

**NORTH TEXAS
GROUNDWATER
CONSERVATION
DISTRICT**

PERMIT HEARING AND BOARD MEETING

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

**TUESDAY
MARCH 17, 2026
10:00 AM**

NOTICE OF PUBLIC MEETING

OF THE
BOARD OF DIRECTORS
of the

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Tuesday, March 17, 2026, 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:

New Production Permits

- a. **Applicant:** Green Meadows Residential Master Community; 1061 N. Coleman Road, Prosper, TX 75078

Location of Well(s):

- GM-WB-01: 16151 W Punk Carter Center Parkway, Celina, TX 75009; Latitude: 33.283604°N, Longitude: 96.854836°W; About 2,340 feet north of Carey Rd and about 2,925 feet east of Smiley Rd in Denton County.
- GM-WB-02: 15693 Carey Road, Celina, TX 75009; Latitude: 33.280187°N, Longitude: 96.859039°W; About 1,100 feet north of Carey Rd and about 1,670 feet east of Smiley Rd in Denton County.
- GM-WB-03: Smiley Rd, Celina, TX 75009; Latitude: 33.279460°N, Longitude: 96.864947°W; About 2,330 feet south of Magnolia Dr and about 120 feet west of Smiley Rd in Denton County.
- GM-WB-04: McNabb Dr, Celina, TX 75009; Latitude: 33.291082°N, Longitude: 96.849088°W; About 1,520 feet south of FM 428 and about 3,695 feet west of County Road 6 in Denton County.

Purpose of Use: Landscape Irrigation; Filling of Pond or Other Surface Impoundment(s)

Requested Amount of Use: 136,656,000 gallons per year

Production Capacity of Well(s):

- GM-WB-01: 75 gallons/minute
- GM-WB-02: 75 gallons/minute
- GM-WB-03: 75 gallons/minute
- GM-WB-04: 75 gallons/minute

Aquifer: Woodbine

- b. **Applicant:** MMF I Dallas Eldorado LLC; 4143 Maple Ave Suite 40, Dallas, TX 75219
Location of Well(s): 6000 Eldorado Pkwy, Frisco, TX 75033; Latitude: 33.176229°N, Longitude: 96.835019°W; About 340 feet north of Eldorado Pkwy and about 90 feet east of Woodsburo Way in Collin County.
Purpose of Use: Landscape Irrigation; Filling of Pond or Other Surface Impoundment(s)
Requested Amount of Use: 4,000,000 gallons per year
Production Capacity of Well(s): 60 gallons/minute
Aquifer: Woodbine
- c. **Applicant:** Treeline Water Well, LLC; 3000 Turtle Creek Blvd, Dallas, TX 75219
Location of Well(s): 14026 Sam Reynolds Rd, Justin, TX 76247; Latitude: 33.073800°N, Longitude: 97.344900°W; About 1,560 feet south of Dove Hill Rd and about 1,895 feet east of Sam Reynolds Rd in Denton County.
Purpose of Use: Landscape Irrigation; Filling of Pond or Other Surface Impoundment(s)
Requested Amount of Use: 34,857,540 gallons per year
Production Capacity of Well(s): 198 gallons/minute
Aquifer: Trinity (Antlers)
- 4. 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.
- 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 February 10, 2026 Board meeting.
5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2026-03-17-01.
6. Receive reports from the following Committees*:
 - a. Budget and Finance Committee
 1. Receive Monthly Financial Information
7. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
8. Discussion and possible action on District Rules including Spacing Requirements.
9. Consider and act upon an inter local agreement with Denton County to assist with review of Groundwater Availability Certification.
10. Consider and act upon compliance and enforcement activities for violations of District rules.
11. 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
12. Open forum / discussion of new business for future meeting agendas.
13. 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.

ATTACHMENT 4

**MINUTES OF THE BOARD OF DIRECTORS' BOARD MEETING
NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT**

Tuesday, February 10, 2026, at 10:00 a.m.

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

Please note for in-person attendance that the Board meeting location can only accommodate a limited number of attendees to comply with state requirements related to in-person gatherings. In the event in-person attendance exceeds any state or local requirements, the District may provide an option for virtual participation for any overflow attendees as necessary and authorized by law.

