 in the Evangeline aquifer for irrigation purposes for 0.402 acres of grass and landscaping for the subdivision. In addition to requesting to registering and permitting the well, the applicant is also requesting an additional 500,000 gallons to supply water for the areas that are being irrigated with this well. District staff have reviewed the information supplied by the applicant. Staff recommends to the General Manager that she recommend the Board approved the registering and permitting of the existing well and approved the allocation increase of 500,000 gallons. District staff also recommends the applicant remits water use fees from 2019 to present as specified by the District and has a meter properly installed by 11/29/2023.
9. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with two conditions: 1. That a water meter is properly installed by 11/29/2023. 2. Applicant remits water use fees from 2019 to present as specified by District.

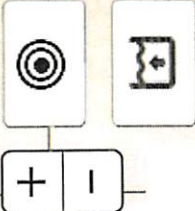
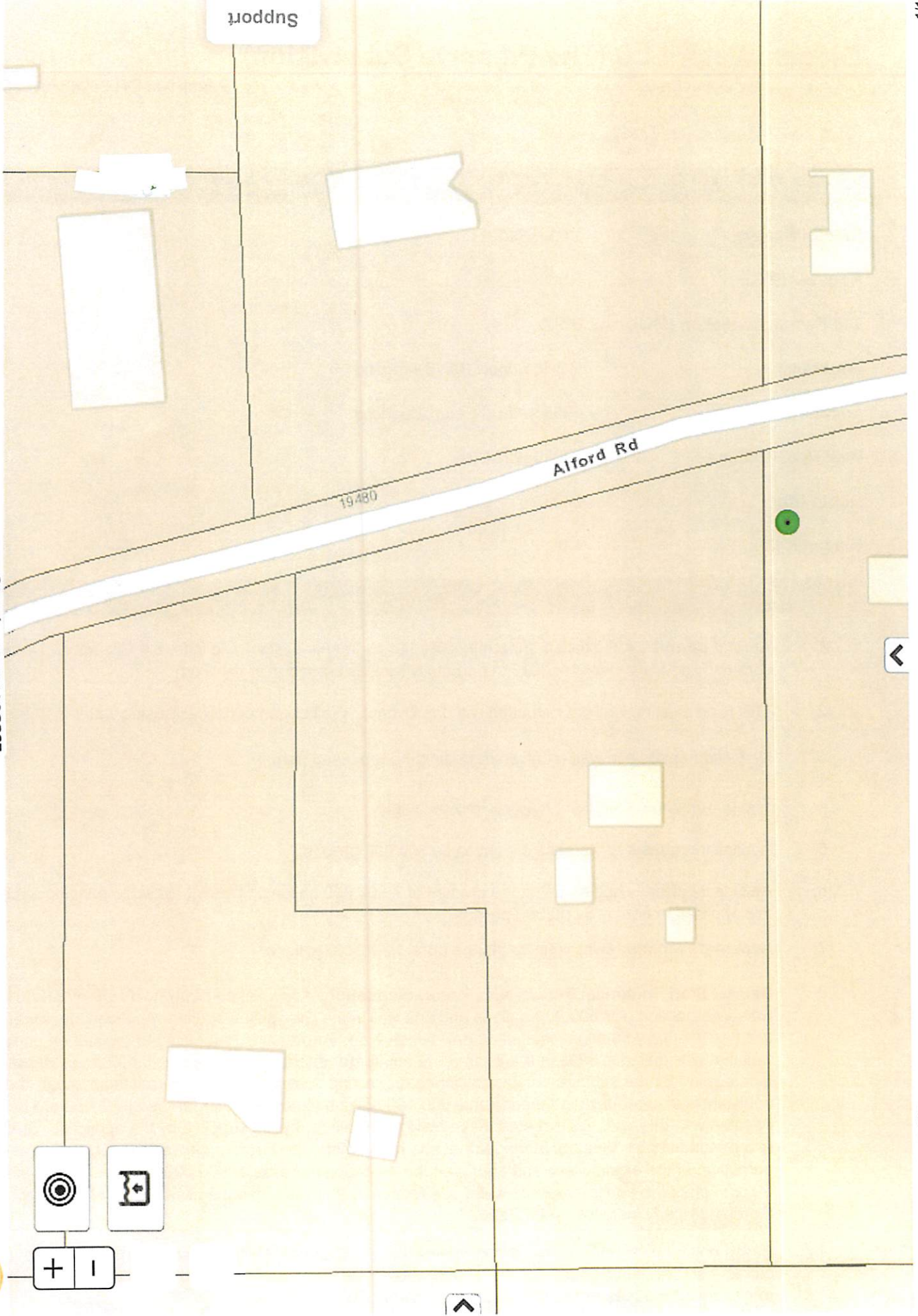


Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Gideon Water LLC (The Preserve
Subdivision)

OP-22042701A
Existing Well Reg. 2023082201
19556 Alford Rd, Magnolia

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DR Horton Texas Ltd. (future MUD #199)

Attn: Eric Windsor
400 Carriage Hills Blvd
Conroe, TX 77384

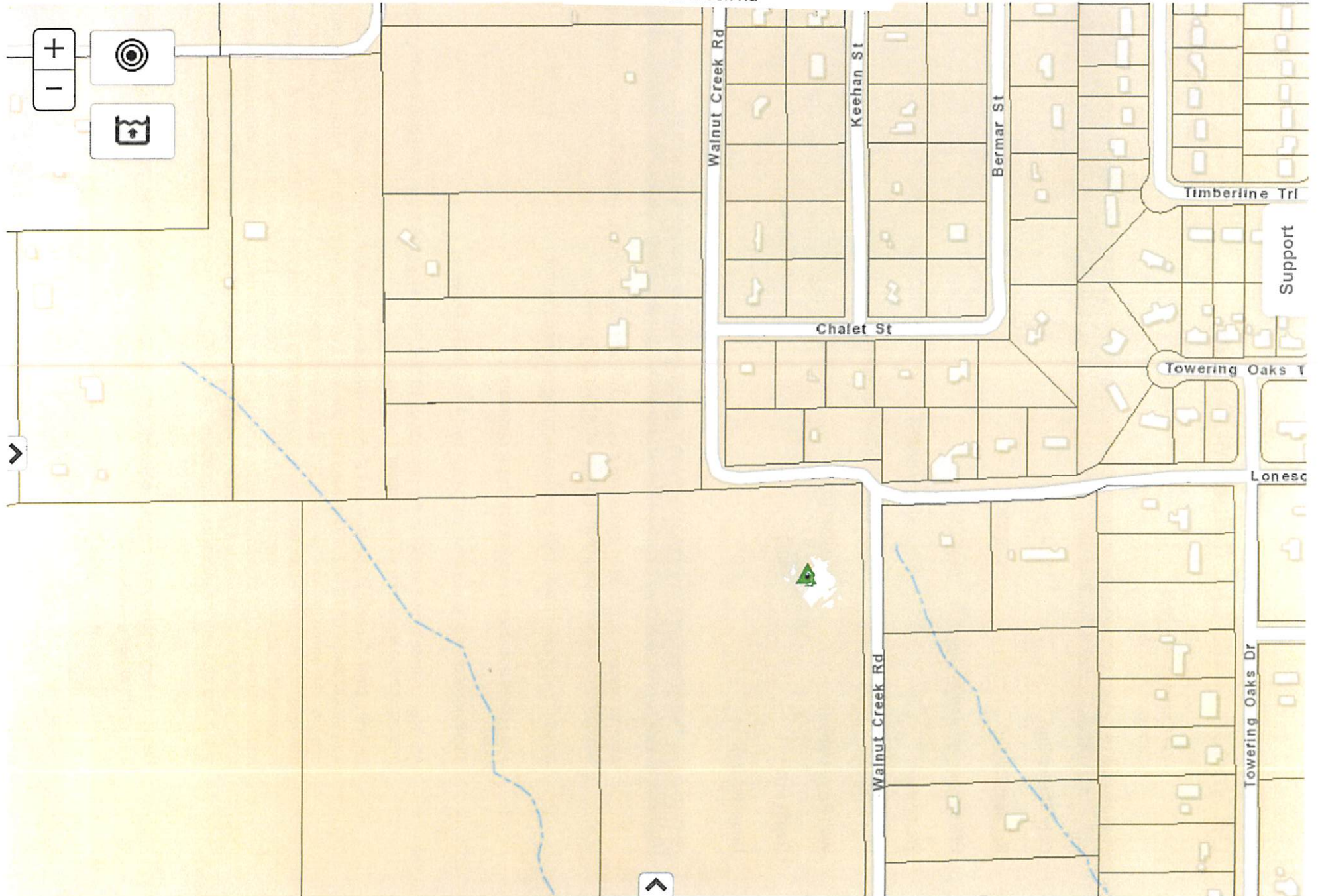
Permit No. OP-22051901A

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	14.75096
GM Recommendation (MG):	14.75096
Water use:	Public Supply (PWS)
Location:	30983 Walnut Creek Rd, Magnolia
Well Registration:	2023092103
Depth (ft):	740.0
Diameter (in):	8.0

