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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, September 9, 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, SEPTEMBER 9, 2025, AT 6:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:30 P.M.)

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Prayer and Pledges of Allegiance
4. Any Public Comments or Requests to Contest for the Operating Permits and/or Exemptions listed in Item 5.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Exemptions:
   - i. Everstead at Conroe LLC, for a proposed new operating permit OP-25072402-CHEV, for a proposed well to be drilled at 7711 Longmire Rd., Conroe, not to exceed 468,000 gallons annually, Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co, LLC); and
   - ii. C&R Water Supply, Inc. (Saddle Village) for a proposed new operating permit OP-25073001-JSPR, for a proposed well to be drilled at 17832 E. Williams Rd., Conroe, not to exceed 100,000 gallons annually, Public Water Supply (PWS) use and Irrigation, District Aquifer: Jasper (JSPR), (Driller of record: Bussell and Sons, LLC); and
   - iii. C&R Water Supply, Inc. (Rogers Road WS), for a proposed amendment to OP-07081008E-JSPR, increase of 10,000,000 gallons, not to exceed 15,514,000 gallons annually, Public Water Supply (PWS) use, for well located at Approx 650 ft NW of corner of Sarah Dr. and Coaltown Rd, Willis, District Aquifer: Jasper (JSPR); and
   - iv. Bellville Property Inc, for a proposed new operating permit OP-25081901-CHEV, for a proposed well to be drilled at 15752 FM 3083, Conroe, not to exceed 1,200,000 gallons annually, Commercial, District Aquifer Chicot/Evangeline (CHEV), (Driller of record: Bussell & Sons, LLC); and
   - v. Conroe ISD (Ag Barn), for a proposed new operating permit OP-25081902-CHEV for a proposed well to be drilled at 28726 Robinson Road, Conroe, not to exceed 1,500,000 gallons annually, Public Supply & Irrigation use, District Aquifer Chicot/Evangeline (CHEV), (Driller of record: To Be Determined); and
   - vi. H & R Legacy Holdings, LLC, for a proposed new operating permit OP-25081501-CHEV for a proposed well to be drilled at 14202 Horseshoe Bend, Conroe, not to exceed 300,000 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co., LLC); and

vii. ACC Houston, LLC, for a proposed new operating permit OP-25081801-CHEV for a proposed well to be drilled at 18816 Circle Lake Drive, Pinehurst, not to exceed 190,000 gallons annually, Industrial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: O'Day Drilling Company, Inc.), and

viii. Montgomery County MUD #159 (JSPR), for a proposed new operating permit OP-25071101-JSPR for a proposed well to be drilled at 25138 Grand Pines Rd., Magnolia, not to exceed 51,009,761 gallons annually, for well located at 25138 Grand Pines Rd., Magnolia,, Public Water Supply (PWS) & Irrigation use, District Aquifer: Jasper (JSPR), (Driller of record: To Be Determined); and

ix. EG21, LLC (Emory Glen), for a proposed amendment to OP-22031401A-CHEV, for a proposed well to be drilled at 21500 FM 1488, Magnolia, not to exceed 97,500,000 gallons annually, for wells located at (a) 21500 FM 1488, Magnolia, and (b) proposed 21500 FM 1488, Magnolia, Public Water Use (PWS), (Driller of record: Johnstons Water Well Drilling); and

x. Montgomery County MUD #170, for a proposed amendment to OP-21070701B-JSPR, for a proposed well to be drilled at 13549 Lakeside Vista Cir., not to exceed 100,000,000 gallons annually, for wells located at (a) proposed 13549 Lakeside Vista Cir., Willis and (b) 14415 Lakeside Vista Cir., Willis, Irrigation use, Hydrogeological Report submitted with application, District Aquifer: Jasper (JSPR), (Driller of record: To Be Determined); and

xi. MSEC Enterprises (Montgomery Trace/Highland Ranch), for a proposed amendment to OP02-0011X-JSPR, increase of 652,452,350 gallons, not exceed 1,397,000,000 gallons annually, Public Water Supply (PWS) and Commercial use, for wells located at (a) 11190 Collier Cemetery Rd, Montgomery, (b) 6589 Rolling Oak Dr., Montgomery, (c) 407 Fish Creek Thoroughfare, Montgomery, (d) 20639 FM 2854, Montgomery, (e) 630 Woodforest Blvd., Montgomery, (f) 15600 FM 2854, Montgomery, (g) 1090 Dancing Feather Street, Montgomery, (h) 407 Fish Creek Thoroughfare, Montgomery, and (i) 8100 Cowl Spur Ct., Conroe. Hydrogeological Report submitted with application, District Aquifer: Jasper (JSPR); and

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 September 3, 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 3 days 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# 25-1637
POSTED
09/03/2025 04:39PM
Rosio Munoz
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, SEPTEMBER 09, 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 Comment Card for Other Guidelines and Procedures.*
4. Executive Session - The Board will recess for a closed Executive Session pursuant to Texas Government Code, §551.071, to consult with the District's attorney regarding pending or contemplated litigation, settlement offers; or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the board meetings or hearings posted for today.

   No action will be taken in Executive Session.
5. Re-convene in Open Session.
6. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:
   A. August 12, 2025, Public Hearing on Permit and Permit Amendment Applications
   B. August 12, 2025, Regular Meeting of the Board of Directors
   C. August 13, 2025, Show Cause Hearing on Enforcement Matters
   D. August 13, 2025, Notice of Hearing on a Contested Enforcement Matter
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 August 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.

2) Discussion, review, and action as necessary to approve the 2024 Annual Report for the Lone Star Groundwater Conservation District.

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).

4) Discussion and possible action regarding DFCs and joint planning with GMA 14.

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

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

8. General Manager's Report – The General Manager will brief the Board on pertinent operational and management issues that the District, its employees, or consultants have encountered since the last regular Board meeting. – Sarah Kouba, General Manager.

9. 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.

10. New Business.

11. Adjourn.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District