DOC# 25-2028
POSTED
11/05/2025 02:06PM
Rosio Munoz
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, November 11, 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, NOVEMBER 11, 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. Crystal Springs Water Company, Inc. (Spring Branch Crossing), for a proposed new operating permit OP-25060901-JSPR, for a proposed well to be drilled at 2002 Kincaid Dr, Conroe, not to exceed 43,950,000 gallons annually, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR), (Driller of Record: Johnston Water Wells); and

ii. Terry Wibberg, for an amendment to OPAG-16112101A-CHEV, for a proposed increase of 3,738,000 gallons, not to exceed 4,684,000 gallons annually, for wells located at 11145 Hwy 75, Willis and 11173 Hwy 75, Willis, Irrigation (Agriculture) use, District Aquifer: Chicot/Evangeline (CHEV); and

iii. 3083 Investments, LLC (Leisure Lane RV Park), for an amendment to OP-16111801C-CHEV, for a proposed well to be drilled at 15406 FM 3083, Grangerland, not to exceed existing 10,000,000 gallons annually, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To be determined); and

iv. EOG Resources, Inc (6683 Old Hwy 105 W), for a proposed new operating permit OP-25091701-CHEV, for a proposed well to be drilled at 6683 Old Hwy 105 W, Conroe, not to exceed 58,500 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Bussell and Sons, LLC); and

v. SKUSA Conroe LP, for a proposed new operating permit OP-25091702-CHEV, to register and permit existing well not previously permitted with the District, located at 17944 Hwy 242, Conroe, not to exceed 67,890 gallons annually, Commercial and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV); and

vi. Lennar Homes of Texas Land & Construction Ltd. (MUD #219), for a proposed new operating permit OP-25072201-CHEV, for a proposed well to be drilled at 12409 Goodman Rd, Conroe, not to exceed 78,565,385 gallons annually, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Alsay Incorporated); and

vii. Transco Ready Mix, for a proposed amendment to OP-06120701C-CHEV, for proposed increase of 4,000,000 gallons, not to exceed 9,000,000 gallons annually, for well located at 101 North FM 3083, Conroe, Industrial use, District Aquifer: Chicot/Evangeline (CHEV); and

viii. Utilities Investment Co., Inc. (Peach Creek Plantation) for an amendment to OP-07042601F(JSPR), for a proposed well to be drilled at 3601 N. Duck Creek Rd., Cleveland, not to exceed existing 37,500,000 gallons annually, Public Water Supply (PWS), District Aquifer: Jasper (JSPR), (Driller of record: Johnstons Water Well Drilling); and

ix. Iglesia Apostolica Del Nuevo Testimonio, for a proposed new operating permit OP-25092901-CHEV, for a proposed well to be drilled at 16521 Butera Rd, Magnolia, not to exceed 250,000 gallons annually, Public Supply use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: B & R Water Well Drilling. LLC); and

x. Promocon Development FM 2978 LLC, for a proposed new operating permit OP-25093001-CHEV, for a proposed well to be drilled at 28421 FM 2978, Magnolia, not to exceed 1,000,000 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: To Be Determined); and

xi. Antonio Renilla, for a proposed amendment to OP-21042002-CHEV, for a proposed increase of 300,000 gallons, not to exceed 600,000 gallons annually, for well located at 26768 Dobbin Hufsmith, Magnolia, Public Supply Use, District Aquifer: Chicot/Evangeline (CHEV); and

xii. Quadvest, L.P. (Colony at Pinehurst), for an amendment to OP-22071301A-CHEV, for a proposed well to be drilled at 4110 Long Leaf Bend Blvd., Pinehurst, not to exceed existing 42,752,802 gallons annually, Public Water Supply (PWS) use, District Aquifer Chicot/Evangeline (CHEV), (Driller of record: Johnston's Water Well Service and Drilling); and

xiii. KAAS Group LLC, for a proposed new operating permit OP-25101401-CHEV, for a proposed well to be drilled at Approximately 560 ft northwest of the FM 1485 and Woodman Rd intersection, Conroe, not to exceed 1,800,000 gallons annually, Public Water Supply (PWS) use; District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: To be determined); and

xiv. Quadvest, LP (Firesong), for a proposed new operating permit OP-25102301-JSPR, for a proposed well to be drilled at 1435 ft NE of intersection of Arnsworth Rd. & Hamilton Rd, Montgomery, not to exceed 36,000,000 gallons annually, Public Supply (PWS) and Irrigation use, District Aquifer: Jasper (JSPR), (Driller of record: Johnston's Water Well Drilling); and

xv. Montgomery County MUD #138, for a proposed new operating permit OP-25081903-JSPR, for a proposed well to be drilled at 216 Pine Terrace Dr., Conroe, and transfer of existing registered and permitted well at 17745 Hanson Ridge Dr., Conroe, not to exceed 164,566,680 gallons annually, for wells located at (a) proposed well at 216 Pine Terrace Dr., Conroe, (b) 17745 Hanson Ridge Dr., Conroe, Public Water Supply (PWS) and Commercial use, Hydrogeological Report submitted with application, District Aquifer: Jasper (JSPR), (Driller of Record: To Be Determined); and