Recommendation

1. **Amend permit** - add well to aggregate system and increase allocation. Permit Term: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 14,750,960 gallons.
5. Applicant currently has an OP in the amount of 10,962,960 gallons. Amount available pending approval of this application equals 25,713,920 gallons.
6. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-22051901-CHEV with an allocation of 10,962,960 gallons and one well in the Evangeline aquifer. Applicant is permitted to use the water from this well to serve 210 single family connections. There has not been any water used from this existing well. Applicant is currently requesting an additional 14,750,960 gallons annually due to increasing to 825 total connections. Applicant is also requesting to drill an additional well in the Evangeline aquifer to meet TCEQ 2nd source requirements. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the drilling of the 2nd well and the allocation increase of 14,750,960 gallons annually as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Deer Trail Water District LLC

Attn: Galen Dru Kahlenberg, Clearlake Asset Management, LLC
3915 W Davis, Ste 130
Conroe, TX 77304

Permit No. OP-18101801C-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	6.000
GM Recommendation (MG):	6.000
Water use:	Public Supply (PWS)
Location:	Corner of North Chestnut Hills and Fawn Path, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 6,000,000 gallons.
5. Applicant currently has an OP in the amount of 18,000,000 gallons. Amount available pending approval of this application equals 24,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 17,969,970 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-18101801B-CHEV with an allocation of 18,000,000 gallons and two wells in the Evangeline aquifer. Applicant uses the water from these wells to serve 210 single family connections. The usage for 2023 thus far is 17,969,970 gallons. Applicant is requesting an additional 6,000,000 gallons annually due to the increasing of population and additional connections. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 6,000,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Steven J. Gibson

P.O. Box 1849
Houston, TX 77251-1849

Permit No. OPAG-23101701

Operating Permit

Date of Hearing: 11/14/2023

Request (MG): 5.500

GM Recommendation (MG): 5.500

Water use: Irrigation (Agriculture)/Livestock

Location: 786.7 Feet north of FM 1488 and 156.65 feet east of Heritage Lane, Magnolia
Lat. 30/13/31 Long. -95/40/28

Well Registration: 2023101703

Depth (ft): 200.0

Diameter (in): 4.0

Recommendation

1. Issue a permit commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 5,500,000 gallons for 2023 and annually thereafter.
5. Applicant will provide water for the agricultural use of a 36 acre hay farm for retail purposes and the feeding of 8 horses, maintenance of horse stables and the watering of trees on the 36 acre property .
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well in the Evangeline aquifer. Water from this well will provide water for 24-acre hay field for personal use. Applicant also indicated that the water from the well will be used for the care of 16 horses, including the upkeep and maintenance for the horse stalls, barns and pasture. Applicant is also requesting an allocation of 5,500,000 gallons in the Evangeline aquifer for 2023 annually. District staff has reviewed the information supplied by the applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, as well as an allocation of 5,500,000 gallons in the Evangeline aquifer annually as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303



Berkshire Woodland

Attn: Kimberly Pherigo
2443 FM 1488
Conroe, TX 77381

Permit No. OP-17012601D-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	2.828
GM Recommendation (MG):	2.828
Water use:	Irrigation
Location:	2443 FM 1488, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 2,828,000 gallons.
5. Applicant currently has an OP in the amount of 2,172,000 gallons. Amount available pending approval of this application equals 5,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 3,196,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-17012601C-CHEV with an allocation of 2,172,000 gallons and one well in the Evangeline aquifer. Applicant uses the water from this well to serve 210,000 square feet total of plants, trees, in various locations on the premises. The usage for 2023 thus far is 3,196,000 gallons. Applicant is requesting an additional 2,828,000 gallons annually to provide adequate water for maintenance of the irrigation areas. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 2,828,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Benders Landing Estates POA

Attn: Melissa Martin
6111 N. Ossineke Dr
Spring, TX 77386

Permit No. OP-16040801A-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	2.864511
GM Recommendation (MG):	2.864511
Water use:	Irrigation
Location:	5108 Pinewood Meadows, Spring
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 2,864,511 gallons.
5. Applicant currently has an OP in the amount of 975,000 gallons. Amount available pending approval of this application equals 3,839,511 gallons.
6. Applicant's reported pumpage for 2023 equals 1,790,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-16040801-CHEV with an allocation of 975,000 gallons and one well in the Chicot aquifer. Applicant uses the water from this well to irrigate 11.7 acres of plants, trees, in various locations on the premises, including one baseball field for tenant's use. The usage for 2023 thus far is 1,790,000 gallons. Applicant is requesting an additional 2,864,511 gallons annually to sufficiently cover the additional areas that are required to be irrigated. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 2,864,511 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

K & K Construction, Inc. (Farrell Rd)

