CONFIDENTIAL

Board Meeting

June 10, 2025

LSGCD

DOC# 25-0918
POSTED
05/19/2025 04:11PM
Aallee Hanson
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

LONE STAR GROUNDWATER CONSERVATION NOTICE OF HEARING ON A CONTESTED ENFORCEMENT MATTER

6/10/2025

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

That the Board of Directors of the Lone Star Groundwater Conservation District (LSGCD) will hold a hearing on petitions contesting notice of violations by the below listed parties, on June 10, 2025, at 4:00 p.m., at the District's office located at 655 Conroe Park North Dr., Conroe, TX 77303.

NOTICE is hereby specifically given to:

Montgomery County Municipal Utility District No. 152C, 406 W. Grand Parkway S., Suite 260, Katy, Texas 77494, to appear at the hearing on June 10, 2025, at 4:00 p.m. at the District's office located at 655 Conroe Park North Dr., Conroe, TX 77303, at which Montgomery County Municipal Utility District No. 152C's petition, received on May 6, 2025, contesting the Notice of Violation issued on April 1, 2025, will be heard by the Board of Directors in a contested case hearing. The Notice of Violation issued on April 1, 2025, which Montgomery County Municipal Utility District No. 152C contests, identifies violations of District Rule 2.1(n)(1) pertaining to the withdrawal of groundwater in an amount that exceeds the specific amount authorized for withdrawal in permit number OP-21120801-CHEV. If a continuance of the hearing is sought, Montgomery County Municipal Utility District No. 152C must submit a written request for a continuance to the General Manager to skouba@lonestargcd.org within 7 days of receipt of the notice of hearing.

AT Kingwood, L.P., 3267 Bee Caves Rd., Suite 107-516, Austin, Texas 78746, to appear at the hearing on June 10, 2025, at 4:00 p.m. at the District's office located at 655 Conroe Park North Dr., Conroe, Texas 77303, at which AT Kingwood, L.P.'s petition, received on April 7, 2025, contesting the Notice of Violation issued on April 1, 2025, will be heard by the Board of Directors in a contested case hearing. The Notice of Violation issued on April 1, 2025, which AT Kingwood, L.P. contests, identifies violations of District Rule 8.8(B) pertaining to the failure to remit all water use fees owed in permit number OP-09042701D-CHEV. If a continuance of the hearing is sought, AT Kingwood, L.P. must submit a written request for a continuance to the General Manager to skouba@lonestargcd.org within 7 days of receipt of the notice of hearing.

Jenny Sue's Pet Grooming, 15237 Sablewood Dr., Conroe, Texas 77384, to appear at the hearing on June 10, 2025, at 4:00 p.m. at the District's office located at 655 Conroe Park North Dr., Conroe, TX 77303, at which Jenny Sue's Pet Grooming's petition, received on April 23, 2025, contesting the Notice of Violation issued on April 1, 2025, will be heard by the Board of Directors in a contested case hearing. The Notice of Violation issued on April 1, 2025, which Jenny Sue's Pet Grooming contests, identifies violations of District Rule 11.3 pertaining to the submission of a water production report in permit number OP-24012601B-CHEV. If a continuance of the hearing is sought, Jenny Sue's Pet Grooming must submit a written request for a continuance to the General Manager to skouba@lonestargcd.org within 7 days of receipt of the notice of hearing.

Texas A&M Forest Service, 1328 FM 1488, Conroe, Texas 77384, to appear at the hearing on June 10, 2025, at 4:00 p.m. at the District's office located at 655 Conroe Park North Dr., Conroe, TX 77303, at which Texas A&M Forest Service's petition, received on May 7, 2025, contesting the Notice of Violation issued on April 1, 2025, will be heard by the Board of Directors in a contested case hearing. The Notice of Violation issued on April 1, 2025, which Texas A&M Forest Service contests, identifies violations of District Rule 11.3 pertaining to the submission of a water production report in permit number OP-15022401-CHEV. If a continuance of the hearing is sought, Texas A&M Forest Service must submit a written request for a continuance to the General Manager to skouba@lonestargcd.org within 7 days of receipt of the notice of hearing.

Houston Const Today Inc., 19885 Keenan Cutoff, Montgomery, Texas 77316, to appear at the hearing on June 10, 2025, at 4:00 p.m. at the District's office located at 655 Conroe Park North Dr., Conroe, Texas 77303, at which Houston Const Today Inc's petition, received on May 8, 2025, contesting the Notice of Violation issued on April 1, 2025, will be heard by the Board of Directors in a contested case hearing. The Notice of Violation issued on April 1, 2025, which Houston Const Today Inc contests, identifies violations of District Rule 8.8(B) pertaining to the failure to remit all water use fees owed in permit number OP-08012301A-CHEV. If a continuance of the hearing is sought, Houston Const Today Inc must submit a written request for a continuance to the General Manager to skouba@lonestargcd.org within 7 days of receipt of the notice of hearing.

DOC# 25-1036
POSTED
06/06/2025 01:55PM
Aallee Hanson
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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

To be held on Tuesday, June 10, 2025
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, JUNE 10, 2025, AT 6:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:45 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 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. Holderrieth Road Properties LLC, for a proposed amendment to OP-09042801-CHEV, well to be drilled at 19211 Circle Lake Dr., Pinehurst, not to exceed 500,000 mg annually, for wells located at (a) proposed 19211 Circle Lake Dr., (b) 19201 Circle Lake Dr., Commercial use, District Aquifer: Chicot/Evangline (CHEV), (Driller of record: Scott Drilling Inc.); and

ii. Utilities Investment Co., Inc. (Peach Creek Plantation), for a proposed amendment to OP-07042601E-CHEV, increase of 7,500,000 gallons not to exceed 37,500,000 gallons annually, for well located at 3601 N. Duck Creek Rd., Cleveland, Public Water Supply (PWS) use, District Aquifer Chicot/Evangeline (CHEV), and

iii. Winn Holdings, LLC, for a proposed new operating permit, OP-25052201-CHEV, for a proposed well to be drilled at 5131 FM 1488 Rd., Magnolia, not to exceed 43,680 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Busselman Water Wells, LLC); and

iv. Nerro Supply, LLC (White Oak Valley), for proposed amendment to OP-20031901A-CHEV, for a proposed well to be drilled at 14113 Leafy Ln., Conroe, not to exceed 1,463,037 gallons annually, to be merged following approval with existing HUP159A-CHEV in the amount of 17,257,400 gallons, not to exceed a combined allocation of 18,720,437 gallons annually for wells located at (a) proposed 14113 Leafy Ln., Conroe, and (b) 3246 FM 3083, Conroe, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Bussell and Sons, LLC); and

v. Bayou Land Conservancy, for a proposed new operating permit, OP-25052701-CHEV, for a proposed well to be drilled at 355 Sentinel Oaks, Pinehurst, not to exceed 100,000 annually, Commercial and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well); and

vi. Montgomery County MUD #125, for proposed amendment to OP-22082501B-JSPR, for an increase of 209,651,765 gallons, not to exceed 210,240,000 gallons annually, and to re-equip well at Approx. 0.5 miles NW of Krazy K Ranch Rd. & FM 149 Intersection, Magnolia, Lat 30/15/54 Long -95/42/45, Hydrogeological Report submitted with application, Public Water Supply (PWS), District Aquifer: Jasper (JSPR)

vii. Jose Rangel & Abilene Orozco, for a proposed exempt well to be drilled at 25869 Somerset, New Caney, Single Family Residential Use, Requesting spacing exemption from District Rule 3.2 District Aquifer: Chicot/Evangeline. (CHEV). (Driller of Record: Zavala Drilling Company); and

viii. Isaias Belsai Palacios Lopez & Rosa Maria Garcia Romero, for a proposed exempt well to be drilled at 27089 Spanish Oaks Dr, 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

ix. Andres & Juana Zuniga, for a proposed exempt well to be drilled at 19172 Suffolk Dr, New Caney, Single Family Residential Use, Requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Self); and

x. Dorotea Garcia, for a proposed exempt well to be drilled at 27470 Royal Coach Ln, Lot #1371, 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.).

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 June 6, 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

DOC# 25-1037
POSTED
06/06/2025 01:55PM
Aallee Hanson
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, JUNE 10, 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.)

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 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 30, 2025, Special Meeting of the Board of Directors
   B. May 13, 2025, Public Hearing on Permit and Permit Amendment Applications
   C. May 13, 2025, Regular Meeting of the Board of Directors
   D. May 28, 2025, Special 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 May in 2025 – 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. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment A to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for failure to submit 2024 production report and/or penalties associated with untimely submissions.

9. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment B to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for failure to submit payment for 2025 Water Use Fees and/or penalties associated with untimely submissions.

10. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment C to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for overproduction of permitted allocation during the 2024 calendar year and/or penalties associated with untimely submissions.

11. Discussion and possible action to issue a show cause order directing the following permittees, well owners and/or drillers, designated representatives, or responsible parties as listed in Attachment D to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for violations issued in 2025 and/or penalties associated with non-compliance of District Rules.

12. 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.

13. 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.

14. New Business.

15. Adjourn.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Attachment A

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2024 production report and/or penalties associated with untimely submissions.

1.) **10FSS 13425** (OP-24101001-JSPR)
2.) **11443 Highway, LP** (OP-21050501B-CHEV)
3.) **A & L McConnell Enterprises Inc. (Paradise Pool & Spa)** (OP-12031902-CHEV)
4.) **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
5.) **Ancestral Supplements HQ** (OP-22020701-JSPR)
6.) **Binder Science, LLC** (OP-15012301-CHEV)
7.) **BR Myers Holdings, LLC** (OP-21090701-CHEV)
8.) **Brenda Borrayo** (OP-10032401-CHEV)
9.) **Carlos Ruiz** (OP-09122301C-CHEV)
10.) **Cheesemakers, Inc.** (OP-06071001B-CHEV)
11.) **Chuck Cauthorn** (OP-08102202-CHEV)
12.) **City of Houston** (HUP1300001A-CHEV)
13.) **Clean Energy Texas LNG** (OP-12092601C-JSPR)
14.) **Crown Oaks Property Owners Association** (OP-08032701A-CHEV)
15.) **David Valdos Mendoza** (OP-22041801-CHEV)
16.) **Denbury Onshore, LLC (Central Treating)** (HUP324A-CHEV)
17.) **Denbury Onshore, LLC (Compressor Station)** (HUP325A-CHEV/OP-17101901B-CHEV)
18.) **Denbury Onshore, LLC (FM 1314)** (OP-07062103D-CHEV)
19.) **Dennis Davis** (OP-20081801B-JSPR)
20.) **Diversified Equipment** (OP-11042701-CHEV)
21.) **Empire Canopy Sign & Construction** (OP-22072701-CHEV)
22.) **Five JAB** (OP-09081901-CHEV)
23.) **Flor Fuentes** (OP-14051902-CHEV)
24.) **G & S Concrete (Fernando Garza)** (OP-16111001-CHEV)
25.) **Jamatt Ventures, LLC** (OP-16062101-CHEV)
26.) **Jason Bill** (OP-05042901C-CHEV)
27.) **Jenny Sue's Pet Grooming** (OP-24012601B-CHEV)
28.) **Jo Mark 1 Ltd.** (OP-08121201B-CHEV)
29.) **Johnston - Matejek Dev. LLC** (OP-10102601A-CHEV)
30.) **KV Seagrove Apartments LLC** (OP-11122101C-CHEV)
31.) **Lake Creek Ranch Ltd** (HUPAG1500003B-CHEV)
32.) **Loving Care Personal Care Home & Services** (OP-22102001-CHEV)
33.) **M & M Coastal Real Estate LP** (OP-08060901B-JSPR)
34.) **McCants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
35.) **MHC Lake Conroe West RV, LLC** (HUP080B-JSPR/OP-05110402B-JSPR)
36.) **MJ Dixon** (OP-08092901A-CHEV)
37.) **MMM & G Property Investments, LLC** (OP-15012302B-CHEV)
38.) **Naushaba Arif (Montessori Villa)** (OP-05110201A-CHEV)
39.) **Paradise Cove Water System** (HUP162-JSPR/OP-10050301B-JSPR)
40.) **QRV Conroe, LLC** (HUP053C-CHEV)
41.) **RAMARSR, Inc. (Alliance Concrete Ready Mix & Material, Inc.)** (OP-23081001-CHEV)
42.) **Rayford Medical Park (America's Family Dental)** (OP-09021703-CHEV)
43.) **Rayford RV LLC** (OP-04050701A-CHEV)

44.) **Resco Electric Ltd** (OP-14040901A-CHEV)
45.) **Roman Forest Consolidated MUD** (HUP189-CHEV/OP-11120102-CHEV)
46.) **Ross Forword** (OP-23060201-CHEV)
47.) **RS Investments, LLC (Maximum Athletics)** (OP-16011402B-CHEV)
48.) **Sohail Syed** (OP-21050701-CHEV)
49.) **SP Utility Co., Inc** (Cypresswood Subdivision) (OP-21100601-CHEV)
50.) **SS Magnolia FM Road, LLC** (OP-06012001B-CHEV)
51.) **Stephen Shahmoradi** (OP-09073001-CHEV) ***(paid 6/3/25, but wants to appear at show cause)***
52.) **Texas Water Utilities, L.P. (Moore Landing)** (OP-23011901A-CHEV)
53.) **Texcon Ready Mix** (OP-18090902A-CHEV)
54.) **The Dominion at Woodlands** (OP03-0022B-CHEV)
55.) **Tom Weir dba DNB Enterprises Inc.** (OP-23071101-CHEV)
56.) **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)
57.) **Waste Management Renewable Energy** (OP-24022002-CHEV)
58.) **Carolyn Beal** (OP-12090601A-CHEV)
59.) **Ray & Debra Morris (Peach Creek Plantation Wedding Hall)** (OP-09100902A-CHEV)
60.) **Terry Foyt** (OP-10091601-CHEV)

Attachment B

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2025 Water Use Fees and/or penalties associated with untimely submissions.

