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

WEDNESDAY, AUGUST 13, 2025, AT 9:00 A.M.

Held In Person with the option for
Remote Attendance by Publicly Accessible Videoconference
(The videoconference opens at 8:45 A.M.)

DOC# 25-1448
POSTED
08/07/2025 04:04PM
Rosio Munoz
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Contested Hearing for **United Construction Team, Inc.** pursuant to District Rule 13.4.3
   A. Contested Enforcement Hearing on **United Construction Team, Inc.**'s petition contesting the Notice of Violation issued on April 1, 2025 regarding violations of District Rule 12.3(a)(3), 2.1(a) pertaining to State law and District rules requiring that all water wells within Montgomery County be permitted for commercial, industrial, and/or agricultural use. Following the closing of a hearing, the Board shall consider the evidence admitted, render a decision on the matter that shall include provisions requiring remedial relief, where appropriate, and one of the following findings:

      1) that a violation has occurred and that a specific amount of penalties should be assessed;

      2) that a violation has occurred but that no penalty should be assessed; or

      3) that no violation has occurred.

   B. Consider, discuss, and take action on matters raised in the **United Construction Team, Inc.** pursuant to District Rule 13.4.3, or The Board shall act on contested enforcement matters no later than the 60th day following the date of submission of closing arguments, or within 30 days following receipt of any hearings report submitted by the Party, whichever is later.
4. Adjourn or continue enforcement hearing in whole or in part.

The above agenda schedule for the hearing of the District represents 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 August 7, 2025, at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk's office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551

/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

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

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

NOTICE OF SHOW CAUSE HEARING ON ENFORCEMENT MATTERS

DOC# 25-1447
POSTED
08/07/2025 04:04PM
Rosio Munoz
BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

WEDNESDAY, AUGUST 13, 2025 AT 9:00 A.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 8:45 A.M.)

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Show Cause Hearing directing the below listed, ("Respondent(s)"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

    1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2024 annual water production report and/or fines associated with timely submission;

    2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

    3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

1. **10FSS 13425** (OP-24101001-JSPR)
2. **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
3. **Ancestral Supplements HQ** (OP-22020701-JSPR)
4. **BR Myers Holdings, LLC** (OP-21090701-CHEV)
5. **Brenda Borrayo** (OP-10032401-CHEV)
6. **Carlos Ruiz** (OP-09122301C-CHEV)
7. **Carolyn Beal** (OP-12090601A-CHEV)
8. **David Valdos Mendoza** (OP-22041801-CHEV)
9. **Denbury Onshore, LLC (Central Treating)** (HUP324A-CHEV)
10. **Denbury Onshore, LLC (Compressor Station)** (HUP3256-0iEV/OP-17101901B-CHEV)
11. **Denbury Onshore, LLC (FM 1314)** (OP-07062103D-CHEV)
12. **Dennis Davis** (OP-20081801B-JSPR)
13. **Diversified Equipment** (OP-11042701-CHEV)
14. **Five JAB** (OP-09081901-CHEV)
15. **Flor Fuentes** (OP-14051902-CHEV)
16. **Jamatt Ventures, LLC** (OP-16062101-CHEV)
17. **Jason Bill** (OP-05042901C-CHEV)

18. **Jo Mark 1 Ltd.** (OP-08121201B-CHEV)
19. **Johnston - Matejek Dev. LLC** (OP-10102601A-CHEV)
20. **KV Seagrove Apartments LLC** (OP-11122101C-CHEV)
21. **M & M Coastal Real Estate LP** (OP-08060901B-JSPR)
22. **Mccants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
23. **MHC Lake Conroe West RV,** LLC (HUP080B-JSPR/OP-05110402B-JSPR)
24. **MJ Dixon** (OP-08092901A-CHEV)
25. **Naushaba Arif (Montessori Villa)** (OP-05110201A-CHEV)
26. **Paradise Cove Water System** (HUP162-JSPR/OP-10050301B-JSPR)
27. **Rayford Medical Park (America's Family Dental)** (OP-09021703-CHEV)
28. **Rayford RV LLC** (OP-04050701A-CHEV)
29. **Resco Electric Ltd** (OP-14040901A-CHEV)
30. **Roman Forest Consolidated MUD** (HUP189-CHEV/OP-11120102-CHEV)
31. **Ross Forword** (OP-23060201-CHEV)
32. **RS Investments,** LLC **(Maximum Athletics)** (OP-16011402B-CHEV)
33. **SP Utility Co., Inc** (Cypresswood Subdivision) (OP-21100601-CHEV)
34. **SS Magnolia FM Road, LLC** (OP-06012001B-CHEV)
35. **Stephen Shahmoradi** (OP-09073001-CHEV)
36. **Texas Water Utilities, L.P. (Moore Landing)** (OP-23011901A-CHEV)
37. **Texcon Ready Mix** (OP-18090902A-CHEV)
38. **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)
39. **Waste Management Renewable Energy** (OP-24022002-CHEV)
40. **CKG Services,** LLC OP-08100601A-CHEV
41. **David Blackwood** OP-07082401-CHEV
42. **Denbury Onshore,** LLC **(Wilcox Treating)** HUP0758-CHEV
43. **Gulf Coast Stabilized (Plant #20)** OP-20072302-CHEV
44. **Lake Conroe Forest HOA** OP-11081001-CHEV
45. **Nolley Lake Properties, LLC** OP-07121301C-CHEVOP-07121301C-JSPR
46. **Tri-Flo International** OP-08030302-CHEV

A. Consider, discuss, and take action on matters raised in the above listed for show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 7.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 7.A.2. and taking all other enforcement action described in Agenda Item No. 7.A.3.