Attn: Darryl Pitcock
13757 E FM 1097
Willis, TX 77378

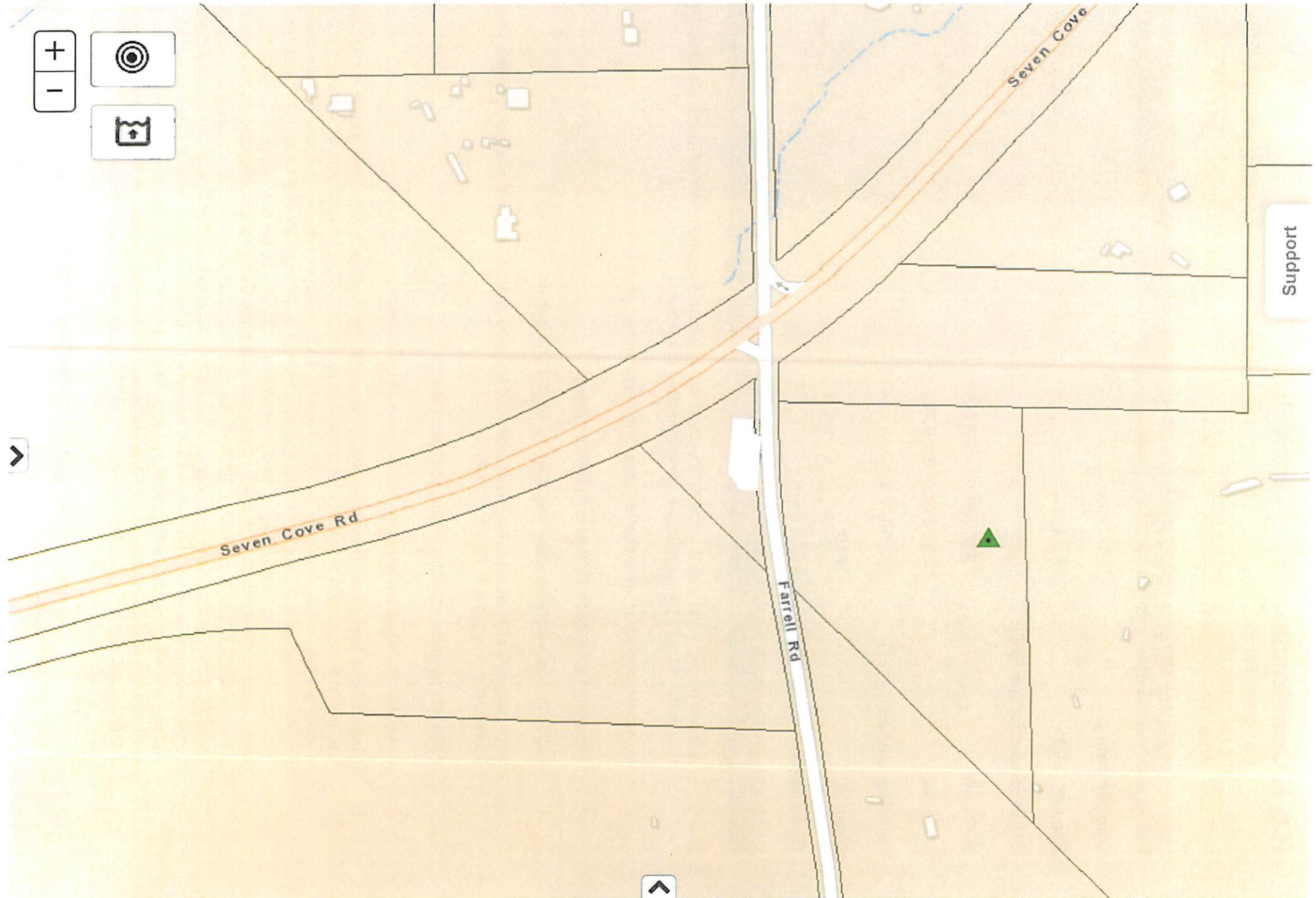
Permit No. OP-11030401C-CHEV

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	10.000
GM Recommendation (MG):	10.000
Water use:	Industrial/Public Supply
Location:	10300 Farrell Rd, Willis
Well Registration:	2023102401
Depth (ft):	300.0
Diameter (in):	5.0

Recommendation

1. **Amend permit** - add well to aggregate system and increase allocation. Permit Term: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 10,000,000 gallons.
5. Applicant currently has an OP in the amount of 1,600,000 gallons. Amount available pending approval of this application equals 11,600,000 gallons.
6. Applicant provides water for a sand stabilizing plant.
7. Applicant's reported pumpage for 2023 equals 333,350 gallons.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP- 11030401B with one well in the Evangeline aquifer and an allocation of 1,600,000 gallons annually. Applicant uses the water from this allocation to provide for the needs of 12 employees mixing and hauling stabilized sand as well as hauling dirt in 33 trucks. Water is also used in a water truck for dust control at the site per TCEQ requirements. Usage for 2023 year to date is reported as 333,350 gallons. Applicant is requesting the registration and authorization to drill an additional well in the Evangeline aquifer and an increase in allocation of 10,000,000 gallons for 2023 and beyond due to an increase in business, using approximately 36,000 gallons per day in the processing of mixing the stabilized sand and generally increased activity overall, including washing of the trucks and equipment. If approved, the revised total allocation for 2023 and beyond will be 11,600,000 gallons per year. District staff have reviewed the information supplied by applicant and recommend to the General Manager that she recommend the board approve the drilling of the additional well and allocation increase of 10,000 gallons annually as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Support

T.N.M. Corporation

Attn: Antonio Garza
1980 Bowler Rd.
Waller, TX 77484

Permit No. OPAG-22092701-CHEV

Operating Permit

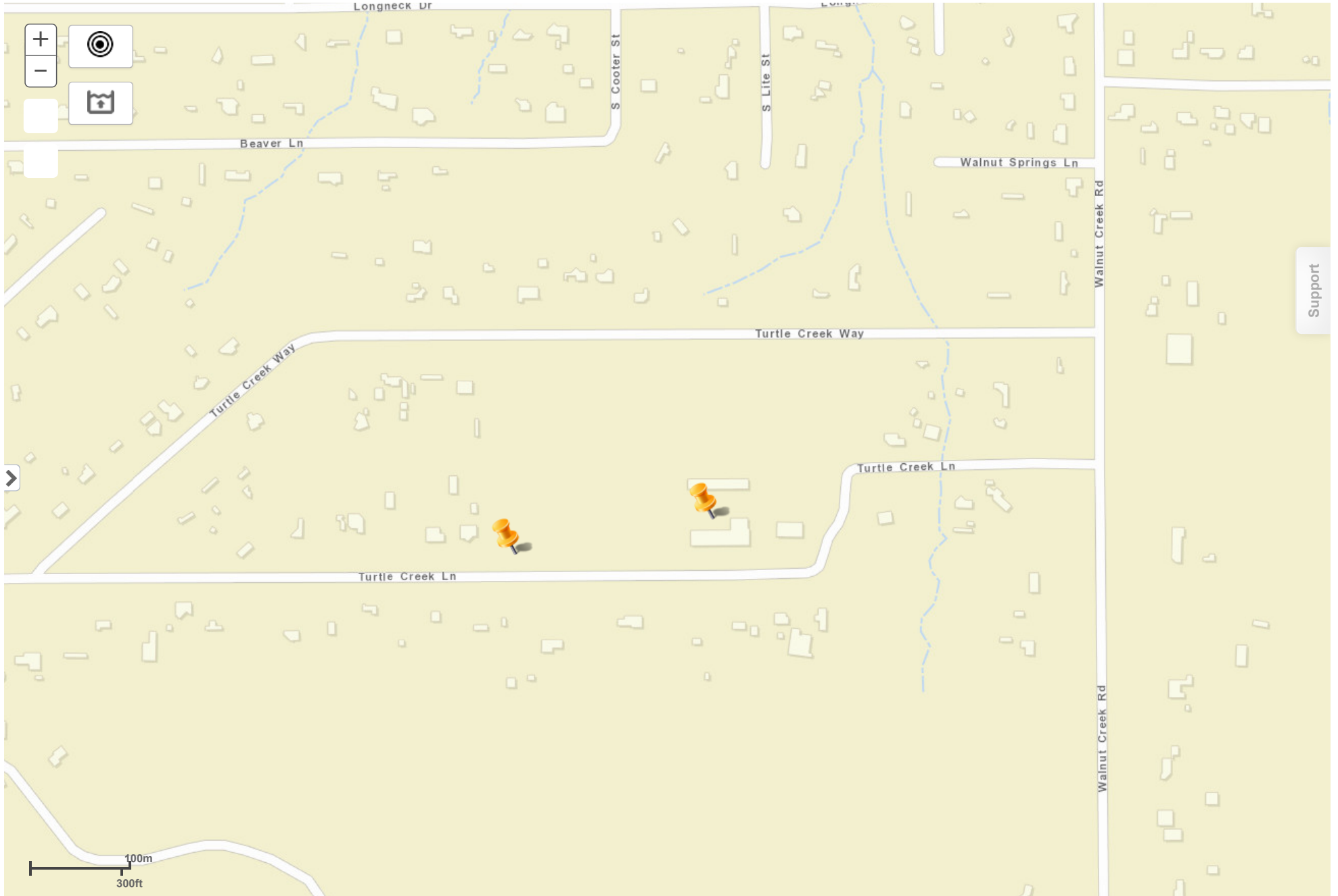
Date of Hearing:	11/14/2023	
Request (MG):	2.946103	
GM Recommendation (MG):	2.946103	
Water use:	Irrigation(Agriculture) & Commercial	
Location:	18810 Turtle Creek, Magnolia	18810 Turtel Creek Ln, Magnolia
Well Registration:	2022092701	2022092702
Depth (ft):	290.0	330.0
Diameter (in):	6.0	6.0