Water Use Fee, Late Fee, & Notice of Violation Outstanding (37):

1.) **AGAP Spring Sawdust LLC** (OP-05100601B-CHEV)
2.) **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
3.) **Andrew Robinson** (OP-13091801-CHEV)
4.) **Angel Texaco** (OP-08102701D-CHEV)
5.) **Binder Science, LLC** (OP-15012301-CHEV)
6.) **Bridgewood Farms** (HUP033-CHEV)
7.) **Bridgewood Farms** (OP-09050501B-CHEV)
8.) **Chuck Cauthorn** (OP-08102202-CHEV)
9.) **Crown Ranch Development LTD** (OP-08063001B-CHEV)
10.) **David Valdos Mendoza** (OP-22041801-CHEV)
11.) **E.F. Early's Bar B Que** (HUP066-JSPR)
12.) **E.F. Early's Bar B Que** (OP-21082401-JSPR)
13.) **George Turek** (OP-09100601E-CHEV)
14.) **Houston Const Today Inc** (OP-08012301A-CHEV)
15.) **Huda Food Mart LLC dba Sunshine Food Mart #1** (OP-08120501B-CHEV)
16.) **HWY 105 Asset LLC** (OP-23092701-CHEV)
17.) **Jason Bill** (OP-05042901C-CHEV)
18.) **Jim (Wanda) Fox** (OP-07120501A-CHEV)
19.) **KCG Property Management** (OP-04011201D-CHEV)
20.) **Lake Conroe Forest HOA** (OP-11081001-CHEV)
21.) **Lazy Lane MHC, LLC** (OP-14012201A-CHEV)
22.) **Loving Care Personal Care Home & Services** (OP-22102001-CHEV)
23.) **McCants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
24.) **MJ Dixon** (OP-08092901A-CHEV)
25.) **Pine Knob Estate Water Inc. (Rayford Park)** (OP-14090501D-CHEV)
26.) **Project 1488 West Partners, LLC** (OP-07121705B-CHEV)
27.) **Raymond Koehne (The Shirt Off My Back)** (OP-09090901A-CHEV)
28.) **REBTX Properties** (OP-14050701C-CHEV)
29.) **Santosh Enukonda (Lessee Bed Bath and Biscuit)** (OP-06080801C-CHEV)
30.) **Snappy Mart** (HUP198-CHEV)
31.) **Snappy Mart** (OP-15032501B-CHEV)
32.) **Sprint Montgomery County Landfill LP** (OP-16072502B-CHEV)
33.) **SS Magnolia FM Road, LLC** (OP-06012001B-CHEV)
34.) **TMT Holdings, LLC** (OP-21052802-CHEV)
35.) **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)
36.) **VNR Brock, Inc. (The Pallet Guys Lessee)** (HUP238A-CHEV)
37.) **VNR Brock, Inc. (The Pallet Guys Lessee)** (OP-07061801A-CHEV)

Water Use Fee & Notic of Violation Outstanding (1):

38.) **Dollar General Fostoria Rd, (Store #14823)** (OP-13102902B-CHEV)

Late Fee & Notice of Violation Outstanding (2):

39.) **Big Diamond (FM 1097)** (OP-13012402B-JSPR)
40.) **Remberto and Carol Sanchez** (OP-07031401A-JSPR)

Notice of Violation Outstanding (12):

41.) **13480 Willis Storage, LLC** (OP-08022001A-JSPR)
42.) **13480 Willis Storage, LLC (13556 Calvay)** (OP-08032401B-JSPR)
43.) **Alice Flores** (OP-05070101C-CHEV)
44.) **At Kingwood , L.P.** (OP-09042701D-CHEV)
45.) **Brenda Borrayo** (OP-10032401-CHEV)
46.) **China Springs Holdings LP (Pinedale MHP)** (OP-23091901-CHEV)
47.) **Church of God – 7th Day The Way** (OP-15062401C-JSPR)
48.) **Del Lago Estate** (HUP060-JSPR)
49.) **Fatima Group Inc** (OP-09030501B-CHEV)
50.) **First Assembly of God** (OP-06012601C-CHEV)
51.) **RBA Investments, LLC (Dollar General)** (OP-16052301-CHEV)
52.) **Carlos Ruiz** (OP-09122301C-CHEV)

Late Fee Outstanding (No NOV Issued) (5):

53.) **City of Houston** (HUP1300001A-CHEV)
54.) **Inkjet, Inc.** (OP-11102401-CHEV)
55.) **Jacob's Reserve HOA** (OP-11091301B-CHEV)
56.) **Waste Management Renewable Energy** (OP-24022002-CHEV)
57.) **WMC Steel, LLC** (OP-19072404B-CHEV)

Attachment C

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for overproduction of 2024 annual allocation and/or penalties associated with untimely submissions.

1.) **Ameritex Pipe & Products LLC** (OP-15062501A-CHEV)
2.) **Aqua Texas, Inc. (Walnut Springs)** (HUP022A-CHEV/OP-23121801-CHEV)
3.) **Aqua Texas, Inc. (West Lane)** (OP-13032101D-CHEV)
4.) **Aqua Texas, Inc. (Woodlands Pkwy)** (OP-13082601D-CHEV)
5.) **Bethyl Lab** (OP-04120201B-JSPR)
6.) **BFS Real Estate LLC** (OP-22110901-CHEV)
7.) **City of Willis** (HUP045A-JSPR/OP-07062501B-JSPR)
8.) **City of Willis - AWS Well (6 & 7)** (AWS-12070601D-CAT)
9.) **CSWR-Texas Utility Operating Company, LLC (Deerwood)** (OP-09022601G - CHEV)
10.) **CWE Utilities LLC** (HUP057A-CHEV/OP03-0015C-CHEV)
11.) **Dollar General Store #19411** (OP-18052401A-JSPR)
12.) **E.F. Early's Bar B Que** (HUP066-JSPR/OP-21082401-JSPR)
13.) **Montgomery County MUD #152C** (OP-21120801-CHEV)
14.) **T&W Water Services (Deer Pines) dba Blue Topaz Utilities** (OP-19031901B-CHEV/JSPR)
15.) **T&W Water Services (Office) dba Blue Topaz Utilities** (OP-08090401A-CHEV)
16.) **Wisteria Asset LLC** (OP-20082001-CHEV)

Attachment D

Well owner and/or driller, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for violations issued in 2025 and/or penalties associated with non-compliance of District rules.

Well Driller

1.) **Tim Franks Water Well Service** (2024100902)

Property/Well Owner

1.) **Cristino Trujilla & Yanaleth Baez** (2024100902)

DOC# 25-0980
POSTED
05/29/2025 03:47PM
Hannah Hubbard
I. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

LONE STAR GROUNDWATER CONSERVATION DISTRICT
NOTICE OF HEARINGS
6/10/2025

NOTICE IS HEREBY GIVEN to all interested persons within Montgomery County, Texas:
That the Board of Directors of the Lone Star Groundwater Conservation District (LSGCD) will hold hearings on applications for Operating Permits (OP) by the below listed parties, on June 10, 2025 at 6:00 p.m., at the District's office located at 655 Conroe Park North Dr., Conroe, TX 77303.

NOTICE is hereby specifically given to:

1. Holderrieth Road Properties LLC, for a proposed amendment to OP-09042801-CHEV, well to be drilled at 19211 Circle Lake Dr., Pinehurst, not to exceed 500,000 gallons annually, for wells located at (a) proposed 19211 Circle Lake Dr., (b) 19201 Circle Lake Dr., Commercial use, District Aquifer: Chicot/Evangline (CHEV), (Driller of record: Scott Drilling Inc.); and

2. Utilities Investment Co., Inc. (Peach Creek Plantation), for a proposed amendment to OP-07042601E-CHEV, increase of 7,500,000 gallons not to exceed 37,500,000 gallons annually, for well located at 3601 N. Duck Creek Rd., Cleveland, Public Water Supply (PWS) use, District Aquifer Chicot/Evangeline (CHEV), and

3. Winn Holdings, LLC, for a proposed new operating permit, OP-25052201-CHEV, for a proposed well to be drilled at 5131 FM 1488 Rd., Magnolia, not to exceed 43,680 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Busselman Water Wells, LLC); and

4. Nerro Supply, LLC (White Oak Valley), for proposed amendment to OP-20031901A-CHEV, for a proposed well to be drilled at 14113 Leafy Ln., Conroe, not to exceed 1,463,037 gallons annually, to be merged following approval with existing HUP159A-CHEV in the amount of 17,257,400 gallons, not to exceed a combined allocation of 18,720,437 gallons annually for wells located at (a) proposed 14113 Leafy Ln., Conroe, and (b) 3246 FM 3083, Conroe, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Bussell and Sons, LLC); and

5. Bayou Land Conservancy, for a proposed new operating permit, OP-25052701-CHEV, for a proposed well to be drilled at 355 Sentinel Oaks, Pinehurst, not to exceed 100,000 gallons annually, Commercial and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well); and

6. Montgomery County MUD #125, for proposed amendment to OP-22082501B-JSPR, for an increase of 209,651,765 gallons, not to exceed 210,240,000 gallons annually, and to re-equip well at Approx. 0.5 miles NW of Krazy K Ranch Rd. & FM 149 Intersection, Magnolia, Lat 30/15/54 Long -95/42/45, Hydrogeological Report submitted with application, Public Water Supply (PWS), District Aquifer: Jasper (JSPR); and

7. Jose Rangel & Abilene Orozco, for a proposed exempt well to be drilled at 25869 Somerset, New Caney, Single Family Residential Use, Requesting spacing exemption from District Rule 3.2 District Aquifer: Chicot/Evangeline. (CHEV). (Driller of Record: Zavala Drilling Company); and

8. Isaias Belsai Palacios Lopez & Rosa Maria Garcia Romero, for a proposed exempt well to be drilled at 27089 Spanish Oaks Dr, 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

9. Andres & Juana Zuniga, for a proposed exempt well to be drilled at 19172 Suffolk Dr, New Caney, Single Family Residential Use, Requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Self); and

10. Dorotea Garcia, for a proposed exempt well to be drilled at 27470 Royal Coach Ln, Lot #1371, 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.).

If granted, the permits requested in the applications above would authorize the permit holder to drill and/or withdraw groundwater from a water well according to the terms and conditions set forth in the permit. If you would like to contest an application for a permit, you must comply with District Rule 12.5 and either appear at the hearing or submit a written Request for Contested Case Hearing that complies with District Rule 12.5 and that must be received by the District prior to the date

of the hearing. A person who submits a written Request for Contested Case Hearing who is unable to appear at the hearing on the date and time set forth above must also timely file a motion for continuance with LSGCD demonstrating good cause for the inability to appear. For additional information about a particular permit application or the permitting process, or to obtain a Request for Contested Case Hearing form, please contact the LSGCD at 655 Conroe Park North Dr., Conroe, Texas 77303, or call (936) 494-3436. Blind persons who wish to have this notice read to them may call (936) 494-3436.

END OF AD

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

Holderrieth Road Properties LLC

Attn: G Schmitzberger
19211 Circle Lake Dr.
Pinehurst, TX 77362

Permit No. OP-09042801A-CHEV

Amend Operating Permit

Date of Hearing:	6/10/2025
Request (MG):	None Requested
GM Recommendation (MG):	None Requested
Water use:	Commercial
Location:	19211 Circle Lake Dr., Pinehurst
Well Registration:	2025052107
Depth (ft):	400.0
Diameter (in):	5.0

Information

1. **Amend permit** - add well to aggregate system in the Chicot/Evangeline. Permit Term: commencing June 10, 2025, 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 to increase allocation at this time.

5. Applicant currently has an OP-09042801-CHEV in the amount of 500,000 gallons. Amount available pending approval of this application equals 500,000 gallons, affecting wells located at purposed well (a) 19211 Circle Lake Dr., Pinehurst and (b) 19201 Circle Lake Dr., Pinehurst.

6. Applicant's reported pumpage for 2025 equals 417,300 gallons.

7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill 1 new Chicot/Evangeline well which serves a steel distributor. District staff has reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the registration and construction of 1 Chicot/Evangeline well.

