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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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Certification

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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)