Members Present: Allen McDonald, Leon Klement, Dylan Cyr, Robert Todd and Jimmy Arthur

Members Absent: Everette Newland and Les Westbrook

Staff: Paul Sigle, Allen Burks, Kristi Krider, Kenneth Elliott, Ryan Andersen, and Velma Starks

Visitors: Kristen Fancher, Fancher Legal, PLLC
James Beach, Advanced Groundwater Solutions

Permit Hearing

The Permit Hearing will begin at 10:00 am.

Agenda:

1. Call to Order; establish quorum; declare hearing open to the public; introduction of Board.

Board President Jimmy Arthur called the Permit Hearing to order at 10:02 a.m.

2. Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).

No Public Comments

3. Review the Production Permit Application of:

Permit Amendments

- a. **Applicant:** 4600 Ganzer Investments, LLC; 2505 N Hwy 360, Grand Prairie, TX 75050
Location of Well(s): Ganzer Rd & I35 Denton, TX 75050; Latitude: 33.289563°N, Longitude: 97.179273°W; About 320 feet west of I-35 and about 2,245 feet north of W Ganzer in Denton County.
Production Capacity of Well(s): 175 gallons/minute
Aquifer: Trinity (Antlers)
Proposed Amendment to Permit: Requesting a change in the purpose of use from Construction Use to Landscape Irrigation; Increase production amount from 10,554,000 gal/year to 50,000,000 gal/year.

General Manager Paul Sigle presented the permit to the Board for review. A discussion was conducted, and the representative addressed questions from the Board members.

New Production Permits

- b. **Applicant:** G-Man Development LLC; 12400 Preston Rd, Ste 100, Frisco, TX 75033
Location of Well(s): 400 Icy Trail, Celina, TX 75009; Latitude: 33.298389°N, Longitude: 96.790389°W; About 157 feet east of Burlington Northern Santa Fe and about 1,440 feet north of CR 53 in Collin County.
Purpose of Use: Agriculture; Landscape Irrigation; Filling Pond(s)/Other surface Impoundments
Requested Amount of Use: 26,354,269 gallons per year
Production Capacity of Well(s): 195 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle presented the permit to the Board for review. A discussion was conducted, and the representative addressed questions from the Board members.

- c. **Applicant:** The Parks at Wilson Creek, L.P.; 8750 N. Central Expressway, Dallas, TX 75231
Location of Wells: **PWC Well #1:** 2500 Birkenhead Ct, Celina, TX 75009; Latitude: 33.299736°N, Longitude: 96.741992°W; About 542 feet north of Collin County Outer Loop and about 165 feet east of Roseland Pkwy in Collin County; **PWC Well #2:** 2500 Birkenhead Ct, Celina, TX 75009; Latitude: 33.299380°N, Longitude: 96.750480°W; About 760 feet north of Collin County Outer Loop and about 2,353 feet west of Roseland Pkwy in Collin County.
Purpose of Use: Irrigation/Landscape/Filling Pond(s)/Other surface Impoundments
Requested Amount of Use: 38,108,186 gallons per year
Production Capacity of Well(s): **TM1:** 196 gallons/minute; **TM2:** 192 gallons/minute
Aquifer: Trinity (Paluxy)

General Manager Paul Sigle presented the permit to the Board for review. A discussion was conducted, and the representative addressed questions from the Board members.

- d. **Applicant:** FSWC LP; 7001 Preston Rd, Ste 410, Dallas, TX 75205
Location of Well(s): Gordon Heights Ln, Frisco, TX 75033; Latitude: 33.214180°N, Longitude: 96.884120°W; About 34 feet south of Gordon Heights Ln and about 490 feet east of Del Norte LN in Denton County.
Purpose of Use: Irrigation/Landscape
Requested Amount of Use: 4,319,700 gallons per year
Production Capacity of Well(s): 40 gallons/minute
Aquifer: Woodbine

General Manager Paul Sigle reviewed the permit with the Board. A discussion took place. No representatives were present. Board Member Dylan Cyr made a motion to approve the application, contingent upon adherence to the city's drought contingency measures. Board Member Allen McDonald seconded the motion. The motion was approved unanimously.

4. 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.