Holderrieth Road Properties OP-09042801A-CHEV

19211 Circle Lake Dr., Conroe

Utilities Investment Co., Inc. (Peach Creek Plantation)

Attn: Shannon Marsh
P.O. Box 279
New Waverly, TX 77358

Permit No. OP-07042601F-CHEV

Amend Operating Permit

Date of Hearing:	6/10/2025
Request:	7,500,000 gallons
GM Recommendation:	7,500,000 gallons
Water use:	Public Water Supply (PWS)
Location:	3601 N. Duck Creek Rd., Cleveland
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing June 10, 2025 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 7,500,000 gallons.
5. Applicant currently has OP-07042601F-CHEV in the amount of 30,000,000 gallons. Amount available pending approval of this application equals 37,500,000 gallons, affecting well located at 3601 N. Duck Creek Rd. Cleveland.
6. Applicant's reported pumpage for 2025 equals 7,071,500 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant serves a developing subdivision with 255 current residential connections. Applicant projects supporting 45 new residential connections in 2025. Applicant estimates the current phase build out of 300 residential connections. District staff have reviewed the information submitted by applicant. Staff recommends to the General manage that she recommend the Board approve that which is requested.

Winn Holdings, LLC

Attn: Kass A. Copelin
5131 FM 1488 Rd
Magnolia, TX 77354

Permit No. OP-25052201-CHEV

Operating Permit

Date of Hearing:	6/10/2025
Request:	43,680 gallons
GM Recommendation:	43,680 gallons
Water use:	Commercial
Location:	5131 FM 1488 Rd, Magnolia
Well Registration:	2025052202
Depth (ft):	320.0
Diameter (in):	4.0

Recommendation

1. New permit - Issue a new permit with an allocation and authorization to drill one new well in the Chicot/Evangeline (CHEV) aquifer Permit Terms: commencing June 10, 2025 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 43,680 gallons for 2025 and annually thereafter.

5. Applicant will provide water for a small office.

6. **District Staff Technical Review and Recommendation:** Applicant states they will utilize the requested allocation to provide water for a small office with 5-7 people and a florist for 312 days a year annually. District staff has reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the registration and construction of one Chicot/Evangeline (CHEV) well and the requested annual allocation of 43,680 gallons for the Chicot/Evangeline (CHEV) aquifer.

Winn Holdings LLC
5131 FM 1488 Rd
OP-25052201-CHEV
Well Reg 2025052202

Nerro Supply, LLC (White Oak Valley)

Attn: Charles (Chuck) Peterson
8118 Fry Road Ste. 1003
Cypress, TX 77433

Permit No. OP-20031901B-CHEV

Amend Operating Permit

Date of Hearing:	6/10/2025
Request (MG):	None Requested
GM Recommendation (MG):	None Requested
Water use:	Public Water Supply (PWS)
Location:	14113 Leafy Ln., Conroe
Well Registration:	2025030701
Depth (ft):	700.0
Diameter (in):	6.0

Information

1. **Amend permit** - add well to aggregate system in the Chicot/Evangeline aquifer. Applicant requested and was approved for emergency approval to drill proposed well. Permit Term: commencing June 10, 2025 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 HUP159A-CHEV in the amount of 17,257,400 gallons and OP-20031901A-CHEV in the amount of 1,463,037 gallons. Amount available pending approval of this application equals 18,720,437 gallons, affecting 2 wells located at 14113 Leafy Ln., Conroe, and 3246 FM 3083, Conroe.
5. **District Staff Technical Review and Recommendation:** Applicant is requesting to register 1 Chicot/Evangeline well that was previously approved to drill by way of emergency permit approval. Applicant has 250 single family connections and does not currently predict any additional connections in the future. District staff has reviewed the information supplied and recommends to the General Manager that she recommend the board approve the registration of 1 Chicot/Evangeline well.

Nerro Supply, LLC - 2025030701 - 14113 Leafy Ln., Conroe

May 27, 2025

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Halff Associates, Inc.
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Bayou Land Conservancy

Attn: Jill Boullion
8801 Gosling Rd
Spring, TX 77381

Permit No. OP-25052701-CHEV

Operating Permit

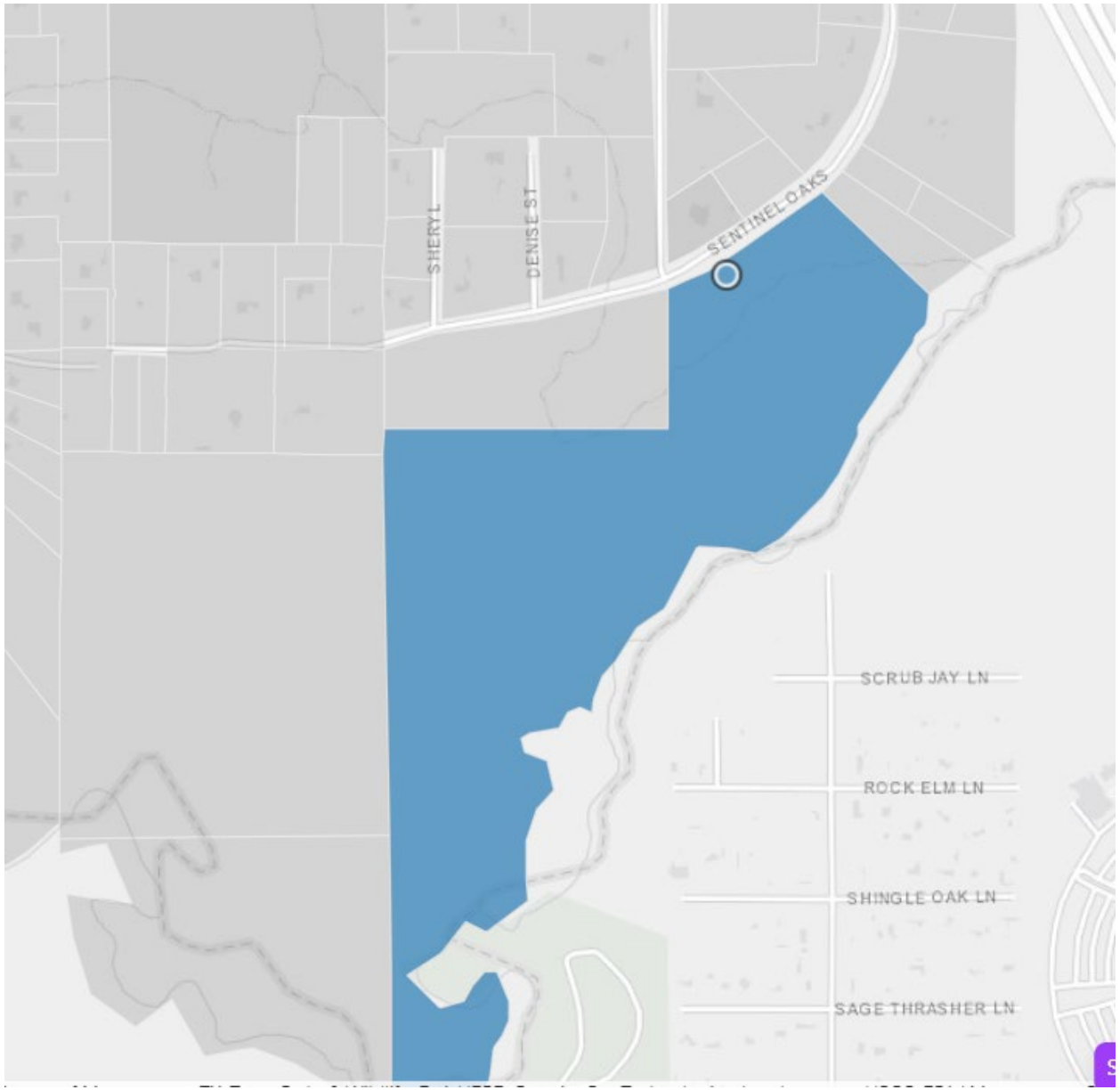
Date of Hearing:	6/10/2025
Request:	100,000 gallons
GM Recommendation:	100,000 gallons
Water use:	Commercial and Irrigation
Location:	355 Sentinel Oaks, Pinehurst
Well Registration:	2025052702
Depth (ft):	220.0
Diameter (in):	4.0

Information

1. New permit - Issue a new permit with an allocation and authorization to drill one new well in the Chicot/Evangeline (CHEV) Aquifer. Permit Terms: commencing June 10, 2025 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 an outdoor event center.
5. Applicant requests 100,000 gallons for 2025 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant states they will utilize the requested allocation to provided water for a primitive outdoor event center. Applicant will hold classes with 20 to 50 people for 2 hours a day. District staff has reviewed the information supplied and recommend to the General Manager that she recommend the Board approve that which was requested.

Bayou Land Conservancy OP-25052701-CHEV

355 Sentinet Oaks, Pinhurst



Montgomery County MUD #125

Attn: Andrew Laycock
1330 Post Oak Blvd. Ste. 2650
Houston, TX 77056

Permit No. OP-22082501B-JSPR

Amend Operating Permit

Date of Hearing:	6/10/2025
Request:	209,651,765 gallons
GM Recommendation:	209,651,765 gallons
Water use:	Public Water Supply (PWS)
Location:	Approx. 0.5 miles NW of Krazy K Ranch Rd. & FM 149 Intersection.
Well Registration:	2022082502
Depth (ft):	1284.0
Diameter (in):	14.0

Information

1. **Amend permit** - increase allocation and re-equip 1 Jasper Well: max gpm. Permit Terms: commencing June 10, 2025 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 209,651,765 gallons.
5. Applicant currently has OP-22082501A-JSPR in the amount of 588,235 gallons. Amount available pending approval of this application equals 210,240,000 gallons, affecting 1 well located at approx. 0.5 miles NW of Krazy K Ranch Rd. & FM 149 Intersection.
6. Applicant's reported pumpage for 2025 equals 0 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 is requesting an increase in allocation and authorization to increase the max gpm's for 1 Jasper well, to sustain a developing MUD. Applicant currently serves 0 single family connections with a projected total build out of 1,600 single family connections. District staff has reviewed the information supplied by the applicant.

Moco MUD #125 - 2022082502 - Approx. 0.5mi. NW of Krazy K Ranch Rd. & FM 149 Int., Magnolia

May 27, 2025

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Halff Associates, Inc.
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Advanced Groundwater Solutions, LLC

Memorandum

TO: Ms. Sarah Kouba and Ms. Samantha Branham

Lone Star Groundwater Conservation District

FROM: Mr. Christopher Drabek, P.G. and Mr. Jordan Vega

SUBJECT: Montgomery County MUD 125 Well 1 Pumping Rate Increase and Jasper Aquifer Allocation Increase Hydrogeological Report Review

DATE: May 29, 2025

Executive Summary

AGS concludes that the modeling parameters and results are reasonable and that the submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

Introduction

On behalf of the Lone Star Groundwater Conservation District (LSGCD), Advanced Groundwater Solutions, LLC (AGS) has reviewed the Hydrogeological Report prepared by R.W. Harden & Associates, Inc. (RWH&A) dated November 8, 2024 in support of an application to amend an operating permit for Montgomery County Municipal Utility District 125 (MCMUD 125) Well 1 by increasing the current maximum allowable pumping rate of 870 gallons per minute (gpm) to 960 gpm and the Jasper Aquifer total annual production allocation from 588,235 gallons (1.8 acre-feet) to 210,240,000 gallons (645 acre-feet).

AGS has evaluated the modeling approach, assumptions, and results discussed presented in the Hydrogeological Report.

Montgomery County MUD 125 Well 1

MCMUD 125 Well 1 screens sands of the Jasper Aquifer and currently has a maximum instantaneous pumping rate of 870 gpm. Table 2 from the RWH&A Hydrogeological Report shows the screened interval of MCMUD 125 Well 1 (LSGCD Well ID: 2022082502) at about 958 to 1,104 feet below ground surface (bgs). However, upon review of the State of Texas Well Report (Tracking #657899), the reported screen interval is between 958 to 1,274 ft bgs.

Impact Analysis

RWH&A used an analytical groundwater model utilizing the Theis non-equilibrium equation to estimate projected pumping impacts of the proposed pumping rate and allocation increases. MCMUD 125 Well 1 was simulated at a pumping rate of 960 gpm for the 24-hour and maximum

production scenario. AGS verified that pumping at the proposed rate of 960 gpm would reach the maximum annual allocation of 210,240,000 gallons in 152.1 days.

Aquifer Parameters

RWH&A used a transmissivity value based on well testing data from MCMUD 125 of about 6,403 feet squared per day (ft^2/day) or 47,900 gallons per day per foot (gpd/ft), and a storativity value of 0.00029. The 2012 Houston Area Groundwater Model (HAGM) includes a transmissivity value of 5,124 ft^2/day (38,328 gpd/ft) (HAGM Cell: 1033104) and a storativity value of 0.000295 at the Well 1 location in the Jasper Aquifer (Layer 4) model grid cell. RWH&A identified a HAGM transmissivity of 38,357 gpd/ft, which is slightly different from the value obtained by AGS. The transmissivity value based on the 36-hour pumping test used by RWH&A in the Hydrogeological Report simulations is reasonable for a properly constructed and thoroughly developed well completed in the Jasper Aquifer in this area.

