



**NOTICE OF HEARINGS AND MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LONE STAR GROUNDWATER CONSERVATION DISTRICT  
To be held on Tuesday, December 14, 2021  
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, DECEMBER 14, 2021, 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. Montgomery County MUD #172, for a proposed well to be drilled at 9670 Longstreet Road, Willis, not to exceed 5.52114 mg annually, Public Supply (PWS) and Irrigation use, (Driller of record: TBD);
  - ii. Shea Homes Houston, LLC (future MUD #163), for 2 proposed wells to be drilled at 1,140 ft. W. of Exxon Rd. and 520 feet N. of FM 242, Conroe, and 1,150 ft. W. of Exxon Rd. and 650 feet N. of FM 242, Conroe, not to exceed 275.944326 mg annually, Public Supply (PWS) and Irrigation use, (Lat 30/12/59 Long -95/22/29) and (Lat 30/13/0 Long -95/22/28), (Driller of record: TBD);
  - iii. Landvest 242, LLC, for a proposed operating permit for 1 existing well not permitted with the District at 11026 TX-242, Conroe, not to exceed 0.25 mg annually, Commercial and Irrigation use;
  - iv. MOD FM LLC, for a proposed amendment to OP-13032001, increase of 0.1 mg annually, 26232 FM 2978, Magnolia, Public Supply (PWS) use;
  - v. City of Cut and Shoot, for a proposed amendment to OP03-0077, increase of 40 mg annually, Near Lantern Creek Ct. (Lat. 30/22/33. Long. 95/23/7), City of Cut & Shoot, Public Supply (PWS) use;
  - vi. Enchanted Cove Water System, for a proposed amendment to OP-08072801, well to be drilled at 14319 Shepard Hill Road, Willis, in aggregate with a permitted amount of 7 mg

**DOC# 21-1859  
POSTED  
12/09/2021 01:36PM  
Shelby Curry  
MARK TURNBULL, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS**



- annually, Public Supply (PWS) use, (Driller of record: Johnston Water Well Service and Drilling);
- vii. Crystal Springs Water (White Rock Acres), for a proposed well to be drilled at 11487 White Rock Road, Conroe, not to exceed 15 mg annually, Public Supply (PWS) use, (Driller of record: Johnston Water Wells);
  - viii. DMJM Enterprises LLC, for a proposed amendment to OP-16021501, increase of 0.82 mg annually, 514 Terri Lane, Pinehurst, Public Supply (PWS) use;
  - ix. HMW Special Utility District (Coe Country), for a proposed amendment to OP-06122901, increase of 46.8512 mg annually, 32036 S Wiggins, Magnolia, Public Supply (PWS) use;
  - x. Chateau Woods MUD Water Plant 3, for a proposed well to be drilled at 10264 Sleepy Hollow Rd, Conroe, not to exceed 158 mg annually, Public Supply (PWS) use, (Driller of record; To be determined);
  - xi. Cathedral Lakes Well, for a proposed well to be drilled at 6698 Basilica Bay Drive, Spring, not to exceed 30 mg annually, Irrigation use, (Driller of record: Texas Southern Drilling);
  - xii. Montgomery County MUD #137, for a proposed amendment to OP-14061701, increase of 8.2 mg annually, 8201 Standard Rd., Magnolia, Public Supply (PWS) and Irrigation use
  - xiii. Montgomery County MUD #96, for a proposed amendment to OP-13102401, increase of 20 mg annually, 26041 Sorter Rd, Porter, Public Supply (PWS) and Irrigation use;
  - xiv. East Montgomery County MUD 12, for a proposed amendment to OP-19060701B, increase of 20.0001 mg annually, 1162 feet East and 1427 feet North of the intersection of Kropik Rd and SH 242, (Lat. 30/13/25, Long 95/14/32), New Caney, Public Supply (PWS) use;
  - xv. Dennis Davis, for a proposed amendment to OP-20081801, increase of 0.3 mg annually, 5855 Mt Zion Rd., New Waverly, Public Supply use; and
  - xvi. Montgomery County Mud #56, for a proposed amendment to OP02-0008, increase of 8.9 mg annually, 18299 Cumberland, Porter, Public Supply use.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
- i. Montgomery County MUD #172, for a proposed well to be drilled at 9670 Longstreet Road, Willis, not to exceed 5.52114 mg annually, Public Supply (PWS) and Irrigation use, (Driller of record: TBD);
  - ii. Shea Homes Houston, LLC (future MUD #163), for 2 proposed wells to be drilled at 1,140 ft. W. of Exxon Rd. and 520 feet N. of FM 242, Conroe, and 1,150 ft. W. of Exxon Rd. and 650 feet N. of FM 242, Conroe, not to exceed 275.944326 mg annually, Public Supply (PWS) and Irrigation use, (Lat 30/12/59 Long -95/22/29) and (Lat 30/13/0 Long -95/22/28), (Driller of record: TBD);
  - iii. Landvest 242, LLC, for a proposed operating permit for 1 existing well not permitted with the District at 11026 TX-242, Conroe, not to exceed 0.25 mg annually, Commercial and Irrigation use;
  - iv. MOD FM LLC, for a proposed amendment to OP-13032001, increase of 0.1 mg annually, 26232 FM 2978, Magnolia, Public Supply (PWS) use;
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  - vi. Enchanted Cove Water System, for a proposed amendment to OP-08072801, well to be drilled at 14319 Shepard Hill Road, Willis, in aggregate with a permitted amount of 7 mg annually, Public Supply (PWS) use, (Driller of record: Johnston Water Well Service and Drilling);



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- xv. Dennis Davis, for a proposed amendment to OP-20081801, increase of 0.3 mg annually, 5855 Mt Zion Rd., New Waverly, Public Supply use; and
- xvi. Montgomery County Mud #56, for a proposed amendment to OP02-0008, increase of 8.9 mg annually, 18299 Cumberland, Porter, Public Supply use.

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.



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

**TUESDAY, DECEMBER 14, 2021, 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 (personnel matters—performance review of General Manager); 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) November 9, 2021, Hearing on Permits Minutes
  - b) November 9, 2021, Regular Board of Directors Meeting
7. Committee Reports:
  - A. Budget & Finance Committee – Jim Spigener, 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 November 2021 – Samantha Stried Reiter
    - 3) Discuss, consider and possible action regarding the approval of Resolution



#21-011 adopting Amended FY 2022 Operating and Capital Outlay Budget  
Samantha Stried Reiter

- B. Communications Committee – Harry Hardman, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
  
- C. DFC & Technical Committee – Stuart Traylor, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
  - 2) Discuss, consider, and take action as necessary concerning approval of joint-funding agreement with USGS for the period of 01.01.22 through 12.31.22 – Samantha Stried Reiter
  
- D. Legislative Committee – Harry Hardman, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
  
- E. Rules, Bylaws & Policies Committee – Larry A. Rogers, 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 – Samantha Stried Reiter and/or District’s technical consultant(s).
  
- 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 – Samantha Reiter and/or District’s technical consultant(s).
  - a) Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA 14.
  
- 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. – Samantha Stried Reiter
  
- 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, 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, 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.

*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 December 9, 2021, 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/ Samantha Stried Reiter

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Samantha Stried Reiter, General Manager  
Lone Star Groundwater Conservation District