Board Member Allen McDonald made a motion to approve the permits in items (a) through (c) in

the amount of 9,125,000 gallons per year, at the production capacity and purposes requested by the applicant, and subject to the District's standard permit conditions and special conditions. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

5. Adjourn or continue hearing/meeting.

Board President Jimmy Arthur adjourned the Permit Hearing at 10:33 a.m.

Board Meeting

Agenda:

1. Pledge of Allegiance and Invocation

Board President Jimmy Arthur led the Pledge of Allegiance and Board Member Robert Todd provided the invocation.

2. Call to order, establish quorum; declare meeting open to the public.

Board President Jimmy Arthur called the meeting to order at 10:34 a.m.

3. Public Comment.

No Public Comment

4. Consider and act upon approval of the minutes of January 13, 2026, Board meeting.

Board President Jimmy Arthur asked for approval of the minutes from the January 13, 2026, meeting. Board Member Allen McDonald made a motion to approve the minutes. Board Member Leon Klement seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2026-02-10-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Robert Todd made a motion to approve Resolution No. 2026-02-10-01. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

6. Receive reports from the following Committees:

- a. Budget and Finance Committee
 1. Receive Monthly Financial Information

General Manager Paul Sigle reviewed the Financial Report with the Board.

Board Member Dyla Cyr made a motion to accept the report. Board Member Robert Todd seconded the motion. Motion passed unanimously.

7. Discussion and possible action on District Rules including spacing requirements.

James Beach from Advanced Groundwater Solutions delivered a presentation. A discussion followed, during which potential adjustments were considered, including establishing rules for spacing based on aquifers and reducing the hydro report from 200 and changing to volume basis.

8. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).

General Manager Paul Sigle provided a presentation. GMA 8 needs to approve DFCs by May 1, 2026. Discussion was held.

9. Consider and act upon a resolution of the District declaring Cross Timbers Aquifer within North Texas GCD as non-relevant for joint planning purposes.

General Manager Paul Sigle provided background information for the board. Board Member Robert Todd made a motion to approve a resolution of the District declaring Cross Timbers Aquifer within North Teas GCD as non-relevant for joint planning purposes. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

10. Consider and act upon compliance and enforcement activities for violations of District rules.

No issues

11. Discussion and possible action on March Board Meeting Date

March 17, 2026 Tuesday

12. 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

Two BLS Production Co., Inc. applications have been protested.

b. Well Registration Summary

General Manager Paul Sigle reviewed well registration summary with the Board. Twenty-four wells were registered in January.

13. Open forum/discussion of new business for future meeting agendas.

14. Adjourn public meeting

Board President Jimmy Arthur declared the meeting adjourned at 11:30 a.m.

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Recording Secretary

Secretary-Treasurer

ATTACHMENT 5

RESOLUTION NO. 2026-03-17-1

**A RESOLUTION BY THE BOARD OF DIRECTORS OF THE NORTH TEXAS GROUNDWATER
CONSERVATION DISTRICT AUTHORIZING PAYMENT OF ACCRUED LIABILITIES FOR THE
MONTHS FEBRUARY**

The following liabilities are hereby presented for payment:

<u>Administrative Services</u>	<u>Amount</u>
GTUA - February 2026	38,230.31
<u>Consultant</u>	
Advanced Groundwater Solutions - District Model Hydro-Geo service through 12/31/2025	27,305.38
Advanced Groundwater Solutions - NTGCD Hydro-Geo service through 12/31/2025	12,751.37
<u>Direct Cost</u>	
Germaine Designs	216.45
Instruments Direct (Meter Tags)	4,615.00
Intera Inc	77,786.32
<u>Legal-Injection</u>	
Lloyd Gosselink Attorney at Law	940.00
<u>Legal</u>	
SledgeLaw Group PLLC	579.00
<u>Meetings & Conferences</u>	
Pilot Point ISD - Meeting Room	75.00
GRAND TOTAL:	\$ <u><u>162,498.83</u></u>

On motion of _____ and seconded by _____ the foregoing Resolution was passed and approved on this, the 17th day of March, 2026 by the following vote:

AYE:

NAY:

President

Secretary/Treasurer

1000 PM
DISPATCH 12 2022
MARKOVA

DISPATCH 12 2022
2101 7-5-24 1200

ATTACHMENT 6 a. -1.