4. Show Cause Hearing directing the below listed, ("Respondent(s)"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

    1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2024 annual Water Use Fees and/or fines associated with timely submission;

    2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

    3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

1.) **AGAP Spring Sawdust LLC** (OP-051006018-CHEV)
2.) **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
3.) **Angel Texaco** (OP-08102701D-CHEV)
4.) **Bridgewood Farms** (HUP033-CHEV)
5.) **Bridgewood Farms** (OP-090505018-CHEV)
6.) **Crown Ranch Development** LTD (OP-080630018-CHEV)
7.) **David Valdos Mendoza** (OP-22041801-CHEV)
8.) **E.F. Early's Bar B** Que (HUP066-JSPR)
9.) **E.F. Early's Bar B Que** (OP-21082401-JSPR)

10.) **George Turek** (OP-09100601E-CHEV)
11.) **Houston Const Today** Inc (OP-08012301A-CHEV)
12.) **Jason Bill** (OP-05042901C-CHEV)
13.) **Jim (Wanda) Fox** (OP-07120501A-CHEV)
14.) **KCG Property Management** (OP-040112010-CHEV)
15.) **Lake Conroe Forest HOA** (OP-11081001-CHEV)
16.) **McCants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
17.) **MJ Dixon** (OP-08092901A-CHEV)
18.) **Raymond Koehne (The Shirt Off My Back)** (OP-09090901A-CHEV)
19.) **Sprint Montgomery County Landfill LP** (OP-160725028-CHEV)
20.) **SS Magnolia FM Road, LLC** (OP-060120018-CHEV)
21.) **TMT Holdings, LLC** (OP-21052802-CHEV)
22.) **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)
23.) **Dollar General Fostoria Rd, (Store #14823)** (OP-131029028-CHEV)
24.) **Big Diamond (FM 1097)** (OP-130124028-JSPR)
25.) **Remberto and Carol Sanchez** (OP-07031401A-JSPR)
26.) **Brenda Borrayo** (OP-10032401-CHEV)
27.) **China Springs Holdings LP (Pinedale MHP)** (OP-23091901-CHEV)
28.) **RBA Investments, LLC (Dollar General)** (OP-16052301-CHEV)
29.) **Carlos Ruiz** (OP-09122301C-CHEV)

A. Consider, discuss, and take action on matters raised in the above listed for show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 5.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 5.A.2. and taking all other enforcement action described in Agenda Item No. 5.A.3.

5. Show Cause Hearing directing the below listed ("Respondent(s)"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

    1) issue a cease-and-desist order pursuant to District Rule 12.6(c) for failure to remit the overproduction fees and fines associated with the 2024 withdrawal of groundwater in an amount which exceeded the specific amount authorized for withdrawal of the authorized amount;

    2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

    3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

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-130321010-CHEV)
4.) **Aqua Texas, Inc. (Woodlands Pkwy)** (OP-13082601D-CHEV)
5.) **City of Willis** (HUP045A-JSPR/OP-070625018-JSPR)
6.) **City of Willis -AWS** Well (6 & 7) (AWS-120706010-CAT)
7.) **CWE Utilities LLC** (HUP057A-CHEV/OP03-0015C-CHEV)
8.) **Dollar General Store #19411** (OP-18052401A-JSPR)
9.) **E.F. Early's Bar B Que** (HUP066-JSPR/OP-21082401-JSPR)
10.) **Carlos Ruiz** (OP-09122301C-CHEV)
11.) **Paradise Cove Water System** (HUP162-JSPR/OP-10050301B-JSPR)

A. Consider, discuss, and take action on matters raised in the above listed for show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 3.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 3.A.2. and taking all other enforcement action described in Agenda Item No. 3.A.3.

6. Show Cause Hearing for **GG Drilling (McGregor Rd)** pursuant to District Rule 12.5

   A. Show Cause Hearing directing **GG Drilling (McGregor Rd)**, ("Respondent"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

      1) issue a cease-and-desist order pursuant to District Rule 2.1, 11.2 for drilling a new exempt well without first obtaining a well registration and associated penalties.

      2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

      3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

   B. Take all other enforcement action that is necessary and appropriate under the laws of the State of Texas. Consider, discuss, and take action on matters raised in the **GG Drilling (McGregor Rd)** show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 4.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 4.A.2. and taking all other enforcement action described in Agenda Item No. 4.A.3.

7. Show Cause Hearing for **GG Drilling (Tybee Ln)** pursuant to District Rule 12.5

   A. Show Cause Hearing directing **GG Drilling (Tybee Ln)**, ("Respondent"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

      1) issue a cease-and-desist order pursuant to District Rule 2.1, 11.2 for drilling a new exempt well without first obtaining a well registration and associated penalties.

      2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

      3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

   B. Take all other enforcement action that is necessary and appropriate under the laws of the State of Texas. Consider, discuss, and take action on matters raised in the **GG Drilling (Tybee Ln)** show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 4.A.1.,

authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 4.A.2. and taking all other enforcement action described in Agenda Item No. 4.A.3.

8. Show Cause Hearing for **Selvin Hernandez & Mireya Leal** pursuant to District Rule 12.5

   A. Show Cause Hearing directing **Selvin Hernandez & Mireya Leal** ("Respondent"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

      1) issue a cease-and-desist order pursuant to District Rule 2.1, for drilling a new exempt well without first obtaining a well registration and associated penalties.

      2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

      3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

      4) Take all other enforcement action that is necessary and appropriate under the laws of the State of Texas. Consider, discuss, and take action on matters raised in the **Selvin Hernandez & Mireya Leal** show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 4.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 4.A.2. and taking all other enforcement action described in Agenda Item No. 4.A.3.

9. 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 August 7, 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