

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT
NOTICE OF PERMIT HEARING

Notice is hereby given in accordance with Section 36.404(c) of the Texas Water Code that the Board of Directors of the North Texas Groundwater Conservation District (“District”) will conduct a hearing on Production Permit Applications, as set forth in detail below at 10:00 a.m. on Tuesday, April 8, 2025, at the District Board meeting location at the Pilot Point ISD Administration, 829 S. Harrison Street, Pilot Point, Texas 76258.

A hearing will be conducted on the following Applications:

New Production Permits

- a. **Applicant:** BCO Turnpike Distribution Center M, LLC.; 1722 Routh St. Suite 770, Dallas, TX 75201
Location of Well: 818 Waverly Dr., Allen, TX 75013; Latitude: 33.147239°N, Longitude: 96.658800°W; About 1,440 feet east of Chelsea Blvd and about 955 feet north of Ridgeview Dr in Collin County.
Purpose of Use: Irrigation/Landscape; Filling Pond/Other Surface Impoundments
Requested Amount of Use: 40,870,000 gallons per year
Production Capacity of Wells: 190 gallons/minute
Aquifer: Trinity (Paluxy)
- b. **Applicant:** Golden Ranches 104, LLC; 5 Cowboys Way, Suite 300, Frisco, TX 75034
Location of Well: 7150 FM Rd 455, Weston, TX 75009; Latitude: 33.348580°N, Longitude: 96.688420°W; About 100 feet west of W FM 455 and about 150 feet north of W FM 455 in Collin County.
Purpose of Use: Construction through 2031; Irrigation/Landscape after 2026
Requested Amount of Use: 12,000,000 gal/year through 2026; 19,098,457 gal/year for 2026-2031; 7,098,457 gallons per year after 2031.
Production Capacity of Well(s): 199 gallons/minute
Aquifer: Trinity (Antlers)
- c. **Applicant:** Tabor Ranch 380 Development LLC; 520 Hawkins Run Rd Suite 3, Midlothian, TX 76065
Location of Well:
 - **U-1:** Latitude: 4696 George Owens Rd, Ponder, TX 76259; 33.229964°N, Longitude: 97.294499°W; About 2,440 feet south of Hwy 380 W and about 200 feet west of George Owens Rd in Denton County.
 - **U-2:** Latitude: 4696 George Owens Rd, Ponder, TX 76259; 33.232696°N, Longitude: 97.298199°W; About 1,640 feet south of Hwy 380 W and about 1,470 feet west of George Owens Rd in Denton County.**Purpose of Use:** Municipal/Public Water System
Requested Amount of Use: 27,375,000 gallons per year
Production Capacity of Well(s):
 - **U-1:** 80 gallons/minute
 - **U-2:** 80 gallons/minute**Aquifer:** Trinity (Antlers)

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The Applications, if granted, would authorize the Applicant to drill and operate a water well within the District according to the terms and conditions set forth in the permit. Persons desiring to protest or provide comments on the applications must comply with District Rules 5.4 and 5.8. In order to officially protest an application, a person must submit a written contested case hearing request to the District not later than five (5) calendar days before the scheduled hearing date, or no later than Thursday April 3, 2025. Public comment may be submitted prior to or in person at the hearing. For additional information about the application or the permit hearing process, please contact the District at:

North Texas Groundwater Conservation District

Phone: (855) 426-4433

Mailing Address: P.O. Box 508, Gainesville, TX 76241

Physical Address: 5100 Airport Dr., Denison, TX 75020

Email: ntgcd@northtexasgcd.org

Website: www.northtexasgcd.org

District Certification:

This is to certify that I, **Velma Starks**, prior to 5:00 p.m. on Friday, March 28, 2025, posted this NOTICE OF PERMIT HEARING (“Notice”) on the outdoor bulletin board of the District office, posted the Notice on the District’s internet website, provided the Notice to the Collin County Clerk’s office, the Cooke County Clerk’s office, and the Denton County Clerk’s office, and provided the Notice to the Applicants and all other individuals required by Section 36.404 of the Texas Water Code.

Signed: Velma Starks