LEGAL DIVISION AND ADVISORY SERVICES

DISTRICT
CORRECTION FROM
CROFTLAND/LEB
BED BLANK

NORTH TEXAS GROUNDWATER Balance Sheet

As of February 28, 2026
Feb 28, 26

ASSETS

Current Assets

Checking/Savings

10001 Checking Account	664,668.87
10005 Cash-Index Account	20,232.35
10008 Cash - Tex Star	103,396.77
10009 NEXBANK MM	<u>2,080,203.43</u>

Total Checking/Savings 2,868,501.42

Accounts Receivable

10025 - A/R PRODUCTION	90,611.58
10030 A/R WELL APPLICATION FEES	4,425.78
10031 A/R Drillers Dep Trueup	7,250.00
10033 - A/R Penalties	500.00
10035 A/R GMA8 Members	8,597.44
10070 A/R Liens	<u>14,000.00</u>

Total Accounts Receivable 125,384.80

Other Current Assets

10010 INVESTMENT	2,717,649.25
12000 Undeposited Funds	71,276.29
12001 Prepaid Expenses	<u>1,888.64</u>

Total Other Current Assets 2,790,814.18

Total Current Assets 5,784,700.40

TOTAL ASSETS 5,784,700.40

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

23100 Accounts Payable	<u>38,065.31</u>
Total Accounts Payable	38,065.31

Other Current Liabilities

23150 Well Drillers Deposits	<u>68,250.00</u>
Total Other Current Liabilities	<u>68,250.00</u>

Total Current Liabilities 106,315.31

Total Liabilities 106,315.31

Equity

35100 Retained Earnings	5,709,261.20
Net Income	<u>-30,876.11</u>

Total Equity 5,678,385.09

TOTAL LIABILITIES & EQUITY 5,784,700.40

NORTH TEXAS GROUNDWATER
Profit & Loss Budget vs. Actual
February 28, 2026

	Jan 26	1 mo Budget	YTD Actual	Total Budget	% of Monthly Budget
Ordinary Income/Expense					
Income					
46003 INCOME- Registration Fees	9,000.00	3,333.00	15,750.00	40,000.00	270.03%
46005 INCOME- PRODUCTION FEES	0.00	83,333.00	0.00	1,000,000.00	0.0%
46006 Income GMA8	0.00	8,333.00	16,189.95	100,000.00	0.0%
46008 INCOME-ONLINE PAY FEE	240.00	83.00	405.00	1,000.00	289.16%
46010 INCOME -HYDRO REPORT	5,000.00	0.00	0.00	0.00	100.0%
46011 INCOME-GAC REVIEW FEES	0.00	2,250.00	5,000.00	27,000.00	0.0%
Total Income	14,240.00	97,332.00	37,344.95	1,168,000.00	14.63%
Gross Profit	14,240.00	97,332.00	37,344.95	1,168,000.00	14.63%
Expense					
77010 ADMINISTRATIVE					
77013 Admin-Secretarial	819.00	917.00	1,541.00	11,000.00	89.31%
77014 Admin-Project Coordinator	39.75	100.00	58.75	1,200.00	39.75%
77015 Admin-GM	5,566.00	5,000.00	9,936.00	60,000.00	111.32%
77016 Admin-Clerical	3,416.00	3,333.00	5,148.75	40,000.00	102.49%
77017 Admin-Education/Outreach	0.00	4,000.00	0.00	48,000.00	0.0%
77040 ADMIN-MILEAGE	10.20	291.00	315.46	3,500.00	3.51%
77010 ADMINISTRATIVE - Other	0.00		0.00		
Total 77010 ADMINISTRATIVE	9,850.95	13,641.00	16,999.96	163,700.00	72.22%
77025 ACCOUNTING	4,116.50	2,917.00	5,370.51	35,000.00	141.12%
77027 AUDITING	0.00	0.00	0.00	11,500.00	0.0%
77030 ADVERTISING	0.00	333.00	0.00	4,000.00	0.0%
77050 BANKING FEES	620.37	167.00	841.97	2,000.00	371.48%
77150 CONSULTING					
77175-CONSULTING -GAC REVIEW	0.00	2,250.00	0.00	27,000.00	0.0%
77150 CONSULTING-HYDROGEO SVC - Other	-19,041.26	16,667.00	-19,041.26	200,000.00	-114.25%
Total 77150 CONSULTING	-19,041.26	18,917.00	-19,041.26	227,000.00	-100.66%
77325 DIRECT COSTS-REIMB	1,416.50	1,458.00	2,986.21	17,500.00	97.15%
77450 DUES & SUBSCRIPTION	1,010.28	667.00	1,010.28	8,000.00	151.47%
77480 EQUIPMENT	3,181.85	594.00	4,529.59	7,130.00	535.67%
77485 Equipment Database	0.00	3,333.00	1,857.88	40,000.00	0.0%
77490 CAPITAL OUTLAY	0.00	3,540.00	0.00	42,480.00	0.0%
77500 FEES-GMA8	0.00	9,167.00	0.00	110,000.00	0.0%
77550 FIELD TECH	11,621.00	24,667.00	16,650.00	296,000.00	47.11%
77560 Field Permitting/Geologis	6,077.50	5,417.00	10,939.50	65,000.00	112.19%
77650 FUEL/MAINTENANCE	80.00	417.00	80.00	5,000.00	19.19%
77700 GMA8 Modeling	0.00	9,167.00	0.00		0.0%
77800 INJECTION WELL MONITORING	4,615.00	58.00	4,615.00	700.00	7,956.9%
77810 INSURANCE & BONDING	472.17	542.00	944.34	6,500.00	87.12%
77970 LEGAL					
77975 Legal-Injection	481.50	1,667.00	481.50	20,000.00	28.88%
77980 Legal-Legislation	0.00	3,333.00	0.00	40,000.00	0.0%
77970 LEGAL - Other	0.00	8,333.00	0.00	100,000.00	0.0%
Total 77970 LEGAL	481.50	13,333.00	481.50	160,000.00	3.61%
78010 MEETINGS & CONFERENCES	438.55	625.00	513.55	7,500.00	70.17%
78310 Rent	430.00	433.00	860.00	5,200.00	99.31%
78600-SOFTWARE MAINT	0.00	267.00	0.00	3,200.00	0.0%
78610 TELEPHONE	223.63	367.00	445.64	4,400.00	60.94%

