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

To be held on Tuesday, May 13, 2025
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

DOC# 25-0850
POSTED
05/09/2025 12:07PM
AIRN PREVITI
N. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, MAY 13, 2025, AT 6:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:30 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 for the Operating Permits and/or Exemptions listed in Item 5.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Exemptions:

i. 26535 FM 2978 Road, LLC, for a proposed amendment to OP-13012902B-CHEV, for a proposed well to be drilled at 26535 FM 2978 Rd, Magnolia, not to exceed 700,000 gallons annually, Industrial use, District Aquifer: Chicot/Evangeline (Driller of record: Ballard Water Well); and

ii. Wayne & Sophal Brown (I Land Direct TR), for a proposed new operating permit, OP-25021701-CHEV, for a proposed well to be drilled at 26715 S. Creek Dr., Magnolia, not to exceed 65,700 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Southern Water Well); and

iii. City of Houston Parks and Recreation Department (Lake Houston Wilderness Park), for a proposed amendment to OP-11080501A-CHEV, to add Water Use Type of Irrigation Use, for 1 well located at 22031 Baptist Encampment Rd., New Caney, and allocation increase of 1,900,000 gallons not to exceed 2,000,000 gallons annually, Public Water Supply and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV) use; and

iv. Caney Ridge Holdings LLC, for a proposed new operating permit OP-25042101-JSPR, for a proposed well to be drilled at approximately 7,700 ft NE of the intersection of Rose Road and County Line Road, Willis, (Lat. 30.441389, Long. -95.405278), not to exceed 123,187,500 gallons annually, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR), (Driller of record: To be determined); and

v. Diamond Head Water Supply Corp., for a proposed new operating permit, OP-25042501-CHEV, to register and permit an existing well located at 28717 Waikiki Ln., Montgomery, to be merged following approval with existing HUP061-CHEV in the amount of 22,772,000 gallons, not to exceed a combined allocation of 22,772,000 gallons annually, for wells located at a) 28717 Waikiki Ln., Montgomery, and b) 28717 Waikiki Ln., Montgomery, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV); and

vi. Steven Janssen, for a proposed new operating permit OP-25032001-CHEV, to permit existing well not previously permitted with the District, well located at 31403 FM 2978, Magnolia, not to exceed 300,000 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and

vii. Jade Montgomery (Cozy Woods RV Park), for a proposed new operating permit, OP-25041001-CHEV, to register and permit existing well not previously permitted with the District at 667 Crockett Martin Rd., Conroe, not to exceed 894,250 gallons annually, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV); and

viii. Spring Creek Utility District, for a proposed new operating permit OP-25032601-JSPR, for a proposed well to be drilled at 29475 Ridge Clearing Trail, Spring, not to exceed 120,000,000 gallons annually, Hydrogeological Report submitted with application; Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR), (Driller of record: To be determined); and

ix. Keenan Water Supply Corp. (JSPR), for a proposed amendment to OP02-0009C-JSPR, increase of 95,817,500 gallons not to exceed 106,000,000 gallons annually, for wells located at (a) 20344 Keenan Cut Off Rd, Montgomery, and (b) 19500 Keenan Cut Off Rd, Montgomery, Hydrogeological Report submitted with application, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR), and

x. MSEC Enterprises (Montgomery Trace/Highland Ranch) (JSPR) for a proposed amendment to OP02-0011W-JSPR, well to be drilled at 8100 Cowl Spur Ct., Conroe, not exceed 744,547,650 gallons annually for wells located at (a) purposed well 8100 Cowl Spur Ct., Conroe, (b) 407 Fish Creek Thoroughfare, Montgomery, (c) 1090 Dancing Feather Street., Montgomery, (d) 15600 FM 2854, Montgomery, (e) 20639 FM 2854, Montgomery, (f) 630 Woodforest Blvd., Montgomery, (g) 407 Fish Creek Thoroughfare, Montgomery, (h) 6589 Rolling Oak Dr., Montgomery, (i) 11190 Collier Cemetery Rd., Montgomery, Hydrogeological Report submitted with application, Public Water Supply (PWS) and Commercial use, District Aquifer: Jasper (JSPR), (Driller of record: To be determined); and

xi. MSEC Enterprises (Montgomery Trace/Highland Ranch)(CHEV), for a proposed amendment to OP-07080801B-CHEV, 2 wells to be drilled, at 6589 Rolling Oak Dr., Montgomery, and 630 Woodforest Blvd., Montgomery, not to exceed 543,452,350 gallons annually, for well located at (a) purposed well at 6589 Rolling Oak Dr., Montgomery, (b) purposed well at 630 Woodforest Blvd., Montgomery, (c) 11190 Collier Cemetery Rd, Montgomery, (d) 407 Fish Creek Thoroughfare, Montgomery, (e) 11410 Majestic Drive, Montgomery, (f) 4635 Honea Egypt Rd., Montgomery,(g) 8388 White Oak Loop, Montgomery, (h) 8648 Lake Shore Dr., Montgomery, (i) 4063 Highland Pass, Montgomery, (j) 8388 White Oak Loop, Montgomery, (Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: To be determined), and;

xii. Dorotea Garcia, for a proposed exempt well to be drilled at 27450 Royal Coach Ln, Lot #1375, New Caney, Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Gilbert's Water Well Drilling Co.); and

xiii. Dorotea Garcia, for a proposed exempt well to be drilled at 27458 Royal Coach Ln, Lot #1373, New Caney, Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline. (CHEV), (Driller of record: Gilbert's Water Well Drilling Co.); and

xiv. Esteban Ayala Bertadillo and Ma Remedios Frasco, for a proposed exempt well to be drilled at 25832 Somerset, New Caney, Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline. (CHEV), (Driller of record: Aqua Star LLC.).

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 May 9, 2025, 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 REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, MAY 13, 2025, 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.)

FILED
25-0849
POSTED
05/09/2025 12:07PM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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, §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. April 8, 2025, Public Hearing on Permit and Permit Amendment Applications
   B. April 8, 2025, Regular Meeting of the Board of Directors
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 – Kenneth Earnest, 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 April in 2025 – Sarah Kouba, General Manager.
      3) Review of 1st Quarter, 2025 Investment Report – Sarah Kouba, General Manager

C. External Affairs Committee – Jim Spigener, Chair

1) Brief the Board on the Committee's activities since the last regular board meeting.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular board meeting – Stuart Traylor, Chair

2) Technical Consultants Update - Receive updates from Technical Consultants on ongoing projects and/or applicable information – Sarah Kouba, General Manager, and/or District's technical consultant(s).

3) Groundwater Management Area 14 – update the Board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Sarah Kouba, General Manager, and/or District's technical consultant(s).

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

1) Brief the Board on the Committee's activities since the last regular board meeting

8. 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.
9. Discuss, consider, and take action as necessary concerning joint planning and/or desired future conditions - Sarah Kouba, General Manager
10. 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.
11. New Business.
12. 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 the executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on May 9, 2025, 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