Information

1. **Existing Well (s)** - Issue a permit commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for greenhouse nursery.
5. Applicant requests 2,946,103 gallons for 2023 and annually thereafter.
6. This is an existing well (s) not permitted with the District. Well began beneficially using water in 1999.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of two existing Evangeline well(s) previously not permitted with the District. Applicant is further requesting the issuance of OPAG-22092701-CHEV with an allocation of 2,946,103 gallons for the Evangeline annually. Applicants well(s) serve a greenhouse nursery. Applicant states they have approximately 55 employees and grow 72 count plug liners with a maximum capacity of 61,800. Staff recommends to the General Manager that she recommend the Board approve the registration of the well and the requested allocation of 2,946,103 gallons for the Evangeline annually.
8. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with two conditions: 1. That water meters are properly installed by 11/29/23. 2. Applicant remits water use fees from 2019 to present as specified by District.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303



East Montgomery County MUD 14

Attn: Melissa Kapsen, MDS LLC
406 Grand Parkway S, Suite 260
Katy, TX 77494

Permit No. OP-21082403C

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	146.000
GM Recommendation (MG):	146.000
Water use:	Public Supply (PWS)
Location:	500 Ft West of Piney Woods Elementary School on FM 2090 then 330 ft. south, Splendora, (Lat 30/15/4 Long -95/12/24)
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 146,000,000 gallons.
5. Applicant currently has an OP in the amount of 30,000,000 gallons. Amount available pending approval of this application equals 176,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 25,172,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the well system is 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-21082403B with an allocation of 30,000,000 gallons and two wells in the Evangeline aquifer. Applicant currently uses the water from these wells to serve 263 single family connections, The usage for 2023 thus far is 106,173,000 gallons. Applicant is requesting an additional 146,000,000 gallons annually due to the increasing of population and additional connections. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 146,000,000 gallons annually as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

East Montgomery County MUD 12

Attn: Melissa Kapsen
406 W Grand Parkway S, Ste. 260
Katy, TX 77494

Permit No. OP-19060701D

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	181.000
GM Recommendation (MG):	181.000
Water use:	Public Supply (PWS)
Location:	1162 feet East and 1427 feet North of the intersection of Kropik Rd and SH 242, New Caney (Lat 30/13/25 Long 95/14/32)
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 181,000,000 gallons.
5. Applicant currently has an OP in the amount of 100,000,000 gallons. Amount available pending approval of this application equals 281,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 76,210,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-19060701C-CHEV with an allocation of 100,000,000 gallons and two wells in the Evangeline aquifer. Applicant currently uses the water from these wells to serve 1086 single family connections, 35 schools and 1 recreation center. The usage for 2023 thus far is 106,173,000 gallons. Applicant is requesting an additional 181,000,000 gallons annually due to the increasing of population and additional connections. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 181,000,000 gallons annually as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Walnut Cove Water Supply Corp.

Attn: Melanie White
P. O. Box 893
Willis, TX 77378

Permit No. OP-22080301A-JSPR

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	15.000
GM Recommendation (MG):	15.000
Water use:	Public Supply (PWS)
Location:	525 feet east of the intersection of Calvary Rd and Amblewood St., Willis (Lat. 30/27/53 & Long. 95/32/7)
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 15,000,000 gallons.
5. Applicant currently has an HUP in the amount of 30,000,000 gallons in the Jasper and an OP in the amount of 0 gallons in the Jasper. Amount available pending approval of this application equals 45,000,000 gallons in the Jasper.
6. Applicant's reported pumpage for 2023 equals 17,857,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP237A and OP-21110301 with an aggregate allocation in the Jasper of 30,000,000 gallons annually. Applicant is requesting an increase in the permit allocation of 15,000,000 gallons in the Jasper. If approved the revised allocation will be 45,000,000 gallons in the Jasper annually. Applicant serves as a public supply for a residential area. Currently serving 740 single family dwellings with an estimated buildout of 990 connections. Applicant request increase due to development of vacant lots. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 15,000,000 gallons in the Jasper annually.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Montgomery County MUD #185

Attn: Melissa Kapsen
Melissa
Katy, TX 77494

Permit No. OP-21081601B

Amend Operating Permit

Date of Hearing:	11/14/2023
Request (MG):	174.400
GM Recommendation (MG):	174.400
Water use:	Public Supply (PWS) & Commercial
Location:	1.3 miles E of FM 2090/Huff Rd. intersection and 1,075 ft due south, Splendora (Lat. 30/15/1 & Long. 95/13/6)
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing November 14, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 174,400,000 gallons.
5. Applicant currently has an OP-2108601B in the amount of 30,000,000 gallons for the Evangeline. Amount available pending approval of this application equals 204,400,000 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 18,252,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-21081601A-CHEV with an allocation of 30,000,000 gallons for the Evangeline annually. Applicant is requesting an increase in the permit allocation of 174,400,000 gallons for the Evangeline. If approved the revised allocation will be 204,400,000 gallons for the Evangeline annually. Applicant serves as a public supply for a residential area with an estimated 168 single family dwellings and 5.62 acres of nonresidential irrigation. Applicant states the increase in allocation is for the developing district and planning for ultimate buildout. Applicant estimates the buildout of 1291 single family dwellings and 64 commercial connections. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 174,400,000 gallons for the Evangeline annually.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

MARVIN W. JONES
(806) 468-3344

November 2, 2023

Stacey Reese stacey@staceyreese.law
910 West Avenue, Suite 15
Austin, Texas 78701

RE: Proposed Amendment to Lone Star Groundwater Conservation District Rules

Dear Stacey:

I have reviewed the proposed amendment to the Lone Star Groundwater Conservation District (“District”) Rules, adding Rule 1.19 as mandated by Texas Water Code Section 36.1025, and offer the following comment.

Section 36.1025 mandates the adoption of a rule that allows someone with a real property interest in groundwater to petition a groundwater conservation district to adopt a rule or modify a rule “adopted under this chapter.” That last phrase is a nod to the reality that a GCD may not adopt rules that are not specifically authorized under Chapter 36 of the Water Code. *See S. Plains Lamesa R.R. v. High Plains Underground Water Conservation Dist. 1*, 52 S.W.3d 770, 776 (Tex.App.—Amarillo 2001, no pet.) (“[T]he power of a district is limited by the terms of applicable statutes authorizing its creation and a district can exercise no authority that the Legislature has not clearly granted.”)

LSGCD’s proposed Rule 1.19(b)(5) requires that a petition pursuant to Section 36.1025 explain “the purpose and necessity of the proposed rule or modification to the current rule including a description of any alleged injury or inequity that could result from failure to adopt the proposed rule or modification.” Nothing in Section 36.1025 allows a district to require this type of information in a petition to change or modify a rule. While Section 36.1025 allows a district to prescribe a form for a petition, the section does not require the petitioner to explain every reason for a proposed rule change. A district would be within bounds to discuss those considerations at a rule making hearing, but not every person presenting a petition under Section 36.1025 will have the education, training or experience to fully express why a rule should be added or changed. The petitioner should not, therefore, be constrained by the explanations articulated in such a petition. Likewise, the District should not limit discussion of a proposed rule to the explanations contained in a petition.

Sincerely,

Marvin W. Jones

c: Simon Sequeira simon@quadvest.com

1.19 Petition to Change Rules

- (a) A person with a real property interest in groundwater in the District may file a petition with the District to request the adoption or modification of a rule.
- (b) Each petition must include the following information and/or comply with the following requirements:
 - (1) Each petition must be in writing and emailed to the District at info@lonestargcd.org with a subject line of “Petition for Rulemaking”;
 - (2) Each petition must be signed and dated, and state the name, address, and email of each person signing the petition;
 - (3) Each petition must include a brief description of each petitioner’s real property interest in groundwater in the District;
 - (4) For each proposed rule or modification, each petition must include the text of the proposed rule prepared in a manner to show the words to be added or deleted from the text of a current rule, if any; and
 - (5) For each proposed rule or modification, each petition must include an explanation of the purpose and necessity of the proposed rule or modification to the current rule including a description of any alleged injury or inequity that could result from failure to adopt the proposed rule or modification.
- (c) The General Manager may reject any petition for failure to comply with the requirements of Subsection (b) of this Rule and shall provide notice to the petitioner of the reason for the rejection.
- (d) Within 90 days after submission of a petition that complies with this Rule, the Board shall either deny the petition and provide a written explanation for the denial, or initiate rulemaking proceedings related to the petition as provided by Section 36.101, Water Code.