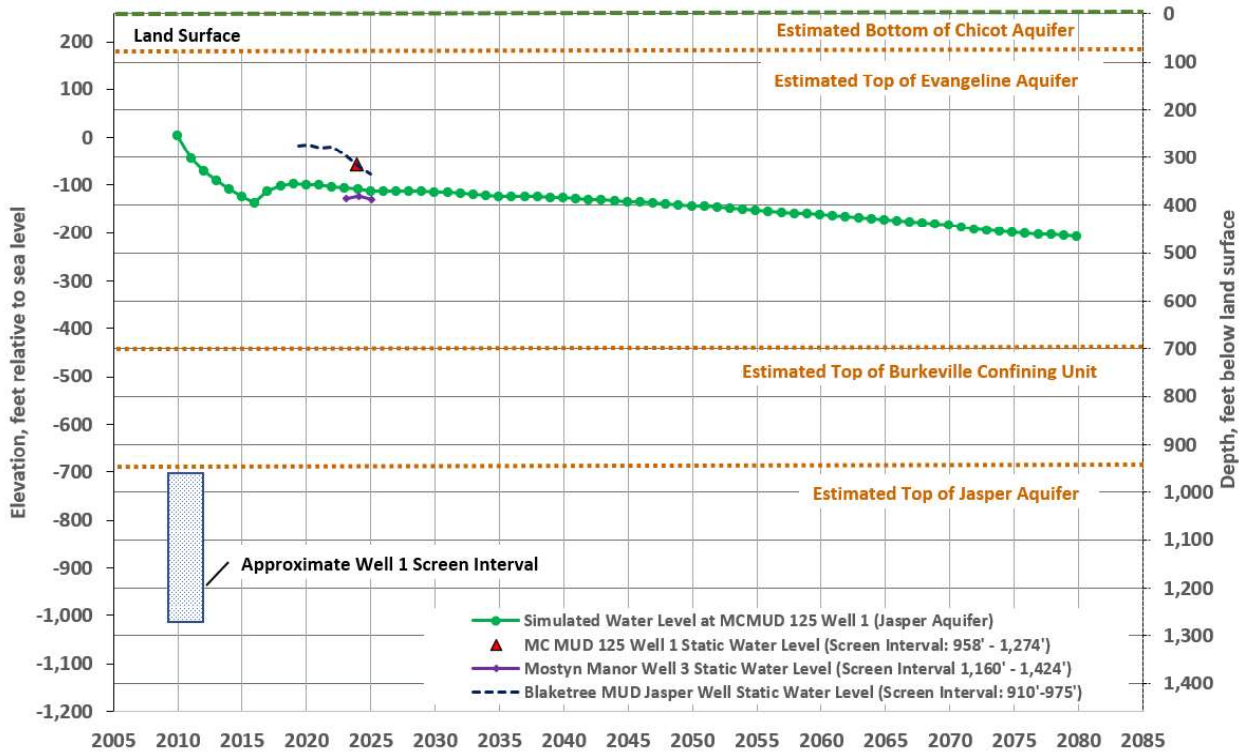
Simulation Verification

AGS utilized the Theis drawdown solution within the AquiferWin32 software program, developed by Environmental Simulations, Inc. to verify the proposed well and water system well impact analysis provided in the RWH&A Hydrogeological Report. AGS utilized the aquifer parameters outlined in the November 2024 Hydrogeological Report (Transmissivity of 47,900 gpd/ft, and storativity of 0.00029) and was able to verify the drawdown estimates presented by RWH&A.

Simulations using the HAGM transmissivity value of 38,328 gpd/ft would result in slightly greater drawdown than that shown in the Hydrogeological Report.

Estimated Long-term Impacts at Montgomery County MUD 125 Well 1 Based on the GMA 14 2021 DFC Run

As a way of evaluating potential long-term estimated water level decline near the proposed well, AGS plotted the simulated water level decline at the existing well location based on results from the 2021 Groundwater Management Area (GMA) 14 Desired Future Conditions (DFC) water level estimates for the Jasper Aquifer. The detailed assumptions for the DFC simulation can be found in the GMA 14 Explanatory Report (GMA 14 and Oliver, 2022) and documentation of the TWDB MAG run can be found in GAM Run 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14 (Wade, 2022). The simulated water level shown on Figure 1 is from the TWDB approved DFC run for the model grid cell containing the well and associated proposed allocation increase. The DFC run includes simulated pumping estimates in GMA 14 used by the TWDB to estimate the Modeled Available Groundwater (MAG). The MCMUD 125 allocation of 210,240,000 gallons is not included in the approved DFC run. This figure is included to provide perspective regarding simulated and actual water levels and available drawdown in the vicinity of the proposed wells and should not be considered as a statement or projection of Desired Future Conditions for LSGCD or GMA 14.



Simulated Water Level Change near Montgomery County MUD 125 Well 1 based on GAM Run 21-019 MAG.

The graph illustrates the relationship between the land surface, estimated static water levels through time, approximate well screened interval, and estimates of the extent of the Jasper Aquifer in the general vicinity of MCMUD 125 Well 1. Simulated drawdown at MCMUD 125 Well 1 will generally decrease with time based on GAM Run 21-019 MAG.

A static water level of 315.89 feet bgs was measured at MCMUD 125 Well 1 when it was constructed in December 2023. Additionally, the United States Geological Survey (USGS) measured water levels at the Blaketree MUD well. The Blaketree MUD well is located approximately 5 miles northwest of the MCMUD 125 Well 1 and screens the Jasper Aquifer from 910 to 975 ft bgs. Historical water level measurements by the USGS from 2019 to 2025 are shown on Figure 1. Mostyn Manor Well 3 is located approximately 3-miles south of MCMUD 125 Well 1 and screens the Jasper Aquifer in the interval of about 1,160 to 1,424 feet bgs. The USGS measured a static water level of about 387.5 on January 31, 2025 in Mostyn Manor Well 3.

Conclusions

The modeling approach, assumptions, and results discussed in the MCMUD 125 Well 1 well pumping rate and allocation increase Hydrogeological Report are reasonable. The submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

References

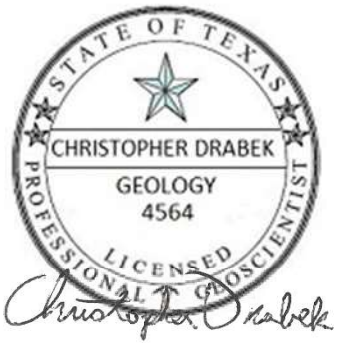
Groundwater Conservation Districts in Groundwater Management Area 14 (GMA 14), and Oliver, W., 2022, INTERA Inc., 2022, Desired Future Conditions Explanatory Report (Groundwater Management Area 14), March 2022, 98+ p.

Kasmarek, M.C., 2012, Hydrogeology and simulation of groundwater flow and land-surface subsidence in the northern part of the Gulf Coast aquifer system, Texas, 1891–2009 (ver. 1.1, December 2013): U.S. Geological Survey Scientific Investigations Report 2012–5154, 55 p.

Wade, S., 2022, GAM RUN 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14, 30 p.

United States Geological Survey, 2025, Groundwater Levels for Texas, https://nwis.waterdata.usgs.gov/tx/nwis/gwlevels

Geoscientist's Seal:



The seal appearing on this document was authorized by Christopher Drabek, P.G. 4564 on 5/29/2025.
Advanced Groundwater Solutions, LLC (TBPG Firm Registration No. 50639)

Jose Rangel & Abilene Orozco

11454 Spottswood Dr.
Houston, TX 77016

Exempt Well Registration
2025051501

Exempt Well Registration

Date of Hearing:	6/10/2025
Water Use:	Exempt - Single Family Residence
Location:	25869 Somerset, New Caney
Well Registration:	2025051501
Depth (ft):	200.0
Diameter (in):	4.0

Information

1. **New Exempt Well Registration** - Issue an exempt well registration approval, pending approval of spacing exception by the Board of Directors.

2. No written opposition was received regarding the proposed permit.

3. The permit application is administratively complete.

4. Applicant will provide water for a single family residence.

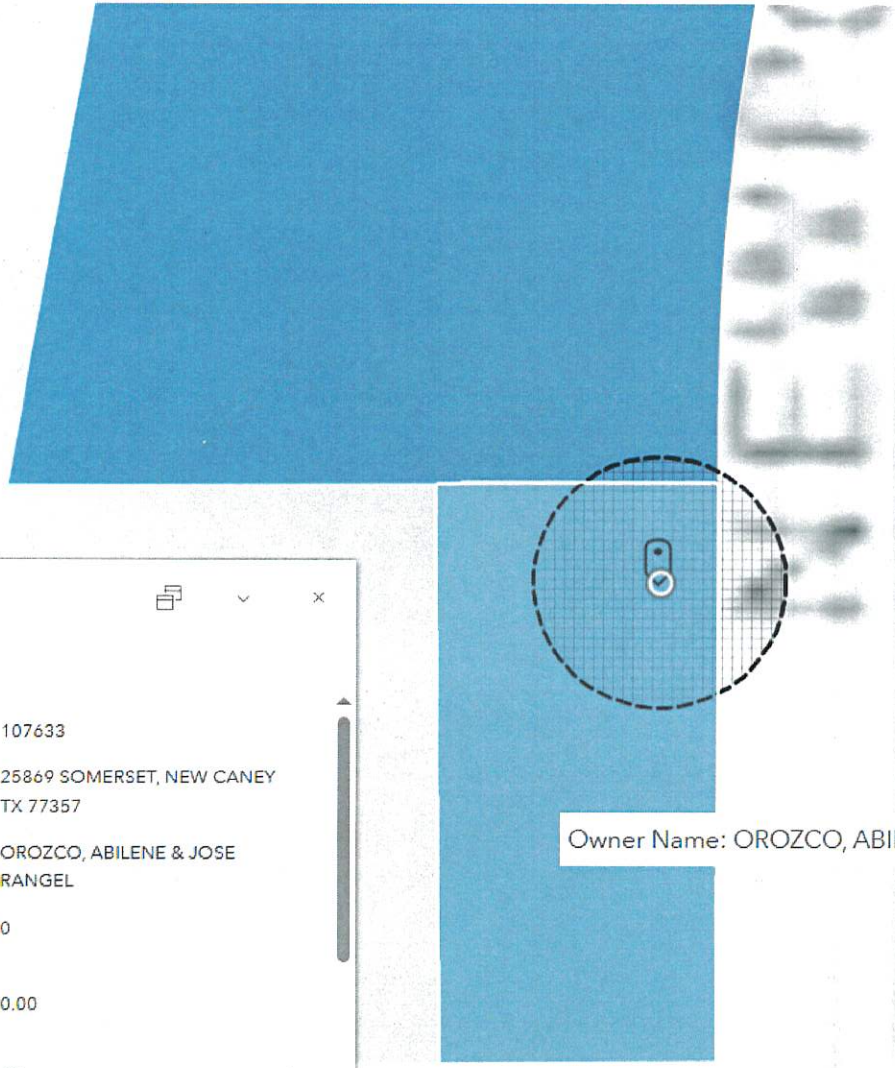
5. **A Supplemental Applicaion** is required due to requesting exception as stated in District Rule 3.4: "All new wells may not be drilled within 50 feet of the nearest adjacent property line." District staff have reviewed the submitted Exempt well supplemental application request for exception to well spacing and found to meet the requirements as detailed in the Supplemental Application.

6. Applicant's well will be an exempt well which does not require a meter. As an exempt well, applicant's well will not be equipped to produce more than 25,000 gallons a day or 9,125,000 gallons on an annualized basis.

7. **District Staff Technical Review and Recommendation:** Applicant will utilize the proposed exempt well to serve solely one single family residence. Applicant is requesting an exception to well spacing Rule 3.2 and has attempted to contact two adjacent property owners for a waiver to District Spacing Rule 3.2. Applicant was able to provide one signed waiver but was unable to receive a signed waiver from the second adjacent property owner. Applicant included required documentation along with proof of the attempt to contact the responsible party by mail. District staff has reviewed the information supplied by the applicant and recommended to the General Manager that she recommends the Board approve the exception to well spacing Rule 3.2, and the registration and construction of the proposed Exempt Chicot/Evangeline aquifer well.