NORTH TEXAS GROUNDWATER
Profit & Loss Budget vs. Actual
 February 28, 2026

	<u>Jan 26</u>	<u>1 mo Budget</u>	<u>YTD Actual</u>	<u>Total Budget</u>	<u>% of Monthly Budget</u>
78780 Well Monitoring/Testing	0.00	6,667.00	0.00	80,000.00	0.0%
Total Expense	<u>25,594.54</u>	<u>116,694.00</u>	<u>50,084.67</u>	<u>1,301,810.00</u>	<u>21.93%</u>
Net Ordinary Income	-11,354.54	-19,362.00	-12,739.72	-133,810.00	58.64%
Other Income/Expense					
Other Income					
46100 INTEREST INC	0.00	6,250.00	-18,136.39	75,000.00	0.0%
Total Other Income	<u>0.00</u>	<u>6,250.00</u>	<u>-18,136.39</u>	<u>75,000.00</u>	<u>0.0%</u>
Net Other Income	0.00	6,250.00	-18,136.39	75,000.00	0.0%
Net Income	<u>-11,354.54</u>	<u>-13,112.00</u>	<u>-30,876.11</u>	<u>-58,810.00</u>	<u>86.6%</u>

ATTACHMENT 9

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
DENTON COUNTY AND THE NORTH TEXAS GROUNDWATER
CONSERVAION DISTRICT
REGARDING
REVIEW OF GROUNDWATER AVAILABILITY
CERTIFICATIONS SUBMITTED WITH PLAT APPLICATIONS
FOR SUBDIVIDED PROPERTIES IN THE UNINCORPORATED
AREAS OF DENTON COUNTY**

This Interlocal Agreement (“Agreement”) is made and entered into by and between Denton County (“County”), Texas, and the North Texas Groundwater Conservation District (“District”) (collectively “Parties” and individually “Party” depending upon the context).