LONE STAR GROUNDWATER CONSERVATION DISTRICT
NOTICE OF HEARING ON DISTRICT RULES
November 14, 2023

NOTICE IS HEREBY GIVEN to all interested persons within Montgomery County, Texas:

That the Board of Directors of the Lone Star Groundwater Conservation District (District) will hold a hearing on the proposed District Rules as required by Chapter 36 of the Texas Water Code.

This hearing will be held in-person with the option for public comment remotely by publicly accessible videoconference on Tuesday November 14, 2023, beginning at 6:00 p.m., at the District office in the James B. "Jim" Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas 77303. Any person who desires to appear at the hearing and present comment or other information on the proposed District Rules may do so in person or by videoconference. Limits may be placed on the amount of time that each person is allowed to present verbal comments. Without any additional notice, the proposed District Rules may be adopted at the conclusion of the hearing, or any time or date thereafter, in the form presented or as amended based upon comments received from the public, District staff, attorneys, or engineers, or members of its Board of Directors. The hearing posted in this notice may be recessed from day to day or continued where appropriate. Written comments will be accepted until 5:00 p.m. on Friday, November 10, 2023. Written comments may be submitted by email to info@lonestargcd.org.

The District is committed to compliance with the Americans with Disabilities Act (ADA). Any person with a disability who needs special accommodations should contact the District at (936) 494-3436 at least 24 hours in advance of the hearing if accommodation is needed.

A copy of the proposed District Rules may be requested by email at info@lonestargcd.org, will be made available at the District's website at www.lonestargcd.org, and may be reviewed or copied at the District office at 655 Conroe Park North Drive, Conroe, Texas. Any person who wishes to receive more detailed information on this notice should contact the District's General Manager, Sarah Kouba, at (936) 494-3436.

END OF AD

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District
655 Conroe Park North Drive
Conroe, Texas 77303
(936) 494-3436
(936) 494-3438 (fax)

COMENTS TO LSGCD BOARD NOVEMBER 14,2023

I am John Yoars, a resident of The Woodlands, Texas. I offer the following comments on the GMA-14 presentation of a Draft Report "Comparison of Measured Drawdown with Simulated Drawdown from the Desired Future Conditions Adopted in 2021 in Groundwater Management Area 14: 2010 to 2022, By William R Hutchison, Ph.D.,P.E., P.G. The areas I am focused on in this "Draft Report" relate to Montgomery County.

1 . Figures 2 and 7 show what you would expect on closure of actual vs simulated draw down over time as input data gets better in the simulations. One thing I have heard from Wade Oliver is that the simulations take no account for conservation of future ground water withdrawals. For instance, in Montgomery County as The Woodlands shifts to more surface water and uses less ground water to maintain the water table and arrest subsidence the simulations do not account for that. The simulation only assumes the ground water withdrawal increases with demand and in the case of The Woodlands demand growth is being supplied by surface water. It will be interesting to see how these two curves respond to the higher ground water consumption in Montgomery County in 2022 and 2023 due to a extended low rainfall period. I expect in Figure 7 for the red line to drop below the blue line. LSGCD should not get comfortable with the fact that this shows a lessor impact prior to 2022 and supports their liberal issuance of ground water permits.

2. This actual data is an average and needs to be viewed as such. A more relevant set of numbers are from wells in areas where large subsidence deviations have been simulated such as in Montgomery County along Spring Creek East of I 45 and an area South of Hwy 242 by the San Jacinto River. The residents in those areas need to see the simulated draw down, which in some cases is causing subsidence of 2-3 feet, as compared to what the actual draw down is for wells in those areas only. I challenge LSGCD to do this piece of analysis for their residents. If LSGCD is doing a subsidence study, it needs to focus on areas where subsidence has been simulated.

I looked for the 2022 LSGCD Annual Report on the website. Found none and we are near the end of 2023.

From: [Justin Saenz](#)
To: [Kirstin Hein](#); [Sarah Kouba](#)
Subject: FW: DFC Comparison Report
Date: Friday, October 27, 2023 12:50:32 PM

Please see below, this email was sent to the Info@lonestargcd.org

From: jyoars@comcast.net <jyoars@comcast.net>
Sent: Friday, October 27, 2023 11:32 AM
To: 'Bill Hutchison' <billhutch@texasgw.com>
Cc: Justin Saenz <jsaenz@lonestargcd.org>
Subject: RE: DFC Comparison Report

Now that I have had time to read your work, I would like to offer the following:

1. Figures 2 and 7 show what you would expect on closure of actual vs simulated draw down over time as input data gets better in the simulations. One thing I have heard from Wade Oliver is that the simulations take no account for conservation of future ground water withdrawals. For instance, in Montgomery County as the Woodlands shifts to more surface water and uses less ground water to maintain the water table and arrest subsidence the simulations do not account for that. The simulation only assumes the ground water withdrawal increases with demand and in the case of the woodlands demand growth is being supplied by surface water. It will be interesting to see how these two curves respond to the higher ground water consumption in Montgomery county in 2022 and 2023 due to a extended low rainfall period. I expect in Figure 7 for the red line to drop below the blue line. LSGCD should not get comfortable with the fact that this shows less impact prior to 2022 and supports their liberal issuance of ground water permits.

2. This actual data is an average and needs to be viewed as such. A more relevant set of numbers are from wells in areas where large subsidence deviations have been simulated such as in Montgomery County along Spring Creek East of I 45 and an area South of Hwy 242 by the San Jacinto River. The residents in those areas need to see the simulated draw down , which in some cases is causing subsidence of 2-3 feet, as compared to what the actual draw down is for wells in those areas only. I challenge LSGCD to do this piece of analysis for their residents. If LSGCD is doing a subsidence study it needs to focus on areas where subsidence has been simulated.

Thanks for your good work on this.

From: Bill Hutchison <billhutch@texasgw.com>
Sent: Thursday, October 26, 2023 12:50 PM
To: jyoars@comcast.net
Subject: DFC Comparison Report

John,

It was good to see you today.

Here is the report that I summarized at the meeting.

Bill

William R. Hutchison, Ph.D., P.E., P.G.
Independent Groundwater Consultant
512-745-0599

LONE STAR GROUNDWATER CONSERVATION DISTRICT

October 10, 2023

MINUTES OF PUBLIC HEARING ON PERMIT APPLICATIONS

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on October 10, 2023.

CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:00 PM announcing the meeting open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener
Stuart Traylor
Janice Thigpen
Jonathan Prykryl
Jon Paul Bouché
Kenneth Earnest
Garry Dent

Sevent members of the Board were present, thus constituting a quorum of the Board of Directors. Also, in attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit “A” to the Regular Board of Directors Meeting minutes.*

Director Bouché lead prayer and Vice President Traylor lead the US and Texas pledges.

PUBLIC COMMENTS:

No comments were received.

Ms. Hein stated there are 14 permit applications listed for consideration and of those items 2 items were for new permits, 1 request for transfer of allocation from between aquifers, and the remaining 11 were for increases in allocation to existing permits. Ms. Hein noticed that Items 1,

2, 7, and 14 required submittals of a hydrogeological report and Item 14 requested a spacing exception. After technical review, it is the Permitting Director and the General Manager's recommendation to approve that which is requested.

i. Quadvest, LP. (Benders Landing)

Applicant is requesting an amendment to an Operating Permit OP-04030801J-CHEV for an increase in production authorization in the amount of 214,700,823 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system for OP-04030801J-CHEV, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

ii. Montgomery County MUD #94

Applicant is requesting an amendment to an Operating Permit OP03-0027J-CHEV for an increase in production authorization in the amount of 20,000,000 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system for OP03-0027J-CHEV, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

iii. Jason Bill

Applicant is requesting an amendment to an Operating Permit OP-05042901B-CHEV for an increase in production authorization in the amount of 175,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

iv. Wolf Valley Builders LLC

Applicant is requesting registration of a new Evangeline aquifer well and production authorization in the amount of 250,000 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

v. Quadvest, LP. (Pine Acre Trails)

Applicant is requesting an amendment to an Operating Permit OP-20031001-CHEV for an increase in production authorization in the amount of 5,348,178 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

vi. Bristol Lakes

Applicant is requesting an amendment to an Operating Permit 15042101A-CHEV for an increase in production authorization in the amount of 15,224,470 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

vii. Quadvest LP. (Decker Farms)

Applicant is requesting an amendment to an Operating Permit OP-21110301-CHEV for an increase in production authorization in the amount of 27,650,328 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

viii. China Spring Holdings LP (Pinedale MHP)

Applicant is requesting a new operating permit to be used in aggregate with HUP170B-CHEV with a production authorization in the amount of 6,000,000 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

ix. Aspen 2023 Property LLC

Applicant is requesting registration of a new Evangeline aquifer well and production authorization in the amount of 500,000 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

x. Stone Ranch Inc.