Records: Filtering **2** of **328,086**

30.165792,-95.142681



Tax Parcel 107633

Zoom to

Parcel ID Number (PIN)	107633
Physical Address of Property	25869 SOMERSET, NEW CANEY TX 77357
Owner Name	OROZCO, ABILENE & JOSE RANGEL
Primary Improvement Construction Year	0
Primary Improvement Usable SqFt	0.00
Block	16
Lot	32
Tract	
Neighborhood Code	41070.0

City of Houston, HPB, County of Montgomery, TX, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Montgomery County Appraisal District

Powered by Esri

Isaias Belsai Palacios Lopez & Rosa Maria Garcia Romero

27089 Spanish Oaks Dr.
New Caney, TX 77357

Exempt Well Registration
2025051901

Exempt Well Registration

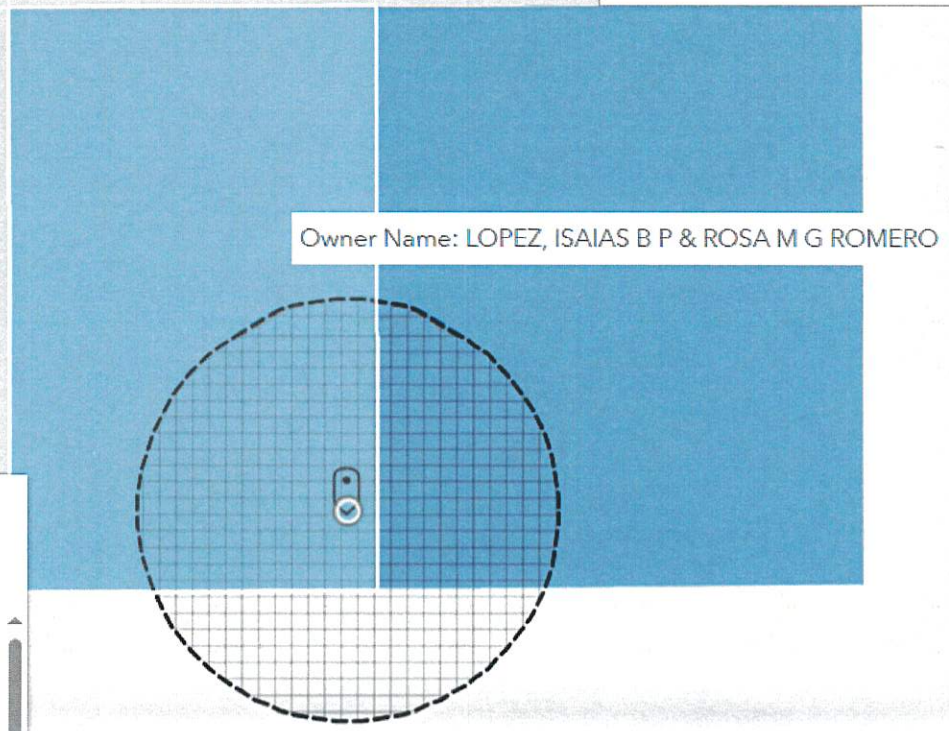
Date of Hearing:	6/10/2025
Water Use:	Exempt - Single Family Residence
Location:	27089 Spanish Oaks Dr, New Caney
Well Registration:	2025051901
Depth (ft):	180.0
Diameter (in):	2.0

Information

1. **New Exempt Well Registration** - Issue an exempt well registration approval, pending approval of spacing exception by the Board of Directors.
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant will provide water for a single family residence.
5. **A Supplemental Applicaion** is required due to requesting exception as stated in District Rule 3.4: "All new wells may not be drilled within 50 feet of the nearest adjacent property line." District staff have reviewed the submitted Exempt well supplemental application request for exception to well spacing and found to meet the requirements as detailed in the Supplemental Application.
6. Applicant's well will be an exempt well which does not require a meter. As an exempt well, applicant's well will not be equipped to produce more than 25,000 gallons a day or 9,125,000 gallons on an annualized basis.
7. **District Staff Technical Review and Recommendation:** Applicant will utilize the proposed exempt well to serve solely one single family residence. Applicant is requesting an exception to well spacing Rule 3.2 and has attempted to contact one adjacent property owner for a waiver to District Spacing Rule 3.2. Applicant was unable to provide the signed waiver from the adjacent property owner. Applicant included required documentation along with proof of the attempt to contact the responsible party by mail. District staff has reviewed the information supplied by the applicant and recommended to the General Manager that she recommends the Board approve the exception to well spacing Rule 3.2, and the registration and construction of the proposed Exempt Chicot/Evangeline aquifer well.

Records: Filtering **2** of **328,086**

30.157236,-95.147180



Tax Parcel 137237

Zoom to

Parcel ID Number (PIN)	137237
Physical Address of Property	27089 SPANISH OAKS DR, NEW CANEY TX 77357
Owner Name	LOPEZ, ISAIAS B P & ROSA M G ROMERO
Primary Improvement Construction Year	0
Primary Improvement Usable SqFt	0.00
Block	
Lot	1063
Tract	
Neighborhood Code	41130.0

City of Houston, HPB, County of Montgomery, TX, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Montgomery County Appraisal District

Powered by Esri

Andres & Juana Zuniga

19172 Suffolk Dr.
New Caney, TX 77357

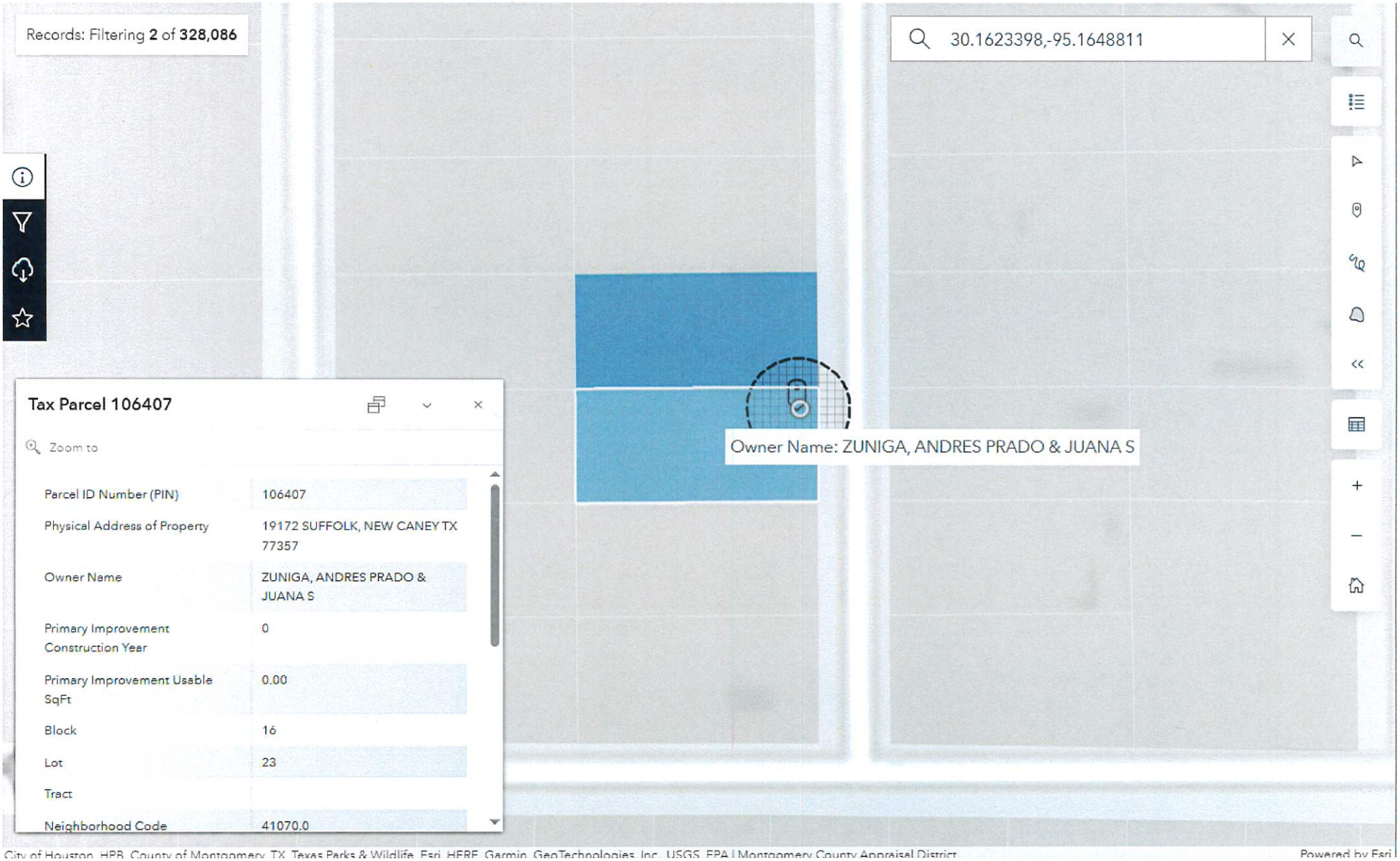
Exempt Well Registration
2025051503

Exempt Well Registration

Date of Hearing:	6/10/2025
Water Use:	Exempt - Single Family Residence
Location:	19172 Suffolk Dr, New Caney
Well Registration:	2025051503
Depth (ft):	200.0
Diameter (in):	2.0

Information

1. **New Exempt Well Registration** - Issue an exempt well registration approval, pending approval of spacing exception by the Board of Directors.
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant will provide water for a single family residence.
5. **A Supplemental Applicaion** is required due to requesting exception as stated in District Rule 3.4: "All new wells may not be drilled within 50 feet of the nearest adjacent property line." District staff have reviewed the submitted Exempt well supplemental application request for exception to well spacing and found to meet the requirements as detailed in the Supplemental Application.
6. Applicant's well will be an exempt well which does not require a meter. As an exempt well, applicant's well will not be equipped to produce more than 25,000 gallons a day or 9,125,000 gallons on an annualized basis.
7. **District Staff Technical Review and Recommendation:** Applicant will utilize the proposed exempt well to serve solely one single family residence. Applicant is requesting an exception to well spacing Rule 3.2 and has attempted to contact two adjacent property owners for a waiver to District Spacing Rule 3.2. Applicant was unable to obtain signed waivers from either adjacent property owner. Applicant included required documentation along with proof of the attempt to contact the responsible parties by mail. District staff has reviewed the information supplied by the applicant and recommended to the General Manager that she recommends the Board approve the exception to well spacing Rule 3.2, and the registration and construction of the proposed Exempt Chicot/Evangeline aquifer well.


Records: Filtering 2 of 328,086
30.1623398,-95.1648811
Owner Name: ZUNIGA, ANDRES PRADO & JUANA S
Tax Parcel 106407
Zoom to
Parcel ID Number (PIN) 106407
Physical Address of Property 19172 SUFFOLK, NEW CANEY TX 77357
Owner Name ZUNIGA, ANDRES PRADO & JUANA S
Primary Improvement Construction Year 0
Primary Improvement Usable SqFt 0.00
Block 16
Lot 23
Tract
Neighborhood Code 41070.0
City of Houston, HPB, County of Montgomery, TX, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc, USGS, EPA | Montgomery County Appraisal District
Powered by Esri

Dorotea Garcia

27470 Royal Coach Ln, Lot #1371
New Caney, TX 77357

Exempt Well Registration
2025051902

Exempt Well Registration

Date of Hearing:	6/10/2025
Water Use:	Exempt - Single Family Residence
Location:	27470 Royal Coach Ln., Lot #1371, New Caney
Well Registration:	2025051902
Depth (ft):	180.0
Diameter (in):	2.0

Information

1. **New Exempt Well Registration** - Issue an exempt well registration approval, pending approval of spacing exception by the Board of Directors.
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant will provide water for a single family residence.
5. **A Supplemental Applicaion** is required due to requesting exception as stated in District Rule 3.4: "All new wells may not be drilled within 50 feet of the nearest adjacent property line." District staff have reviewed the submitted Exempt well supplemental application request for exception to well spacing and found to meet the requirements as detailed in the Supplemental Application.
6. Applicant's well will be an exempt well which does not require a meter. As an exempt well, applicant's well will not be equipped to produce more than 25,000 gallons a day or 9,125,000 gallons on an annualized basis.
7. **District Staff Technical Review and Recommendation:** Applicant will utilize the proposed exempt well to serve solely one single family residence. Applicant is requesting an exception to well spacing Rule 3.2 and has attempted to contact one adjacent property owner for a waiver to District Spacing Rule 3.2. Applicant was unable to obtain signed waiver from adjacent property owner. Applicant included required documentation along with proof of the attempt to contact the responsible party by mail. District staff has reviewed the information supplied by the applicant and recommended to the General Manager that she recommends the Board approve the exception to well spacing Rule 3.2, and the registration and construction of the proposed Exempt Chicot/Evangeline aquifer well.

Dorotea Garcia – Exempt Well Registration #2025051902

Outlook

FW: A BIG Thank You!!!

From Sarah Kouba <skouba@lonestargcd.org>
Date Wed 5/28/2025 2:42 PM
To Britny Anderson <banderson@lonestargcd.org>
Cc Tiffany White <twhite@lonestargcd.org>

Britny,

Please include the note from Mr. Hosford in public comment for June to share with the full Board.

Sarah Kouba
General Manager

Lone Star Groundwater Conservation District
655 Conroe Park North Drive
Conroe, Texas 77303
Phone 936.494.3436
Fax 936.494.3438
www.lonestargcd.org

From: jim.hosford.tx@gmail.com <jim.hosford.tx@gmail.com>
Sent: Wednesday, May 28, 2025 2:37 PM
To: Sarah Kouba <skouba@lonestargcd.org>; Samantha Branham <sbranham@lonestargcd.org>; Iris Mendoza <imendoza@lonestargcd.org>
Cc: 'Dale Embry' <dembry@weisingerinc.com>
Subject: RE: A BIG Thank You!!!

Sarah, thank you for your note.

