



**NOTICE OF HEARINGS AND MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LONE STAR GROUNDWATER CONSERVATION DISTRICT  
To be held on Wednesday, June 8, 2022  
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**

**WEDNESDAY, JUNE 8, 2022, 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 and General Manager Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:
  - i. Quadvest, LP. (Sweetwater Ridge), for a proposed well to be drilled at 15860 FM 1484, Conroe, not to exceed 21 mg annually, Public Supply (PWS) and Irrigation use (Driller of record: Johnston Water Well);
  - ii. Shadyside Land Company, LLC, for a proposed operating permit for 2 existing wells not permitted, not to exceed 11.13 mg annually, 696.1 ft east and 59.9 ft south of the most westerly Heritage Green property corner at FM 1488 Loop Rd and Heritage Green entrance dr., and 660.6 ft north and 68.6 ft east of the Spur 149 (FM 1488 driveway entrance), Magnolia, (Lat. 30/13/32 Long. 95/40/58), (Lat. 30/13/30 Long. 95/40/49), Irrigation use.
  - iii. Bo Mauch, for a proposed amendment to OP-07062802, 20560 FM 1488, Magnolia, increase of 0.3291 mg annually, Commercial use;
  - iv. T & W Water Services (Deer Pines) dba Blue Topaz Utilities, for a proposed amendment to OP-19031901, well to be drilled at approximately 550-feet east of the intersection of Guadalupe St. and Ellis St., Cut and Shoot, increase of 33 mg annually, Public Supply (PWS) (Driller of record: Johnson Water Well); and
  - v. Pulte Homes of Texas, L.P. (Mavera), for 2 proposed wells to be drilled at approx. 250 ft NE of intersection State Hwy 242 and Maveria Parkway, and approx. 250 ft NW of intersection Maveria Parkway and Maveria Overlook Loop, (Lat. 30/12/56 Long. 95/21/10), (Lat. 30/13/9

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Shelby Curry  
MARK TURNBULL, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS**



Long. 95/21/16), Conroe, not to exceed 8.431627 mg annually, Irrigation/Impoundment use (Driller of record: Almeda Water Well).

5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
  - i. Quadvest, LP. (Sweetwater Ridge), for a proposed well to be drilled at 15860 FM 1484, Conroe, not to exceed 21 mg annually, Public Supply (PWS) and Irrigation use (Driller of record: Johnston Water Well);
  - ii. Shadyside Land Company, LLC, for a proposed operating permit for 2 existing wells not permitted, not to exceed 11.13 mg annually, 696.1 ft east and 59.9 ft south of the most westerly Heritage Green property corner at FM 1488 Loop Rd and Heritage Green entrance dr., and 660.6 ft north and 68.6 ft east of the Spur 149 (FM 1488 driveway entrance), Magnolia, (Lat. 30/13/32 Long. 95/40/58), (Lat. 30/13/30 Long. 95/40/49), Irrigation use.
  - iii. Bo Mauch, for a proposed amendment to OP-07062802, 20560 FM 1488, Magnolia, increase of 0.3291 mg annually, Commercial use;
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  - v. Pulte Homes of Texas, L.P. (Mavera), for 2 proposed wells to be drilled at approx. 250 ft NE of intersection State Hwy 242 and Maveria Parkway, and approx. 250 ft NW of intersection Maveria Parkway and Maveria Overlook Loop, (Lat. 30/12/56 Long. 95/21/10), (Lat. 30/13/9 Long. 95/21/16), Conroe, not to exceed 8.431627 mg annually, Irrigation/Impoundment use (Driller of record: Almeda Water Well).
  
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.



## **NOTICE OF RULEMAKING HEARING**

**WEDNESDAY, JUNE 8, 2022, AT 6:00 P.M.**

**(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)**

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Presentation and discussion of proposed amendments to the District Rules –  
Stacey V. Reese
4. Public comment on proposed changes to the District Rules
5. Discussion, consideration, and possible action approving amendments to the  
District Rules
6. Adjourn

Without any additional notice, the proposed amendments to the District Rules may be adopted, in whole or in part, at the conclusion of the hearing, or any time or date thereafter, in the form presented or as amended based upon comments received from the public, the District's staff, attorneys, geoscientists, or engineers, or members of the Board of Directors, without any additional notice. Any person who desires to appear at the hearing and present comment or other information on the proposed rule amendments may do so in person, by legal representative, or both. Limits may be placed on the amount of time that each person is allowed to present verbal comments, but written comments may also be submitted. The hearing posted in this notice may be recessed from day to day or continued where appropriate.

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.*



**NOTICE OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS**

**WEDNESDAY, JUNE 8, 2022, 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 and section §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) May 10, 2022, Public Hearing on Permit Applications
  - b) May 10, 2022, Show Cause Hearing on Enforcement Matters
  - c) May 10, 2022, Regular Board of Directors Meeting
7. Committee Reports:
  - A. Budget & Finance Committee – Jim Spigener, 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 2022 – Samantha Stried Reiter



- 3) Receive audit presentation for fiscal year 2021 – Jon Watson, CPA, Brooks Watson & Co., PLLC
- B. Communications Committee – Harry Hardman, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- C. DFC & Technical Committee – Stuart Traylor, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- D. Legislative Committee – Harry Hardman, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
  - 2) Discussion, consideration, and possible action on any items related to legislative matters pertaining to Lone Star GCD
- E. Rules, Bylaws & Policies Committee – Larry A. Rogers, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
8. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Samantha Stried Reiter and/or District’s technical consultant(s).
  - a. Discussion, consideration, and possible action to approve Subsidence Study Phase 3 Scope of Work
9. Groundwater Management Area 14 – update the board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Samantha Reiter and/or District’s technical consultant(s).
  - a. Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA 14.
10. 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. – Samantha Stried Reiter
11. 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, 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, and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

12. New Business.

13. Adjourn.

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.

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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 2, 2022, 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/ Samantha Stried Reiter

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Samantha Stried Reiter, General Manager  
Lone Star Groundwater Conservation District