Applicant is requesting an amendment to an Operating Permit OP-21092201A-CHEV for an increase in production authorization in the amount of 500,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xi. Quadvest, LP. (Mill Creek)

Applicant is requesting an amendment to an Operating Permit OP-19071801B-JSPR for a transfer in production authorization in the amount of 29,200,000 gallons from OP-19071801B-CHEV for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xii. Stanley Lake MUD (AWS Production Well)

Applicant is requesting an amendment to an Operating Permit AWS-11062901D-CAT for an increase in production authorization in the amount of 50,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xiii. Magnolia East 149, LLC (City of Magnolia WSP #4)

Applicant is requesting registration of a new Jasper aquifer well and production authorization in the amount of 19,634,910 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xiv. Quadvest LP. 1 (Mostyn Manor)

Applicant is requesting an amendment to an Operating Permit OP-07061901I-CHEV for registration of a new Evangeline well. Due to the combined max gpm of the well system for OP-07061901I-CHEV and required documentation to request exemption from spacing rules, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

Vice President Traylor moved to approve item #1-14, as recommended by the Permitting Director and Treasurer Prykryl seconded the motion. Motion passed.

ADJOURN:

Treasurer Prykryl moved to adjourn the August 8, 2023 Public Hearing on Permit Applications and Director Bouché seconded the motion. Motion passed. The meeting was adjourned at 6:03 pm.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF NOVEMBER, 2023.

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

October 10, 2023

MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on October 10 2023.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:03 PM, announcing that it was open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener
Stuart Traylor
Janice Thigpen
Jonathan Prykryl
Jon Paul Bouché
Kenneth Earnest
Garry Dent

Seven members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

PUBLIC COMMENTS:

Written comment was submitted via email and placed into each Board of Directors Communication Folder.

Director Bouché moved to table the Executive Session until after the General Counsel’s Report, Vice President Traylor seconded the motion. Motion passed to table the Executive Session until after the General Counsel’s Report.

APPROVAL OF THE MINUTES:

Treasurer Prykryl moved to approve the minutes as present, Director Bouché seconded the motion. Motion passed to approve the meeting minutes as presented.

- September 12, 2023, Special Meeting Public Feedback Session on District Rules
- September 12, 2023, Hearing on Permit and Permit Amendment Applications
- September 12, 2023, Regular Meeting

COMMITTEE REPORTS:

A. Executive Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting.
President Spigener mentioned that the executive committee didn't have much to discuss since the last meeting. However, he highlighted that the organization now has a full staff and is actively working on internal improvements, making significant progress in various areas.

A. Budget & Finance Committee – Jonathan Prykryl, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
Director Prykryl stated that there was nothing new to report.
- 2) Review of unaudited financials for the month of August 2023
Ms. Kouba stated in September 2023, the organization reported total revenues of \$243,518.42 and total expenses of \$207,879.60, resulting in a net income of \$35,638.82 for the month. Year to date, the total income as of September 30th, 2023, was \$1,734,713.44, and the total cash on hand on the same date was \$6,015,613.82.
- 3) Review of 3rd Quarterly Investment Report
Ms. Kouba Reported At the beginning of the third quarter, the organization had a total of \$5,482,275.25 in its money market and text pool accounts. By the end of the third quarter, these accounts had grown to a total of \$5,967,861.82. During the quarter, deposits exceeded withdrawals by \$483,516.26, and interest earned on these accounts amounted to \$2,070.31. Additionally, First Financial Bank has provided safekeeping reports confirming that all district deposits are adequately covered by their pledged securities.

B. External Affairs Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
President Spigner highlighted the need for PR support and mentioned receiving a proposal from Hank Vat, which is more reasonable than their previous PR engagement. They emphasized the importance of upcoming tasks, particularly defending RFC in the new planning cycle with GMA. Hiring Hank Vat's group is seen as beneficial, given their reasonable rates and local connections. Secretary Thigpen expressed support, citing a recent event in Magnolia where the team

effectively engaged with the community. President Spigner added that they shouldn't wait for special meetings to gather stakeholder feedback and should actively participate in events for direct input. They believe hiring Mr. Vet's group is necessary, with the number of hours to be determined as needed. They compared it to a previous PR group that cost around \$90,000 with limited results. President Spigner noted Mr. Vet's proposal outlines a comprehensive plan for conveying their message, particularly regarding rules and planning, leveraging his local connections. While not expecting a vote immediately, they aim to decide at the next meeting to prevent falling behind in communication efforts. Director Bouché sought specific details on what Mr. Vet's group would provide to assess the value of the investment. President Spigner agreed, emphasizing the importance of understanding their offerings for an informed decision.

C. DFC & Technical Committee – Stuart Traylor, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
Vice President Traylor informed the board the committee is continuing to have weekly meetings with the technical team on Thursdays at 9:00 AM. Progress is being made on both sides of the reprogramming effort. They are getting closer to being ready to go out for bids, which is essential because they are behind the deadline for getting the data needed for the 2025 planning. The Texas Water Development Board has warned them that going into planning without data could result in unfavourable outcomes.

D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
President Spigner mentioned that the committee met on October 4th to discuss rule changes and legislative mandates. The legislature passed a new code requiring a rule for protesting rules, to be in place by December 1st. The plan is to focus on the legislative aspect first, completing it by December 1st. Then, in January or February at the latest, they will finalize other rule changes. There are also internal tasks, such as changing software, that need attention. The goal is to take care of legislative requirements and then proceed with rule revisions.
- 2) Discuss, consider and possible action to approve proposed draft rule on petition for rulemaking for public comment. Ms. Reese reported that the new law (36.1025 of the water code) requires the development of a rule allowing a person with real property interests in groundwater to petition for rule changes. The Rules Committee met to discuss this and received feedback. They reviewed a model rule from TAG (Groundwater Alliance) and made modifications. The committee recommends approval for publication. It will be open for public comment for 30 days, with a hearing scheduled at the November board meeting. The goal is to meet the December 1st deadline for taking action on the rule. Currently, they are considering a draft rule for public comment.
Director Dent moved to approve the draft rule as presented for publication for 30 days of public comment, Direct Earnest second the motion. The motion passed to approve the draft rule as presented for publication for 30 days of public comment.

RECEIVE INFORMATION FROM DISTRICT'S TECHNICAL CONSULTANTS REGARDING SUBSIDENCE STUDIES AND/OR DISCUSSION REGARDING THE SAME:

There's not much more to add beyond what Vice President Traylor already mentioned. They are currently in term agreements and are looking forward to the next steps and making significant progress in their efforts.

GROUNDWATER MANAGEMENT AREA 14 - UPDATE THE BOARD ON THE ISSUES RELATED TO JOINT PLANNING ACTIVITIES AND DEVELOPMENT OF DESIRED FUTURE CONDITIONS IN GMA 14:

President Spigener reported GMA 14 has scheduled a meeting for October 26th in Brenham, starting at 9:30 AM. The agenda is available on our website for reference. President Spigener will attend this meeting, and Ms. Kouba will also be present, marking the transition back to the General Manager handling GMA 14. President Spigener will likely manage this meeting, but the transition process is underway. They have received significant cooperation from some GMA 14 members, including other groundwater conservation districts, which is promising for their collaboration efforts. If there are any questions about GMA 14, please feel free to ask.