You absolutely have my permission to distribute my note of thanks to your Board of Directors.

I'll reach out to schedule a visit soon.

Jim

From: Sarah Kouba <skouba@lonestargcd.org>
Sent: Wednesday, May 28, 2025 9:03 AM
To: jim.hosford.tx@gmail.com; Samantha Branham <sbranham@lonestargcd.org>; Iris Mendoza <imendoza@lonestargcd.org>

Cc: 'Dale Embry' <dembry@weisingerinc.com>
Subject: RE: A BIG Thank You!!!

Mr. Hosford,

Thank you so much for taking the time to send such a heartfelt note, and compliment to the incredible team we have serving Montgomery County here at the Lone Star District. Your words mean a great deal, and I can confidently say we will all collectively be praying for your dad and your family through this difficult time.

With your permission, I will accept this email as public comment to distribute to the Board of Directors during our June meeting. I'm sure they would appreciate such a touching review as well.

Please feel free to visit our office at any time for a tour and to meet the full team. We would love to have you.

Thank you,

Sarah Kouba
General Manager

Lone Star Groundwater Conservation District
655 Conroe Park North Drive
Conroe, Texas 77303
Phone 936.494.3436
Fax 936.494.3438
www.lonestargcd.org

From: jim.hosford.tx@gmail.com <jim.hosford.tx@gmail.com>
Sent: Tuesday, May 27, 2025 4:09 PM
To: Sarah Kouba <skouba@lonestargcd.org>; Samantha Branham <sbranham@lonestargcd.org>; Iris Mendoza <imendoza@lonestargcd.org>
Cc: 'Dale Embry' <dembry@weisingerinc.com>
Subject: A BIG Thank You!!!
Importance: High

Sarah, Samantha and Iris,

Ladies, it is with profound sincerity that I want to express my appreciation for the care and "out of this world" effort and support for processing the replacement well application and permit for the well at my father's (Patrick Hosford) home at 26402 McDonald Road.

While I thought Dale was the miracle worker in making this happen, she quickly corrected me and told me where the real credit was due – that being to the initiative and efforts put forth by Iris and the entire team's willingness to make this permit approval process a priority.

As I know you are aware, we were going to have to move my father (who is in “in-home” hospice care) to a care facility if this process was going to follow a normal timeline. Having to do so would have been very difficult on him and the caregiving staff, and as you can imagine would have been a nightmare trying to work with insurance and a suitable hospice facility for what would have been a 30 – 45 day move out of his home.

I know God works miracles and I truly believe he has worked one here – touching your hearts such that you found a way to make this happen so quickly. As I am writing this, the well crew is on site at my father’s house and preparing to drill the new well – starting tomorrow.

I know this may seem “out there”, but once things get back to normal at his house, I (along with my wife and Dale) would love to meet all of you out for lunch somewhere so I can meet in person and say thanks again. If this is something that you will be able to do, please let me know and we can try and set a day/time to do so.

Thank you again – ALL OF YOU!

Sincerely,

Jim

Jim Hosford
jim.hosford.tx@gmail.com
281-939-3144

From: sanathan chandra <moonoperationsllc@gmail.com>
Sent: Tuesday, June 3, 2025 1:37 PM
To: Permitting <Permitting@lonestargcd.org>
Subject: Re: 14160 Horseshoe Bend Conroe TX 77384

Thank you Samantha for all the information you have provided. Appreciate all of your help.

I would like to make my case to the board during their July board meeting to see what the board has to say to address this situation, Can you kindly advise the date and time for the board meeting in July and advise if you are able to include in the my request to review this well in the agenda for the up coming board meeting in July.

Details for the board consideration. Based on all the information provided.

1) The driller and the land owner never applied for a permit with GCD prior to drilling the well in 2020. Drilling without a permit is illegal per the state code Chapter 36 section 39.119.

2) The GCD has approved the registration of well as existing well for application that was filed March 14th of 2023,

a) Violation of drilling the well without permit in Year 2020 after GCD was established and rules in place as as per Chapter 36 section 39.119 of state code..

b) No evidence of the exact date of drilling the well provided by drilling company or land owner. To establish which District rules Sept 2020 or December 2015 GCD rules apply.

c) Operating the well for almost 3 years without a permit until existing well application for registration was filed March 14th 2023. In my opinion this should have been treated as new well since it was a new well drilled illegally without permit.

d) Violation of Space requirements per spacing rules that GCD refers to in Rules 6.2 of District rules Amended 12/08/2015 for any well drilled after 2015(assuming well was drill prior to September 2020 when new rules were adopted) , Rule 6.2 of district refers to WATER WELL DRILLERS AND WATER WELL PUMP INSTALLERS Title 16, part 4 Chapter 76.100 which is minimum 50 feet from the neighboring property.

3) Upon inspection by GCD inspector on 06/09/2023 its observed that the well is located 10 feet from the property

Line.

4) Situation worsened for the neighboring property(my property at 14180 Horseshoe Bend) with the approval of the well as PWS during transfer of ownership.

Would appreciate if you can confirm the date and time the board meeting is in July and confirm if my request for the board to review this well can be included in the agenda.

Thank you

Best Regards

Sanathan Chandra

Manager, Moon Re Ops LLC.

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

April 30, 2025

MINUTES OF SPECIAL MEETING

PUBLIC MEETING COMBINED WITH GROUNDWATER MANAGEMENT AREA 14 JOINT PLANNING COMMITTEE MEETING

The Board of Directors of the Lone Star Groundwater Conservation District ("District") attended a public meeting in conjunction with the Groundwater Management Area 14 Joint Planning Committee Meeting, at Lone Star GCD – James B. "Jim" Wesley Board Room 655 Conroe Park North Drive Conroe, Texas 77303

The Joint Planning Meeting was called to order at 10:12 AM.

RECOGNIZE AND ESTABLISH QUORUM OF LONE STAR GROUNDWATER CONSERVATION DISTRICT BOARD OF DIRECTORS PRESENT:

Directors Present:
Janice Thigpen
John Wertz

RECEIVE INFORMATION FROM, PROVIDE INFORMATION TO, ASK QUESTIONS OF, AND/OR RECEIVE QUESTIONS FROM THE GROUNDWATER MANAGEMENT AREA 14 JOINT PLANNING COMMITTEE. (GMA 14 Agenda included as Attachment "A".):

ADJOURN:

The meeting was adjourned at 11:29 AM.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF JUNE 2025.

_____
Janice Thigpen, Board Secretary

DOC# 25-0693
POSTED
04/15/2025 08:33AM
Hannah Hubbard
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

GROUNDWATER MANAGEMENT AREA 14
JOINT PLANNING COMMITTEE MEETING

NOTICE OF OPEN MEETING

As required by Section 36.108(e), Texas Water Code, a meeting of the **Groundwater Management Area 14 Joint Planning Committee**, comprised of representatives from the following groundwater conservation districts located wholly or partially within Groundwater Management Area 14: Bluebonnet GCD, Brazoria County GCD, Lone Star GCD, Lower Trinity GCD, and Southeast Texas GCD, will be held on **Wednesday April 30, 2025 beginning at 10:00 A.M. at the offices of the Lone Star Groundwater Conservation District, located at 655 Conroe Park North, Conroe, TX 77303.**

The items of business to be considered and transacted during the meeting are as follows:

1. Call to order;
2. Confirmation of receipt of posted notices;
3. Welcome and introductions;
4. Public comment;
5. Discussion and possible action to approve minutes of the March 26, 2025 Joint Planning Meeting;
6. Update from Texas Water Development Board (TWDB) and discussion of any related items of interest to GMA 14;
7. Discussion and possible action regarding DFC management priorities/approaches including review of current DFCs/MAG via the updated GMA 14 GAM;
8. Discussion and consideration of "hydrological conditions, including for each aquifer in the management area the total estimated recoverable storage as provided by the executive administrator, and the average annual recharge, inflows, and discharge" (as required by Texas Water Code 36.108 (d)(3));
9. Discussion and consideration of "other environmental impacts, including impacts on spring flow and other interactions between groundwater and surface water" (as required by Texas Water Code 36.108 (d)(4));
10. Discussion and possible action regarding the DFCs and the path forward for GMA 14 to accomplish statutory mandates for Round 4 Joint Planning;
11. Discussion and possible action regarding next meeting date, location, and agenda items; and,
12. Meeting Adjourned;

Comments concerning any aspect of this meeting should be directed to Mr. John Martin of the Southeast Texas Groundwater Conservation District, P.O. Box 1407, Jasper, TX 75951; jmartin@setgcd.org, or (409) 383-1577.

Come to hand and posted on a Bulletin Board in the Courthouse, _____ County, Texas, on this, the _____day of April, 2025.

_____ Deputy Clerk

_____
John Martin, Chairman
GMA 14 Planning Group

_____ County, Texas

This meeting is also available for viewing via livestream at: https://bit.ly/LoneStarGCDlive

These public meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting please contact the Southeast Texas Groundwater Conservation District, (409) 383- 1577, at least three working days prior to the meeting, so that appropriate arrangements can be made.

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

MAY 13, 2025

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 May 13, 2025.

1. CALL TO ORDER:

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

2. ROLL CALL:

Roll call for participating members of the Board of Directors, to wit:

Jim Spigener
Jon Paul Bouché
Janice Thigpen
Kenneth Earnest
Jonathan Prykryl
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Britny Anderson	Education & Outreach Coordinator
Iris Mendoza	Administrative Assistant
Stacey Reese	District Counsel
James Beach	District Technical Consultant (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
and members of the public	

Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".

3. PRAYER AND PLEDGES OF ALLEGIANCE:

Vice-President Bouché led the prayer. Director John Wertz lead the United States and Texas pledges.

4. PUBLIC COMMENTS:

No comments were received.

5. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE FOLLOWING OPERATING PERMITS and/or EXEMPTIONS:

Ms. Kouba provided an overview of 14 applications listed. Applications numbered 1-7 included applications that have been reviewed by District Staff and are considered administratively complete. No hydrogeological reports were required for those applications, and they comply with the District's Spacing Rules. Ms. Kouba has reviewed the applications, and she recommended that the Board grant those which are requested for applications 1 -7.

Ms. Kouba provided an overview of application number 1 – 26535 FM 2978 Road, LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 2 – Wayne & Sophal Brown (I Land Direct TR). Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 3 – City of Houston Parks and Recreation Department (Lake Houston Wilderness Park). Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 4 – Caney Ridge Holdings LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 5 – Diamond Head Water Supply Corp.. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 6 – Steven Janssen. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 7– Jade Montgomery (Cozy Woods RV Park). Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

President Spigener called for a motion to approve. Vice President Bouché moved to approve that which is requested for applications 1 - 7. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 8 – Spring Creek Utility District. Due to a required hydrogeological report, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 9 – Keenan Water Supply Co. Due to a required hydrogeological report, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 10 –MSEC Enterprises (Montgomery Trace/Highland Ranch). Due to a required hydrogeological report, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 11 –MSEC Enterprises (Montgomery Trace/Highland Ranch). Due to a required hydrogeological report, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 12 – Dorotea Garcia. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 13 – Dorotea Garcia. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 14 – Esteban Ayala Bertadillo & Ma Remedios Frasco. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Treasurer Earnest moved to approve that which is requested for application numbered 8-14. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Vice President Bouché moved to adjourn the May 13th, 2025, Public Hearing on Permit Applications and Treasurer Earnest seconded the motion. The meeting was adjourned at 6:10 p.m.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF JUNE 2025.

_____

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
MAY 13, 2025
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 May 13, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:10 p.m.

2. ROLL CALL:

Roll call for participating members of the Board of Directors, to wit:

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Kenneth Earnest
Jonathan Prykryl
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Britny Anderson	Education & Outreach Coordinator
Iris Mendoza	Administrative Assistant
Stacey Reese	District Counsel (Virtual)
James Beach	District Technical Consultant (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
and members of the public	

Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".

3. PUBLIC COMMENTS:

We received one public comment from Mr. Bussell regarding the amount of water that drillers are typically pumping and provided materials.

For **Item 4** and **Item 5**, Executive session will be moved to after the General Manager's Report to be respective of the public's time.

6. APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes for approval on the agenda. Without further discussion, Treasurer Earnest moved to accept the minutes presented, and Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed to approve the meeting minutes as presented:

- April 8, 2025, Public Hearing on Permit and Permit Amendment Applications
- April 8, 2025, Regular Meeting of the Board of Directors

7: COMMITTEE REPORTS:

A. Executive Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
President Spigener reported the Executive Committee met April 15th to discuss personnel matters.

B. Budget & Finance Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
Treasurer Earnest reported that the Budget Committee met April 16th to discuss possible increase in staff, the district database, technical consultant expenses and related budget amendments that will be brought to the Board for approval in June.

2) Review of unaudited financials for the month of March 2025
Ms. Kouba presented the financial review for April 2025.

3) Review of 1st Quarter, 2025 Investment Report
Ms. Kouba reported on the corrected 1st Quarter Investment Report numbers from the April board meeting.