RECITALS

WHEREAS, the County is a body politic and corporate created and operating pursuant to Article XI, Section 1 of the Constitution of Texas; the Texas Local Government Code; and the applicable, general laws of the State of Texas;

WHEREAS, the North Texas Groundwater Conservation District was created by the 81st Texas Legislature under the authority of Section 59, Article XVI, of the Texas Constitution, and in accordance with Chapter 36 of the Texas Water Code, by the Act of May 19, 2009, 81st Leg., R.S., ch. 248, 2009 Tex. Gen. Laws 686, codified at Tex. Spec. Dist. Loc. Laws Code Ann. ch. 8856 (“the District Act”);

WHEREAS, the Parties, each being a political subdivision and either a county or a special district of the State of Texas, desire to enter this Agreement in accordance with the provisions of the Interlocal Cooperation Act, being Chapter 791 of the Texas Government Code;

WHEREAS, the County and the District are collaborative allies, which individually and collectively pursue the protection of groundwater resources, private property rights, and the economic interests of the citizens of the County;

WHEREAS, the Parties agree that coordinating efforts and expertise in the evaluation of the availability of groundwater as the source of water intended to supply a platted subdivision is mutually advantageous and benefits the public;

WHEREAS, the County and the District share a common interest in continuing to develop new science and better understanding of the causal relationship between groundwater production and the condition of aquifer systems in the County;

AGREEMENT BETWEEN DENTON COUNTY AND NORTH TEXAS GROUNDWATER
CONSERVATION DISTRICT

WHEREAS, Chapter 232 of the Texas Local Government Code requires applicants to acquire a plat from the County's Commissioners Court prior to subdividing certain tracts of land located outside the limits of a municipality ("Tracts");

WHEREAS the County, as authorized by Section 232.0032 of the Texas Local Government Code, requires applicants seeking to plat a Tract for which groundwater is intended to be the source of supply to provide a statement prepared by an engineer licensed to practice in Texas or a geoscientist licensed to practice in Texas certifying that adequate groundwater is available for the subdivision in accordance with Title 30 of the Texas Administrative Code, Chapter 230 (the "Certification Statement");

WHEREAS, the District, in accordance with Section 59 of Article XVI of the Texas Constitution, Chapter 36 of the Texas Water Code, and the District's enabling act, adopts and implements rules to manage groundwater, protect property rights, and balance the conservation and development of groundwater to meet the needs of the citizens of the County and the State of Texas;

WHEREAS, Sections 36.113-36.117 of the Texas Water Code empower the District to approve or deny drilling permits for new wells, operating permits for non-exempt wells, and operating permits for certain types of exempt wells in the County in accordance with the District's rules;

WHEREAS, Chapter 232 of the Texas Local Government Code grants the County the exclusive and final authority to grant or deny plat applications seeking to subdivide a Tract;

WHEREAS, Chapter 36 of the Texas Water Code grants the District the exclusive and final authority to grant or deny groundwater permits in the County; and

WHEREAS, Title 30 of the Texas Administrative Code, Chapter 230 does not replace other state and federal requirements applicable to public drinking water supply systems, the authority of counties as prescribed by the Texas Local Government Code, or the authority of groundwater conservation districts under Texas Water Code, Chapter 36.

THEREFORE, in consideration of the mutual promises, obligations, and benefits to be derived by the Parties pursuant to this Agreement, the County and the District each agree as follows:

**ARTICLE I
AUTHORIZATION AND PURPOSE**

1.1 Authority and Purpose.

- a. This Agreement is entered into pursuant to the Interlocal Cooperation Act, Texas Government Code Chapter 791; the Texas Water Code, Chapter 36; the Texas Local Government Code; and other applicable law.

- b. The purpose of this Agreement is to facilitate effective implementation of the County's and District's respective rules and regulations concerning Tract plat applications by ensuring that prior to receiving an approved plat from the County or a permit from the District, applicants seeking to subdivide a Tract of land in the County that relies on groundwater ("Plat Applicants") (1) certify adequate groundwater availability and (2) comply with the District's rules, including but not limited well spacing, and groundwater production for a defined beneficial use. The District recognizes that its role is to offer its technical resources and input to the County when evaluating Certification Statements and that the County has exclusive jurisdiction and the sole discretion to take action regarding plat applications and the Certification Statements. Similarly, the County recognizes that the District has exclusive jurisdiction and the sole discretion to take action regarding groundwater-related water well registration, and permit applications.