GENERAL MANAGER'S REPORT:

For the drought monitor update as of October 3rd, 12.78% of the county is still in D4 Exceptional Drought, and 24.37% is in D3 Extreme Drought. The Montgomery County burn ban was lifted on September 18th due to recent rains. Several municipalities have enacted their drought contingency measures, and Ms. Kouba mentioned that they will recognize them on the website and social media. President Spigener asked about how they verify which municipalities have implemented drought measures. Ms. Kouba explained they use information from TCQ but also rely on permit holders informing them directly. President Spigener suggested sending out a message to request information from those who have enacted measures so they can be recognized. Ms. Kouba also shared that for anyone interested in the US Drought Monitor information, they can visit droughtmonitor.unl.edu. She then provided a summary of the field operation report for September 2023, including pending permits and well registrations. She mentioned that they had various meetings and updates, including legislative updates, technical team meetings, and chamber of commerce events. She highlighted that they will be more active in chamber meetings in January. Ms. Kouba also mentioned their upcoming events, including the GMA 14 meeting on October 26th.

Lastly, she mentioned a proposed change in staff roles, where they would consider hiring a permitting technician and transitioning the executive assistant position into an office manager role.

GENERAL COUNSEL'S REPORT:

Ms. Reese stated she had nothing to report at this time.

EXECUTIVE SESSION:

The Board recessed at 6:26 PM into a closed Executive Session pursuant to Texas Government Code, Sections 551.074 to discuss personnel matters and annual review of the General

Manager, and 551.071 to consult with the District's attorney regarding pending or contemplated litigation, settlement offers, or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the Board meetings or hearing posted for today.

RECONVENE IN OPEN SESSION:

Following Executive Session, the Board reconvened in Open Session and President Spigener declared it open to the public at 7:88 PM

NEW BUSINESS:

Nothing to report on currently.

ADJOURN:

There being no further business, Vice-President Traylor moved to adjourn the meeting and Director Bouché seconded the motion. The meeting was adjourned at 7.59 PM.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF NOVEMBER 2023.

Janice Thigpen, Board Secretary

Lone Star Groundwater Conservation District

Balance Sheet

As of October 31, 2023

Accrual Basis

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank (Money Market)	5,923,234.21
First Bank (Operating)	69,495.80
TexPool	49,500.79
Total Checking/Savings	6,042,230.80
Accounts Receivable	
Accounts Receivable	69,583.84
Total Accounts Receivable	69,583.84
Other Current Assets	
Allow for Bad Debts	-9,717.13
Prepaid Insurance	
TWCA premium	8,796.92
Prepaid Dishonesty & Public Bond	1,232.49
Total Prepaid Insurance	10,029.41
Total Other Current Assets	312.28
Total Current Assets	6,112,126.92
Fixed Assets	
Bldg & Land	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-462,212.04
Total Bldg & Land	1,391,527.23
Furniture & Equipment	
Furniture/Fixture/Equipment	353,692.94
Accumulated Depreciation	-293,184.09
Total Furniture & Equipment	60,508.85
Total Fixed Assets	1,452,036.08
TOTAL ASSETS	7,564,163.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	286,331.01
Total Accounts Payable	286,331.01
Other Current Liabilities	
Deposits Payable	54.00
Accrued Expenses	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-255,190.46
Total Accrued Expenses	-188,018.93
Accrued Vacation Time	22,339.97
Deferred Revenue	457,289.98

Lone Star Groundwater Conservation District

Balance Sheet

As of October 31, 2023

Accrual Basis

	<u>Oct 31, 23</u>
Direct Deposit Liabilities	
ICMA loan	0.11
ICMA 457-EE portion	-0.11
AFLAC-EE portion	-306.78
Mission Sq 401(a)-EE portion	0.05
Mission Sq-401(a) - ER portion	-0.03
Guardian-EE portion	-52.07
	<hr/>
Total Direct Deposit Liabilities	-358.83
Payroll Liabilities	2,308.39
	<hr/>
Total Other Current Liabilities	293,614.58
	<hr/>
Total Current Liabilities	579,945.59
	<hr/>
Total Liabilities	579,945.59
Equity	
Invested in Capital Assets, net	1,518,850.65
Retained Earnings	3,646,107.98
Net Income	1,819,258.78
	<hr/>
Total Equity	6,984,217.41
	<hr/>
TOTAL LIABILITIES & EQUITY	7,564,163.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
October 2023

10:09 AM
 11/09/23
 Accrual Basis

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Administrative Fee					
Application Fee					
AWS Production Permit	0.00	250.00	0.00	2,500.00	3,000.00
AWS Groundwater Test Well	0.00	125.00	0.00	1,250.00	1,500.00
Early Conversion Credits	0.00		-5,395.50		
Emergency Permit	0.00		1,500.00		
Existing Well Application	0.00	125.00	225.00	1,250.00	1,500.00
Operating Permit	8,025.00	1,833.33	63,326.52	18,333.30	22,000.00
Temporary Permit	0.00		750.00		
Application Fee - Other	0.00	412.50	450.00	4,125.00	4,950.00
Total Application Fee	8,025.00	2,745.83	60,856.02	27,458.30	32,950.00
Change of Ownership/Type					
Record Request	750.00	333.33	6,900.00	3,333.30	4,000.00
Returned Check Fee	0.00	125.00	0.00	1,250.00	1,500.00
Well/Meter Re-inspection Fees	0.00	4.16	50.00	41.60	50.00
	0.00	166.66	0.00	1,666.60	2,000.00
Total Administrative Fee	8,775.00	3,374.98	67,806.02	33,749.80	40,500.00
Interest Income					
Lone Star GCD Fees	713.22	416.66	6,463.13	4,166.60	5,000.00
Agricultural Permits					
Agricultural HUP 2023	62.05	95.38	620.50	953.80	1,144.57
Agricultural OP 2023	76.33	112.95	763.30	1,129.50	1,355.43
Total Agricultural Permits	138.38	208.33	1,383.80	2,083.30	2,500.00
Export Fees					
Historic Use Fee	0.00	50.00	0.00	500.00	600.00
Historic Use Fee 2023	96,570.42	125,000.00	963,784.72	1,250,000.00	1,500,000.00
Total Historic Use Fee	96,570.42	125,000.00	963,784.72	1,250,000.00	1,500,000.00
Operating Permit Fees					
Operating Permit 2024	24,928.20		24,928.20		
Operating Permit 2023	144,875.27	116,666.66	1,486,449.74	1,166,666.60	1,400,000.00
Operating Permit 2022	0.00		1,062.23		
Total Operating Permit Fees	169,803.47	116,666.66	1,512,440.17	1,166,666.60	1,400,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
October 2023