C. External Affairs Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
President Spigener reported that he attended Brandon Creighton's Governor for a Day on April 11th. The External Affairs Committee met on April 15th and continue to meet monthly to discuss improving external communications for the District. President Spigener also attended the Greater East Montgomery County Chamber Luncheon with Mrs. Tiffany White and Mrs. Britny Anderson on May 7th. Additionally, Ms. Kouba and President Spigener met with Mayor Duke Coon and Pro-Tem Mayor Harry Hardman on May 8th to discuss joint planning for Groundwater Management Area 14 and to encourage City of Conroe's participation.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
Director Wertz reported that the DFC Committee continues to meet weekly. He stated that the District is still awaiting approval of the submitted management plan update. A response is expected in roughly 30 days but it could take longer. The District is also still awaiting the approved model update from the Texas Water Development Board (TWDB). The GMA 14 model update has been posted for public comment by TWDB until June 25, 2025.The District is also still waiting for a finalized report from Texas A&M University for the additional higher-pressure testing on cores in the low Jasper. The Districts consultants are working through the draft data to date and having meetings with the Texas A&M team to get this report wrapped up to release to the public. The conclusions have already been reported publicly, and the data has already been rolled into the model update. There is discussion about options for managing the GPS Stations in Montgomery County that belong to the District, and the best practices with regard to analyzing the data. Previously the District worked with Harris Galveston Subsidence District (HGSD) and University of Houston to analyze the data but now the District is exploring a more direct approach in connection to the Districts commitment to studying and understanding subsidence. The District is looking into options with Texas A&M. Ms. Kouba added that HGSD announced they will be releasing a study regarding flooding in Spring Creek this summer. To her understanding, there has been a delay in releasing any findings from that study. In response, prior to Ms. Kouba's onboarding with the District, LSGCD began doing our own study on flooding in Spring Creek. Ms. Kouba will be working with the DFC committee to figure out a timeline on the District's study for release.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.

Mr. James Beach communicated that the technical consultants are trying to gather information from the initially prepared Region H water plan and are working with Freese and Nichols to try and get some more granularity strategy for the Catahoula aquifer for Montgomery County and North Harris County groundwater use. HGSD should be releasing their modeling files mid-to-late this year. The consultants are also preparing for the next GMA 14 meeting regarding subsidence and other factors. The technical consultants looked at the 2022 state water plan, specifically the socioeconomic analysis from the Region H area, the cost of not providing water to Region H is an immense value. One of the issues that comes up often in the socioeconomic analysis is the impact to water levels dropping in wells. The technical consultants want to make sure that the Board and GMA 14 understand the impact, if surface water strategies are not immediately available. Montgomery County could potentially be looking at having to grow on groundwater and the Districts consultants are trying to put an assessment together for a better understanding for joint planning moving forward.

3) Groundwater Management Area 14 Update – update the Board on the Issues related to joint planning activities and development of desired future conditions in GMA 14.

Ms. Kouba updated the Board regarding Groundwater Management Area 14 (GMA 14) updates. GMA 14 moved forward with factors 3 and 4 during the April meeting. The May meeting will be held at the Conroe office, May 28th at 10AM. Factors 5 and 6 (impacts on subsidence and socioeconomic impacts) will be discussed. For the June meeting, that will also be held at the Conroe office, June 25th at 10AM. For that meeting, factors 7 and 8 (private property rights and feasibility of achieving the DFC) will be on the agenda. It was confirmed during the April GMA 14 meeting that a panel of lawyers will discuss private property rights to help voting members be as informed as possible. The Districts legal consultant, Stacey Reese, has agreed to moderate that panel. The District highly encourages participation and appreciates the lawyers who have been willing to offer their time and expertise.

E. Rules, Bylaws & Policies Committee

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

President Spigener reported that the Rules Committee has not met and is still working towards rule revisions. Ms. Kouba stated the District is still working through enforcements for late or missing water use fees for 2025 allocations as well as late, missing or incomplete production reports (meter reading reporting) for 2024 and violations found throughout this process. While we are working internally towards rule revisions, we are focused on insuring permit holders and drillers are compliant with current rules.

8. GENERAL MANAGER'S REPORT:

Ms. Kouba gave an update regarding District priorities including, as mentioned, continued preparation for GMA 14 joint planning cycle, staying apprised of the IPP for the Region H State Plan draft submitted by Region H to the public and their public hearings, the model update the District has completed and submitted to TWDB for GMA 14, the subsidence study core analyzation, the Management Plan Update submission, enforcements for late or missing water use fees for 2025, and/or missing or incomplete production reports from 2024. She reports the District is keeping themselves informed on the current legislative session in Austin and staying in front of all potential water bills that may impact groundwater management in Montgomery County. The District continues to work through the proposal for the rebuild of the Districts software database and the development of sustainable software. The District is also in the final stages of completing the new website, which should be going live by the end of May. Continuing draft rule development, sharpening of applications and processes, new staff training and development, the implementation of conservation educational programs, and community involvement and informational outreach strategies are also on the Districts priority list. Regarding the draft rule change development, and rule compliance, meter readings are to be assessed and documented monthly. At this time, the district allows for submission of the production report documenting your monthly readings to be submitted at minimum on an annual basis, but that production report annual submission allowance is not to be confused with a disregard of monthly readings. The district will be issuing violations for all production reporting that does not include all monthly readings for 2025, and this is without exception. To Ms. Kouba's understanding, the Permitting Team has been issuing verbal warnings for years, to habitual offenders that force the district to average their water usage due to this violation of district rules. We see on onslaught of allocation increase applications from October through December due to permit

holders not adequately analyzing their usage monthly to determine if demand has changed, or to ensure there has not been a failure in the infrastructure determined by this monthly review of their readings. Again, all production reports that do not provide meter readings for all months within the proceeding calendar year will be in non-compliance and subject to violation of district rules for 2025's meter readings. Additionally, the District has implemented an inspection process at the drilling stage to confirm location on the application matches the staked location, the HP, the casing size, and the flow testing. The Districts inspectors contact the driller listed on the application, and in the event the driller is still to be determined, the inspector contact the permit holder at time of approval to coordinate this inspection. They are working diligently to work around your drilling timeline (within reason). This is not a rule change, this is simply ensuring compliance of your approval in the beginning versus post the completion of drilling. If you are following the registration and/or the operating permit process in compliance, this should not be a hindrance, by rather a helpmeet. For drillers, property owners, or permit holders that have chosen not to follow District Rules by ensuring a proper permit or registration is issued prior to drilling or have chosen to drill outside of the permit or registration approval (whether location, size, capacity, etc.) violations will be issued accordingly. The District has become aware of drillers who are telling property owners to disregard district rules and instead account for the cost of the violation because the district is issuing these violations on the low end of the penalty range. These blatant violations have required the District to hire more field staff and strengthen our compliance protocol. Ms. Kouba mentions that though her intentions were well intended by issuing penalties and violations at the minimum penalty amounts, issuing penalties at the low end of the range have proven to not be enough to deter the violations. Due to this, Ms. Kouba will be exercising a tier of offense determination at her discretion according to allowances within the rules and based on circumstances surrounding the offense. Ms. Kouba makes clear that these rules are in place to protect the aquifer, and to protect reasonable impacts on neighboring wells. The District needs to know where these wells are, when they drill, and that they are in compliance with District rules. Ms. Kouba reiterates we are consistently challenging premature restrictions both regionally and statewide, but this is a partnership. Do not drill in Montgomery County without proper authorization. District staff are here to help you, and they work hard to do all possible to get you through the permitting or registration process as timely as possible. Follow the rules, and we'll work with you. President Spigener expanded a little more on the fact that Montgomery County is growing at an exponential rate and these actions must be taken to ensure water resources for the future generations. President Spigener also mentions a recent visit to the Texas Capitol, where Ms. Kouba testified in front of the House of Representatives Committee on Natural Resources, in opposition of H.B. 5188. He also showed gratitude for the Districts technical consultants and legal consultant with regards to the DFC planning. Ms. Kouba then runs through a list of prior and future meetings and scheduled events/upcoming travel. She also listed the number of applications completed and reasons for any applications still open. President Spigener also mentioned that Vice President Bouché spoke at the Grand Central HOA meeting and complimented him on bringing people what the District does for Montgomery County.

4. EXECUTIVE SESSION:

President Spigener recessed meeting for Executive Session at 6:48 p.m.

5. RECONVENE OF OPEN SESSION:

President Spigener reconvened meeting in Open Session at 7:38 p.m.

9. DISCUSS, CONSIDER, AND TAKE ACTION AS NECESSARY CONCERNING JOINT PLANNING AND/OR DESIRED FUTURE CONDITIONS:

Ms. Kouba asked for firm direction from the full Board on the path forward regarding potential metrics for this round of joint planning. As we have evaluated and continue evaluating lessons learned from the last cycle, our DFC Committee recommends we remain opposed to a subsidence DFC metric. Subsidence will be considered in one of the nine factors, but the DFC Committee does not recommend a subsidence DFC metric. The DFC Committee does not have a recommendation yet on a drawdown metric and would like to wait until more factors are discussed before deciding the right drawdown metric. President Spigener deferred to Treasurer Earnest for a motion. Treasurer Earnest made a motion that the District opposes any subsidence DFC metric and will wait to settle on a drawdown DFC metric at a later date. Director Prykryl seconded the motion. President Spigener called for discussion. Treasurer Earnest mentions that the science doesn't warrant a subsidence DFC metric. He also states that there has been a false misconception among some that the Lone Star Groundwater Conservation District (LSGCD) Board is ignoring data and subsidence as it sets subsidence policy. LSGCD has invested millions of dollars and established working relationships with reputable professionals in the industry and academia to ensure they have the best available science needed to make sound and defensible management decisions on subsidence. President Spigener mentions the money that was spent on coring was due to no studies done on compaction and

subsidence in Montgomery County. That data was used to update the model and shows we do not need a subsidence metric. Vice President Bouché states no other groundwater conservation district (GCD) has a subsidence metric and since Montgomery County generally ranges between 100-400 ft above sea level, we are must less at risk of subsidence. Ms. Stacey Reese confirms no other GCD's other than the ones outside of GMA 14 who adopted it last round, no one has a subsidence metric. Last round there was some confusion that there was a limitation in the model to one foot subsidence that made it into the model. HGSD, who is a subsidence district, does not have a subsidence metric themselves and do not manage to a quantifiable metric. In HGSD's regulatory plan, they could adopt a subsidence metric but have chosen not to. Ms. Reese also mentioned that it would be difficult for HGSD to achieve a one foot metric due to all of the pumping in Harris County in particular, because if you look at some contour maps there has been between 8 and 10 feet of subsidence. Secretary Thigpen stated with what our elevation is in Montgomery County, being roughly between 100-400 ft above sea level, there are places in Harris/Galveston County was 10 ft above sea level, so it isn't comparable. President Spigener mentions compaction being 10x slower than what the previously used data shows. He also states there has been talk about the use of groundwater causing foundation problems and cracked sidewalks but that has to do with faults and soil that is subject to shrink and swell with no groundwater pumping or subsidence. The motion to oppose any subsidence DFC metric passes.

10. GENERAL COUNSEL'S REPORT:

Ms. Reese mentions a few petitions were received by the District in regards to Notice of Violations and states hearings will need to be scheduled in June. Ms. Reese also mentions a discussion from last meeting regarding the San Jacinto River Authority (SJRA)/Quadvest lawsuit that is pending before the Texas Supreme Court. She gave an quick overview of the Solicitor General's involvement in the case due to the contestability issue. The Solicitor General requested a extension and will be filing his brief later this summer. She briefly explains where the contestability issue came from.

11. NEW BUSINESS:

No new business

12. ADJOURN:

There being no further business Vice-President Bouché moved to adjourn the meeting and Treasurer Earnest seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 7:53 PM.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF JUNE 2025.

_____

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

May 28, 2025

MINUTES OF SPECIAL MEETING

PUBLIC MEETING COMBINED WITH GROUNDWATER MANAGEMENT AREA 14 JOINT PLANNING COMMITTEE MEETING

The Board of Directors of the Lone Star Groundwater Conservation District ("District") attended a public meeting in conjunction with the Groundwater Management Area 14 Joint Planning Committee Meeting, at Lone Star GCD – James B. "Jim" Wesley Board Room 655 Conroe Park North Drive Conroe, Texas 77303

The Joint Planning Meeting was called to order at 10:00 AM.

RECOGNIZE AND ESTABLISH QUORUM OF LONE STAR GROUNDWATER CONSERVATION DISTRICT BOARD OF DIRECTORS PRESENT:

Directors Present:
- Jim Spigener
- Jon Paul Bouché
- Janice Thigpen
- John Wertz

RECEIVE INFORMATION FROM, PROVIDE INFORMATION TO, ASK QUESTIONS OF, AND/OR RECEIVE QUESTIONS FROM THE GROUNDWATER MANAGEMENT AREA 14 JOINT PLANNING COMMITTEE. (GMA 14 Agenda included as Attachment "A".):

ADJOURN:

The meeting was adjourned at 11:18 AM.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF JUNE 2025.