xvi. Texas National MUD, for a proposed amendment to OP-04080602D-JSPR, proposed well to be drilled at 400 Texas National Blvd, Willis, not to exceed existing 45,000,000 gallons annually, for wells located at (a) proposed well at 400 Texas National Blvd, Willis , (b) 400 Texas National Blvd, Willis, (C) 400 Texas National Blvd, Willis, Public Water Supply (PWS) use, Hydrogeological Report submitted with application, District Aquifer: Jasper (JSPR), (Driller of Record: To Be Determined); and

xvii. Dobbin-Plantersville WSC, for a proposed amendment to OP-04031001D-JSPR, proposed well to be drilled at 6742 Jackson Rd, Montgomery, not to exceed existing 190,738,100 gallons annually, for wells located at (a) proposed well 6742 Jackson Rd, Montgomery, (b) 7155 Morning Brook Drive, Montgomery, (c) 711 Mt Mariah Rd., Montgomery, (d) 1701 Spring Branch, Montgomery, (e) 7547 Fm 1486 North, Montgomery, and (f) 26701 Mt Mariah Cut - Off, Montgomery, Public Water Supply (PWS) use, Hydrogeological Report submitted with application, District Aquifer: Jasper (JSPR) (Driller of Record: Alsay Incorporated); and

xviii. HMW Special Utility District (Coe Country), for a proposed amendment to OP-06122901F-CHEV, for a proposed well to be drilled at 25902 E. Memory Ln., Magnolia, not to exceed 99,300,000 gallons annually for wells located (a) proposed well 25902 E. Memory Ln, Magnolia, (b) 25902 E Memory Ln, Magnolia, (c) 32036 S. Wiggins, Magnolia, (d) 32063 S. Wiggins, Magnolia, (e) 25902 E. Memory Ln., Magnolia, (f) 32036 S. Wiggins, Magnolia, (g) 28227 Vallie Rd, Pinehurst, Public Water Supply (PWS) use, Hydrogeological Report submitted with application, District Aquifer:

Chicot/Evangeline (CHEV), (Driller of Record: To be determined); and

xix. City of Cut and Shoot, for a proposed amendment to OP03-0077G-JSPR, for a proposed well to be drilled at 15586 FM 1484 Rd, Conroe, not to exceed existing 312,372,000 gallons annually, for wells located at (a) proposed 15586 FM 1484 Rd, Conroe (b) 13906 Willis Waukegan Road, Conroe (c) 9150 Hoda Dr., Conroe and (d) 8450 Lantern Creek Ct, Conroe, Public Water Supply (PWS) use, Hydrogeological Report submitted with application, District Aquifer: Jasper (JSPR), (Driller of Record: To be determined); and

xx. 102 Willis Business, LLC, for a proposed new operating permit OP-25050601-CHEV, for a proposed well to be drilled at 15897 Hwy 75 N, Willis, not to exceed 985,000 gallons annually, Commercial use, Hydrogeological Report submitted with application, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co., LLC); and

xxi. Elvia Avila, for a proposed exempt well to be drilled at 25700 Essex, New Caney, TX. Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Aqua Star, LLC); and

xxii. Alicia Padilla Venegas, for a proposed exempt well to be drilled at 27524 Saddle Rock Ln., New Caney, TX. Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Aqua Star, LLC); and

xxiii. Alejandro Barrientos & Lucila Gallegos, for a proposed exempt well to be drilled at 19683 Briarwick Ln., New Caney, TX. 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).

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 November 5, 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# 25-2027
POSTED
11/05/2025 02:06PM
Rosio Munoz
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, NOVEMBER 11, 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. September 9, 2025, Public Hearing on Permit and Permit Amendment Applications
   B. September 9, 2025, Regular Meeting of the Board of Directors
   C. September 17, 2025, Special Meeting of the Board of Directors (GMA14 Meeting)
   D. September 18, 2025, Special Meeting of the Board of Directors (Public Water Supplier Meeting)
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:
         - Month of September in 2025 – Sarah Kouba, General Manager.
         - Month of October in 2025 – Sarah Kouba, General Manager

3) Review of 3rd Quarter, 2025 Investment Report – Sarah Kouba, General Manager

4) Discuss, consider, and take action on approval of Resolution #25-004 amending and re-establishing administrative fee schedule.

5) Discuss, consider, and take action on approval of Resolution #25-005 adopting FY 2026 Operating and Capital Outlay Budgets.

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).

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

2) Discuss, consider, and possible action approving draft rules for publication and public comment. – Stacey Reese, General Counsel

8. Discuss, consider, and possible action on renewal of contracts with legislative consultants.

9. 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.

10. General Counsel's Report – The District's legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel's activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District Rules enforcement activities; District Rules and regulations, permitting and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

11. New Business.

12. Adjourn.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District