10:09 AM
 11/09/23
 Accrual Basis

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
AWS Production fees					
AWS Production Fees - 2024	13,500.00		13,500.00		
AWS Production Fees - 2023	17,473.20	16,666.66	147,492.00	166,666.60	200,000.00
Total AWS Production fees	30,973.20	16,666.66	160,992.00	166,666.60	200,000.00
Overpumpage of a Permit	0.00	4,166.66	889,485.06	41,666.60	50,000.00
Penalty/ Interest	0.00	833.33	27,997.15	8,333.30	10,000.00
Total Lone Star GCD Fees	297,485.47	263,591.64	3,556,082.90	2,635,916.40	3,163,100.00
Total Income	306,973.69	267,383.28	3,630,352.05	2,673,832.80	3,208,600.00
Gross Profit	306,973.69	267,383.28	3,630,352.05	2,673,832.80	3,208,600.00
Expense					
Election Expense	0.00	8,333.33	3,094.00	83,333.30	100,000.00
Litigation					
Legal-DFC Appeal	0.00	4,166.66	0.00	41,666.60	50,000.00
Total Litigation	0.00	4,166.66	0.00	41,666.60	50,000.00
Educate/Public Aware Coordinate					
Community Aware/Public Relation					
Scholarship/Sponsorship	0.00	416.66	0.00	4,166.60	5,000.00
Mach 1 Strategic Communications	0.00	8,166.66	0.00	81,666.60	98,000.00
PAM Units	259.00	1,250.00	777.00	12,500.00	15,000.00
Educational Curriculum Schools	23,276.77	4,166.66	70,138.93	41,666.60	50,000.00
Rainwater Collection Expansion	0.00	62.50	0.00	625.00	750.00
Website Modification	0.00	416.66	0.00	4,166.60	5,000.00
ET Weather Station Network	0.00	208.33	434.20	2,083.30	2,500.00
Communication/Public Awareness	209.24	1,666.66	4,400.08	16,666.60	20,000.00
Conservation Products	0.00	666.66	0.00	6,666.60	8,000.00
Total Community Aware/Public Relation	23,745.01	17,020.79	75,750.21	170,207.90	204,250.00
Total Educate/Public Aware Coordinate	23,745.01	17,020.79	75,750.21	170,207.90	204,250.00
Attorney Fees					
Legislative Consulting	9,000.00	12,500.00	114,000.00	125,000.00	150,000.00
PIA Legal Work	0.00	416.66	4,434.50	4,166.60	5,000.00
General Counsel Work	23,945.93	31,250.00	257,198.66	312,500.00	375,000.00
Legal Work - Additional	0.00	2,500.00	16,476.85	25,000.00	30,000.00
Total Attorney Fees	32,945.93	46,666.66	392,110.01	466,666.60	560,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
October 2023

10:09 AM
11/09/23
Accrual Basis

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
Board Expense					
Meeting/Conference	216.96	833.32	8,180.45	8,333.20	10,000.00
Per Diem	4,000.00	5,250.00	43,250.00	52,500.00	63,000.00
Payroll Tax Liability - Board	308.51	458.33	3,224.51	4,583.30	5,500.00
Board Meeting Expense	331.07	583.33	5,897.29	5,833.30	7,000.00
Total Board Expense	4,856.54	7,124.98	60,552.25	71,249.80	85,500.00
Advertising/Public Notices					
Advertising/Public Notices	401.40	500.00	744.70	5,000.00	6,000.00
Audit Fees	0.00	812.50	9,750.00	8,125.00	9,750.00
Building Expense					
Building Maintenance	525.00	4,166.66	40,029.91	41,666.60	50,000.00
Utilities & Housekeeping	4,037.49	4,333.33	51,605.48	43,333.30	52,000.00
Total Building Expense	4,562.49	8,499.99	91,635.39	84,999.90	102,000.00
Computer Support					
Hosting/Internet/Backup	600.10	2,333.33	6,482.52	23,333.30	28,000.00
Repair & Support	3,252.48	2,166.66	19,232.81	21,666.60	26,000.00
Software	279.84	833.32	8,492.07	8,333.20	10,000.00
Total Computer Support	4,132.42	5,333.31	34,207.40	53,333.10	64,000.00
Engineering					
District Engineer	18,125.00	12,500.00	123,614.25	125,000.00	150,000.00
Engineering Consult Svcs	4,052.55	23,333.33	171,704.29	233,333.30	280,000.00
GMA 14 Planning	11,172.68	6,250.00	19,126.42	62,500.00	75,000.00
Well Permit Database Management	0.00	8,333.33	11,631.21	83,333.30	100,000.00
Total Engineering	33,350.23	50,416.66	326,076.17	504,166.60	605,000.00
Field/Technical Expense					
Field Supplies	0.00	291.66	1,401.93	2,916.60	3,500.00
Vehicle Fuel Expense	609.91	541.66	4,438.19	5,416.60	6,500.00
Vehicle/Mobile/Lab Repair & Maint	145.17	250.00	1,596.96	2,500.00	3,000.00
Vehicle -Capital expense	0.00	3,750.00	42,531.95	37,500.00	45,000.00
Total Field/Technical Expense	755.08	4,833.32	49,969.03	48,333.20	58,000.00
Insurance					
Bonds	54.19	83.33	452.29	833.30	1,000.00
Building & Property Insurance	402.83	416.66	4,275.32	4,166.60	5,000.00
Errors and Omissions	188.00	216.75	1,790.00	2,167.50	2,601.00
Liability	70.42	98.16	806.68	981.60	1,178.00
Vehicle Insurance	428.05	426.25	2,645.60	4,262.50	5,115.00
Total Insurance	1,143.49	1,241.15	9,969.89	12,411.50	14,894.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
October 2023

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
Manager					
Travel/Edu/Training	174.04	666.66	2,803.27	6,666.60	8,000.00
Vehicle Allowance	600.00	600.00	4,830.00	6,000.00	7,200.00
Total Manager	774.04	1,266.66	7,633.27	12,666.60	15,200.00
Memberships Dues /Subscriptions					
Miscellaneous	2,390.00	833.33	10,678.00	8,333.30	10,000.00
Miscellaneous Expense	0.00	416.66	37.49	4,166.60	5,000.00
Total Miscellaneous	0.00	416.66	37.49	4,166.60	5,000.00
Office Expenses					
Equipment Lease - Copier	175.00	188.88	1,314.50	1,322.16	1,700.00
Office Equipment	0.00	708.33	6,268.32	7,083.30	8,500.00
Office Supplies	350.26	541.66	4,476.92	5,416.60	6,500.00
Total Office Expenses	525.26	1,438.87	12,059.74	13,822.06	16,700.00
Payroll Expenses					
Salaries	51,078.19	65,833.33	462,862.83	658,333.30	790,000.00
Payroll Tax Liability	3,729.25	3,875.00	34,522.36	38,750.00	46,500.00
Retirement	3,064.70	3,750.00	27,504.09	37,500.00	45,000.00
Medical/Life	5,813.96	5,833.33	53,389.61	58,333.30	70,000.00
SUI	7.06	208.33	118.94	2,083.30	2,500.00
Workman's Comp	88.59	183.33	1,170.97	1,833.30	2,200.00
Payroll Service Fees	70.00	83.33	804.95	833.30	1,000.00
Total Payroll Expenses	63,851.75	79,766.65	580,373.75	797,666.50	957,200.00
Postage Expense					
Postage Meter & Supplies	0.00	83.33	827.08	833.30	1,000.00
Postage/Shipping/Delivery Ser	0.00	500.00	532.56	5,000.00	6,000.00
Total Postage Expense	0.00	583.33	1,359.64	5,833.30	7,000.00
Printing Programs					
Subsidence Study - Phase III	669.27	750.00	3,801.55	7,500.00	9,000.00
Additional Scientific Programs	17,792.28	12,500.00	81,803.32	125,000.00	150,000.00
Hydrogeological Modeling/Protec	0.00	2,083.33	0.00	20,833.30	25,000.00
USGS Joint Funding Agreement	50.00	83.33	500.00	833.30	1,000.00
USGS - Groundwater Level Data	0.00	1,278.16	11,512.33	12,791.60	15,350.00
USGS - Water Level chg/subside	0.00	4,738.00	42,642.51	47,380.00	56,856.00
Total USGS Joint Funding Agreement	0.00	6,017.16	54,154.84	60,171.60	72,206.00
Total Programs	17,842.28	20,683.82	136,458.16	206,838.20	248,206.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
October 2023

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
Rebate Water Use Fees	0.00	1,250.00	0.00	12,500.00	15,000.00
Travel/Training Staff	96.78	666.66	4,832.62	6,666.60	8,000.00
Depreciation	0.00	4,166.66	0.00	41,666.60	50,000.00
Total Expense	192,041.97	266,771.99	1,811,093.27	2,667,153.26	3,200,700.00
Net Ordinary Income	114,931.72	611.29	1,819,258.78	6,679.54	7,900.00
Net Income	114,931.72	611.29	1,819,258.78	6,679.54	7,900.00