_____
Janice Thigpen, Board Secretary

DOC# 25-0871
POSTED
05/13/2025 02:38PM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

GROUNDWATER MANAGEMENT AREA 14
JOINT PLANNING COMMITTEE MEETING

NOTICE OF OPEN MEETING

As required by Section 36.108(e), Texas Water Code, a meeting of the **Groundwater Management Area 14 Joint Planning Committee**, comprised of representatives from the following groundwater conservation districts located wholly or partially within Groundwater Management Area 14: Bluebonnet GCD, Brazoria County GCD, Lone Star GCD, Lower Trinity GCD, and Southeast Texas GCD, will be held on **Wednesday May 28, 2025 beginning at 10:00 A.M. at the offices of the Lone Star Groundwater Conservation District, located at 655 Conroe Park North, Conroe, TX 77303.**

The items of business to be considered and transacted during the meeting are as follows:

1. Call to order;
2. Confirmation of receipt of posted notices;
3. Welcome and introductions;
4. Public comment;
5. Discussion and possible action to approve minutes of the April 30, 2025 Joint Planning Meeting;
6. Update from Texas Water Development Board (TWDB) and discussion of any related items of interest to GMA 14;
7. Discussion and consideration of "the impact on subsidence" (as required by Texas Water Code 36.108 (d)(5));
8. Discussion and consideration of "socioeconomic impacts reasonably expected to occur" (as required by Texas Water Code 36.108 (d)(6));
9. Discussion and possible action regarding the DFCs and the path forward for GMA 14 to accomplish statutory mandates for Round 4 Joint Planning;
10. Discussion and possible action regarding next meeting date, location, and agenda items; and,
11. Meeting Adjourned;

Comments concerning any aspect of this meeting should be directed to Mr. John Martin of the Southeast Texas Groundwater Conservation District, P.O. Box 1407, Jasper, TX 75951; jmartin@setgcd.org, or (409) 383-1577.

Come to hand and posted on a Bulletin Board in the Courthouse, _____ County, Texas, on this, the _____day of May, 2025.

_____ Deputy Clerk

John M Martin
John Martin, Chairman
GMA 14 Planning Group

_____ County, Texas

This meeting is also available for viewing via livestream at: https://bit.ly/LoneStarGCDlive

These public meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting please contact the Southeast Texas Groundwater Conservation District, (409) 383- 1577, at least three working days prior to the meeting, so that appropriate arrangements can be made.

LONE STAR

GROUNDWATER CONSERVATION DISTRICT

June 10, 2025

GENERAL MANAGER'S REPORT

General Operational Updates:

- Top priorities for the District in May have included continued preparations for Groundwater Management Area 14 (GMA14) for this joint planning cycle, maintaining a pulse on the legislative session that just wrapped up in Austin, and enforcements violations of district rules, and for late, or missing water use fees for 2025, and/or missing or incomplete production reports from 2024.
- We continue working through the proposal of the rebuild of the district software database and the development of sustainable software, the finish line stages of completing the new district website, draft rule development, continued sharpening of applications and processes, new staff training and development, the implementation of conservation educational programs, and community involvement and informational outreach strategies.
- Please take note that meter readings are to be assessed and documented monthly. At this time, the district allows for submission of the production report documenting your monthly readings to be submitted at minimum on an annual basis, but that production report annual submission allowance is not to be confused with a disregard of monthly readings. The district will be issuing violations for all production reporting that does not include all monthly readings for 2025, and this is without exception. The Permitting Team has been issuing verbal warnings for years, from my understanding, to habitual offenders that force the district to average their water usage due to this violation of district rules. We see an onslaught of allocation increase applications from October through December due to permit holders not adequately analyzing their usage monthly to determine if demand has changed, or to ensure there has not been a failure in the infrastructure determined by this monthly review of their readings. Again, all production reports that do not provide meter readings for all months within the proceeding calendar year will be in non-compliance and subject to violation of district rules for 2025's meter readings.
- The district has implemented an inspection process at the drilling stage to confirm the location on the application matches the staked location (within the allowable buffer, not to encroach on spacing requirements), the HP, the casing size, and the flow testing. Our District Field staff contact the driller listed on the application, and in the event the driller is still to be determined, the field staff contact the permit holder at time of approval to coordinate this inspection. Our inspectors are working diligently to work around your drilling timeline (within reason). This is not a rule change, this is simply ensuring compliance of your approval at the front end of the drilling versus post the completion of drilling. It has come to my attention that some drillers are refusing to return the call for our field staff and drilling prior to our confirmation of location. Please note that should our field staff find adequate reasoning by their own discretion to question the casing size, or the HP, they reserve the right to request the pump be removed for verification. That will be a much more tedious and expensive process than showing the field staff prior to installation. Additionally, should the field staff identify the drilled location is not within the allowable buffer, or is encroaching on spacing requirements, violations will be issued at the maximum of the penalty range as a deterrent to ensure all adhere to district protocol for inspection. Again, this field inspection to ensure compliance is to be a helpmeet to prevent violations. If you are following the registration and/or the operating permit process in compliance, this should not be a hindrance. Thank you for your cooperation.
- For drillers, property owners, or permit holders that have chosen not to follow District Rules by ensuring a proper permit or registration is issued prior to drilling or have chosen to drill outside of the permit or registration approval (whether location, size, capacity, etc.) violations will be issued accordingly. A reminder that our rules are in place to protect the aquifer, and to protect unreasonable impacts on neighboring wells, and I take this responsibility seriously. We need to know where these

wells are, when they are drilled, and we need to know they were drilled in compliance with our rules. This district is doing all we can to ensure your rights to use your groundwater are protected. We are consistently challenging premature restrictions both regionally and statewide, but this is a partnership. Do not drill in Montgomery County without proper authorization. Our staff are here to help you, and they work hard to do all possible to get you through the permitting or registration process as timely as possible. Follow the rules, and we'll work with you.

- Additionally, I want to make a correction to my statement during the GMA14 meeting that has been brought to my attention by Mr. Aubrey Speer from SJRA. During the GRP Review Committee Meeting at SJRA in May, the Committee announced an increase in the raw surface water associated with the changing of the water source from the Conroe Division to the City of Houston. My statement expressed concern to the GMA 14 voting members and the public of a rising cost of surface water which would create additional challenges toward the progressive move to conjunctive use throughout our County. I now understand that the increase in price of City of Houston's raw surface water will not result in a GRP rate increase because the additional costs will be addressed in the budget for the GRP division and absorbed through previous payments from GRP participants. Thank you to Mr. Aubrey Speer, GM of SJRA, for making that clear and ensuring our communication to the public remains aligned. I understand how even a slight misstatement has the potential to cause public confusion so I will certainly correct that statement at the GMA 14 meeting in September as well.

Weekly Meetings

- Technical Consultants/Open permit Applications/DFC Achievement
- DFC Committee – Subsidence Study Model update/GMA 14 Joint Planning
- Legal Counsel Consultant
- Internal Development/Departmental
- TAGD Legislative Update Call

Monthly Meetings

- Legislative Consultants – State water legislation and upcoming session
- Staff Development
- External Affairs Committee – Improvement on External Communication Strategies to keep the County apprised on all pertinent updates

Scheduled Events since last Board of Directors Meeting

May 19, 2025	SJRA GRP Review Committee Meeting
May 21, 2025	2025 Gulf Coast Water Conservation Symposium w/Tiffany White & Britny Anderson
May 22, 2025	Southwest Montgomery County Chamber Monthly Luncheon
May 26, 2025	Office Closure – In observance of Memorial Day
May 27, 2025	4th Annual Hurricane Preparedness Forum
May 28, 2025	GMA 14 Joint Planning Meeting
June 2, 2025	Conroe/Lake Conroe Chamber Monthly Luncheon
June 4, 2025	Greater East Montgomery County Chamber Monthly Luncheon

Announcements / Upcoming Travel

June 11-13, 2025	TWA 2025 Summer Conference w/ Tiffany White & Britny Anderson
June 23, 2025	SJRA GRP Review Committee Meeting

July 2, 2025	Greater East Montgomery County Monthly Luncheon
July 4, 2025	Office Closure – In observance of Independence Day
July 7, 2025	Conroe/Lake Conroe Chamber Monthly Luncheon

Operational Updates:

Field Operation Report for the month May 2025

By Gary Irving and Blake Ferri

Inspection Overview:

In May, the Field Team began a new status protocol to track drillers and well inspections:

Inspection Workflow:	
Application RCVD	Application has been approved a RCVD by field team to track well status.
Stake & GPS Verification	Driller has placed stake at proposed well location. Inspection to confirm location and record GPS
Pump & Casing Verification	During installation, team confirms pump size and casing specifications are consistent with approved plans.
Flow Test	Final Inspection stage involved performing flow test to verify GPM. Once complete, the inspection is considered finalized.
FIR	Field Inspection requested by permitting department.

Well Status:	
Application Received (Awaiting GPS Confirmation)	30
Stake & GPS Coordinates Confirmed	26
Casing Size Confirmed	9
Pump Size Confirmed	2
Flow Test Completed	10

Vehicle Milage:			
Truck	**April Milage**	**May Milage**	**Miles driven**
GMC	84,736	86,720	1,984
Ford	16,540	19,034	2,494

The field team continues to collect GPS information at six Periodically Accessible Monitor (PAM) stations located throughout the county. (During PAM pickup, field inspectors ride in a single vehicle) Data was collected at the following locations during the month:

PAM Route and Schedule:		
Date:	**Site #**	**Location:**
5-May-25	PAM #73	Parks and Maintenance, Magnolia
12-May-25	PAM #68	W. Branch Crossing Dr SJRA, Woodlands
19-May-25	PAM # 69	St Lukes Way SJRA, Conroe
27-May-25	PAM #72	Sallas Ball Park, New Caney

Permitting Operational Updates:

Pending Permit Applications Update:

Currently, there are 34 non-exempt permit applications under review. 1 is a roll over from 2024 and 33 are from the 2025 calendar year. The District has **1583** active permits.

May: the District received 16 permit applications; 16 are still pending.

- *1 requests to transfer ownership of a well*
- ***9** requests for new Operating Permits*
- ***1** requests to amend an existing permit to increase allocation*
- *4 requests to amend an existing permit to add a new well*
- ***1** request to withdraw an existing permit*

Exempt Well Registration Update:

Total Open Exempt Well Applications: 5
Timeline:
Oldest:
5/15/25 – Seeking board approval for spacing exemption in June 10, 2025 Board Meeting.
5/16/25 – Seeking board approval for spacing exemption in June 10, 2025 Board Meeting.
5/19/25 – Seeking board approval for spacing exemption in June 10, 2025 Board Meeting..
5/22/25 – Application for a Rig Supply with Pemit Team for process.
5/2825 – Seeking board approval for spacing exemption in July 8, 2025 Board Meeting

May: The District received 44 exempt well registrations. Of those well registrations, 39 were given authorization to drill, 5 are still pending approval.

Non-Exempt Permitting Update:

	Qty	Gallons	Acre-Feet
PERMITS W/ ALLOCATION LESS THAN 10MG			
HUP	121	316,612,233	325,850.08
HUP AG	14	243,115,973	739.29
HUP TRANSPORTATION	0		
Total HUPs	135	559,728,206	326,589.37
OP	1001	1,813,807,243	5,566.37
AG OP	19	297,962,305	914.41
OP TRANSPORTATION		*1,288,630	3.95
Total OP	1020	2,113,058,178	6,484.74
June 13, 2025 Notice of Hearing - New Operating Permits Pending Approval	2	143,680	0.44
June 13, 2025 Notice of Hearing - Amend Operating Permits Pending Approval	2	0	0.00
PERMITS W/ ALLOCATION 10MG OR MORE			
HUP	145	10,634,326,582	32,635.55
HUP AG	0		
HUP TRANSPORTATION		*18,609,000	57.11
Total HUPs	145	10,652,935,582	32,692.66
OP	269	28,501,642,811	87,468.33
AG OP	0	0	0.00
OP TRANSPORTATION		0	0.00
Total OP	269	28,501,642,811	87,468.33

June 13, 2025 Notice of Hearing - New Operating Permits Pending Approval	0	0	0.00
June 13, 2025 Notice of Hearing - Amend Operating Permits Pending Approval	2	217,151,765	666.41
CHEV & JSPR Permitted Groundwater	1569	41,827,364,777	128,363.47
Prior Month Approvals - (New) Pending Water Use Fees)	6	246,347,450	756.01
Grand Total CHEV & JSPR Permitted Groundwater	1575	42,073,712,227	129,119.48
AWS Production Wells (Catahoula)	14	3,546,890,000	10,885.01
Total Permitted Groundwater	1,589	45,620,602,227	140,004.49
June 10, 2025 - Pending Permit Allocation by Aquifer			
Chicot/Evangline	2	7,643,680	23.46
Jasper		209,651,765	643.40
Catahoula			
Total Permitted Groundwater - Pending Board Approval	1,591	45,837,897,672	140,671.34

June 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	*2*	*3*	*4*	*5*	*6*	*7*
8	*9*	*10* ***LSGCD Board of Directors Meeting 6PM***	*11*	*12*	*13*	*14*
15	*16*	***17***	*18*	*19*	*20*	*21*
22	*23*	*24*	*25*	*26*	*27*	*28*
29	*30*					