

NOTICE OF PUBLIC MEETING

OF THE
BOARD OF DIRECTORS
of the

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Tuesday, April 8, 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 a.m.

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:

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)

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. 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 March 18, 2025, Board meeting.
5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-04-08-01.
6. Receive reports from the following Committees*:
 - a. Budget and Finance Committee
 1. Receive Monthly Financial Information
 - b. Investment Committee
 1. Receive Quarterly Investment Report
 - c. Management Plan Committee
 1. Receive Quarterly Report

7. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
8. Discussion and possible action related to the 89th Texas Legislative Session and Issues.
9. Consider and act upon compliance and enforcement activities for violations of District rules.
10. 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
11. Open forum / discussion of new business for future meeting agendas.
12. 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, 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.