

NOTICE OF PUBLIC MEETING

OF THE  
BOARD OF DIRECTORS  
of the

**NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT**

**Tuesday, July 15, 2025, at 10:00 a.m.**

**MEETING LOCATION:**

**Pilot Point ISD Administration Office  
829 S. Harrison St.  
Pilot Point, TX 76258**

**Permit Hearing**

The Permit Hearing will begin at 10:00 am.

Notice is hereby given that the Board of Directors of the North Texas Groundwater Conservation District (“District”) will conduct a permit hearing on the following Production Permit Applications:

**Agenda:**

1. Call to Order; establish quorum; declare hearing open to the public; introduction of Board.
2. Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).
3. Review the Production Permit Applications of:
  - a) **Applicant:** Green Meadows Residential Master Community; 1061 N. Coleman Road, Prosper, TX 75078  
**Location of Wells: Test Well 2E (New):** McNabb Dr./W. Punk Carter Pkwy, Celina, TX 75009; Latitude: 33.283604°N, Longitude: 96.854836°W; About 2,345 feet north of Carey Rd and about 2,940 feet east of Smiley Rd in Denton County; **Test Well 3W (New):** Carey Road/Smiley Road, Celina, TX 75009; Latitude: 33.278617°N, Longitude: 96.859098°W; About 510 feet north of Carey Rd and about 1,645 feet east of Smiley Rd in Denton County; and **Well #1 (Existing):** Punk Carter Parkway, Celina, TX 75009; Latitude: 33.288328°N, Longitude: 96.842487°W; About 4,085 feet north of Carey Rd and about 1,675 feet west of County Road 6 in Denton County.  
**Purpose of Use:** Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment  
**Requested Amount of Use:** 141,812,444 gallons per year  
**Production Capacity of Well(s):** **Test Well 2E:** 250 gallons/minute; **Test Well 3W:** 250 gallons/minute; and **Well #1:** 175 gallons/minute  
**Aquifer:** Trinity (Antlers)  
**Additional Information:** Protest received. Applicant filed a request to withdraw the application on July 3, 2025
  - b) **Applicant:** Westminster Special Utility District; 409 E Houston St, Westminster, TX 75485  
**Location of Well (Westminster SUD Well #5):** FM 3133/CR 530, Westminster, TX 75485; Latitude: 33.377242°N, Longitude: 96.460648°W; About 130 feet east of FM 3133 and about 235 feet south of CR 530 in Collin County.  
**Purpose of Use:** Municipal/Public Water System  
**Requested Amount of Use:** 79,778,632 gallons per year  
**Production Capacity of Well(s):** 398 gallons/minute  
**Aquifer:** Trinity (Paluxy)

- c) **Applicant:** Westminster Special Utility District; 409 E Houston St, Westminster, TX 75485  
**Location of Well** (Westminster SUD Well #6): FM 3133/CR 530, Westminster, TX 75485; Latitude: 33.377215°N, Longitude: 96.460649°W; About 130 feet east of FM 3133 and about 247 feet south of CR 530 in Collin County.  
**Purpose of Use:** Municipal/Public Water System  
**Requested Amount of Use:** 152,726,203 gallons per year  
**Production Capacity of Well(s):** 398 gallons/minute  
**Aquifer:** Woodbine
- d) **Applicant:** Firefly Land Holdings I, LLC; 1321 Markum Gate Way, Ste 100, Ft Worth, TX 76126  
**Location of Well:** PGA Parkway, Frisco, TX 75033; Latitude: 33.212330°N, Longitude: 96.827570°W; About 557 feet north of PGA Parkway and about 2,250 feet west of Dallas North Tlwy in Collin County.  
**Purpose of Use:** Irrigation/Landscape; Filling a Pond or Other Surface Impoundment(s)  
**Requested Amount of Use:** 5,500,000 gal/year  
**Production Capacity of Well(s):** 120 gallons/minute  
**Aquifer:** Woodbine
4. Consider and act upon the Production Permit Applications, including designation of parties and/or granting or denying the Production Permit Applications in whole or in part, as applicable.
5. Review Request for Reconsideration Received for the Following Applications:
- a) **Applicant:** Prosper ISD; 605 E 7th Street, Prosper, TX 75075  
**Location of Well:** 1550 N Legacy Dr., Prosper, TX 75078; Latitude: 33.253353°N, Longitude: 96.835146°W; About 890 east of N Legacy Dr and about 1,820 feet north of W Prosper Trl in Collin County.  
**Purpose of Use:** Irrigation/Landscape  
**Requested Amount of Use:** 8,125,368 gal/year  
**Production Capacity of Well(s):** 175 gallons/minute  
**Aquifer:** Trinity (Paluxy)
- b) **Applicant:** Ramble Investment, LP; 3000 Turtle Creek Blvd, Dallas, TX 75219  
**Location of Wells: Tract A Well 1:** TBD, Celina, TX 75009; Latitude: 33.342019°N, Longitude: 96.759211°W; About 560 feet west CR 97 and about 2,380 feet north of CR 96 in Collin County; and **Tract A Well 2:** TBD, Celina, TX 75009; Latitude: 33.349439°N, Longitude: 96.766167°W; About 995 feet east of Preston Rd N and about 2,845 feet south of CR 99 in Collin County.  
**Purpose of Use:** Construction; Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment  
**Requested Amount of Use:** 65,156,269 gallons per year for 2025; 56,244,904 gallons per year for 2026; 83,501,247 gallons per year for 2027; 67,143,332 gallons per year for 2028; 102,236,754 gallons per year for 2029; 88,818,172 gallons per year for 2030; and 74,659,946 gallons per year after 2030  
**Production Capacity of Well(s): Tract A Well 1:** 350 gallons/minute; and **Tract A Well 2:** 350gallons/minute  
**Aquifer:** Trinity (Antlers)
- c) **Applicant:** Ramble Investment, LP; 3000 Turtle Creek Blvd, Dallas, TX 75219  
**Location of Wells: Tract C Well 1:** TBD, Celina, TX 75009; Latitude: 33.332258°N, Longitude: 96.734136°W; About 200 feet north of FM 455 and about 1,100 feet west of FM 455 in Collin County; **Tract C Well 2:** TBD, Celina, TX 75009; Latitude: 33.343000°N, Longitude:

96.737947°W; About 560 feet east of Willow Rd and about 550 south of CR 130 in Collin County.

**Purpose of Use:** Construction; Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment  
**Requested Amount of Use:** 51,975,390 gallons per year for 2031; 33,709,237 gallons per year for 2032; 68,681,078 gallons per year for 2033; 57,325,821 gallons per year for 2034; 46,316,913 gallons per year for 2035; 54,482,861 gallons per year for 2036; 47,938,022 gallons per year for 2037; 46,316,913 gallons per year after 2037

**Production Capacity of Well(s):** Tract C Well 1: 350 gallons/minute; Tract C Well 2: 350 gallons/minute

**Aquifer:** Trinity (Antlers)

6. Consider and act upon the Request for Reconsideration of Production Permit Applications, including designation of parties and/or granting or denying the Production Permit Applications in whole or in part, as applicable.
7. Adjourn or continue permit hearing.

## **Board Meeting**

The regular Board Meeting will begin upon adjournment of the above noticed Permit Hearing.

Notice is hereby given that the Board of Directors of the North Texas Groundwater Conservation District (“District”) may discuss, consider, and take all necessary action, including expenditure of funds, regarding each of the agenda items below:

### **Agenda:**

1. Pledge of Allegiance and Invocation.
2. Call to order, establish quorum, declare the meeting open to the public.
3. Public comment.
4. Consider and act upon approval of the minutes from the June 10, 2025, Board meeting.
5. Consider and act upon the 2024 Audit.
6. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-07-15-01.
7. Receive reports from the following Committees\*:
  - a. Budget and Finance Committee
    1. Receive Monthly Financial Information
  - b. Management Plan Committee
    1. Receive Quarterly Report
8. Consider and act upon accepting the resignation of Greg Peters.
9. Consider and act upon Resolution of Appreciation for Greg Peters.
10. Discussion and possible action on District’s Rules
11. Consider and act upon the appointment of a representative for GMA 8 Committee.
12. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
  - a. Receive report on Drawdown and meeting DFCs
13. Consider and act upon compliance and enforcement activities for violations of District rules.
14. General Manager’s Report: The General Manager will update the board on operational, educational and other activities of the District.
  - a. District’s Disposal/Injection Well Program
  - b. Well Registration Summary
15. Open forum / discussion of new business for future meeting agendas.
16. Adjourn public meeting.

\* Reports from District standing committees will include a briefing by each committee for the Board on the activities of the committee, if any, since the last regular Board meeting.

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.*

*These public meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting, please call (855) 426-4433 at least 24 hours in advance of the meeting to coordinate any special physical access arrangements.*

*For questions regarding this notice, please contact Velma Starks at (855) 426-4433, at [ntgcd@northtexasgcd.org](mailto:ntgcd@northtexasgcd.org), or at 5100 Airport Drive, Denison, TX 75020.*

At any time during the meeting or work session and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the North Texas Groundwater Conservation District Board may meet in executive session on any of the above agenda items or other lawful items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gifts (§551.073); deliberation regarding 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.