ARTICLE II DUTIES OF THE PARTIES

2.1 Communication. Parties agree to timely and effectively communicate and coordinate in the execution and implementation of this Agreement and to assist each other in the Platting Authority's consideration of plat applications and in the District's processing and consideration of applications for water well registrations or permits, where groundwater is the proposed source for domestic use under a proposed plat.

2.2 County's Duties.

- a. The County shall require all Plat Applicants seeking to subdivide a Tract for which groundwater is intended to be the source of supply to provide a completed Certification Statement and direct them initially to the District for initial guidance on the process prior to considering the plat application.
 1. For Plat Applicants seeking to subdivide a Tract in the Extraterritorial Jurisdiction of an incorporated municipality and for which groundwater is intended to be the source of supply, a completed Certification Statement will be required in conformity with guidelines included in an existing Interlocal Agreement between the County and an incorporated municipality, as applicable.
- b. Upon the receipt of an application for a plat seeking to subdivide a Tract for which groundwater is intended to be the source of supply, the County shall confirm that the applicant has conducted the certification process and provided the final Certification Statement and any accompanying documents provided by the Plat Applicant to the District for its formal review as described under Section 2.3(b) of this Agreement.
- c. Upon receipt of a request from the District to verify whether a subdivided Tract for which an operating or drilling permit application for a well or well site is sought has been subdivided in accordance with the County's subdivision regulations, the County agrees to act as follows:

1. confirm with the District by verifying tract location and road access in connection with the pending operating or drilling permit application;
2. verify whether a plat application and/or a Certification Statement has been received by the District, and if so, whether a plat is pending and awaiting approval or has been denied;
3. coordinate with the District to ensure the applicant has complied with all relevant County and District regulatory standards, rules, and the laws and regulations governing subdivision platting and groundwater production in the County, including the County's subdivision regulations, if any;
4. if the County places any restrictions or conditions regarding the drilling, depth, completion, equipping, or operation of water wells in the plat for a Tract, the County shall timely submit such restrictions or conditions to the District to ensure the District may be aware of such restrictions or conditions in considering any well registration or permit applications for water wells on the Tract.

2.3 District's Duties.

- a. Upon the receipt of an application for a drilling or operating permit for any well on a subdivided Tract of land or on a Tract for which a plat application is pending, the District shall coordinate with the County to determine whether the Tract of land on which the well will be drilled or operated has been subdivided in accordance with the County's subdivision regulations. If the applicant's Tract is not subdivided in accordance with the County's subdivision regulations, the District shall not grant an application for the permit without first coordinating with the County and making a reasonable effort to remedy any outstanding occurrences of noncompliance.
- b. Upon the receipt of a proposed plat needing a Certification Statement for the County, the District agrees to act as follows:
 1. consult with any and all Plat Applicants regarding each proposed plat, as necessary to complete the District's review of the Certification Statement;
 2. use the best available science to prepare an administrative determination that the information in the Certification Statement appears to be correct and sufficiently certifies adequate groundwater is available for the subdivision;
 3. conduct prior site verification and well completion inspections as necessary to confirm that the well owner's investment is proper and completed to District rules and well completion standards;

4. verify the Plat Applicant's ownership interest in the Tract;
5. verify the Tract's total acreage and proposed plat's subdivided lot acreage;
6. verify the Plat Applicant's anticipated method of water distribution, as provided in the Certification Statement, whether by the expansion of an existing public water supply system, a new public water supply system, individual water wells for individual subdivided lots or a combination of such methods ("Distribution Method");
7. determine whether the Plat Applicant's Distribution Method conforms with District rules, including but not limited to those concerning well spacing, and groundwater production for a defined beneficial use;
8. determine whether the Projected Water Demand Estimates provided by the Plat Applicant in the Certification Statement are reasonably accurate ("Demand Estimates");
9. determine whether the proposed use of groundwater, the Distribution Method and Demand Estimates, to the extent the Distribution Method and Demand Estimates rely on groundwater:
 - i. unreasonably affect existing groundwater and surface water resources or existing permit holders;
 - ii. are dedicated to any beneficial use;
 - iii. are consistent with the District's approved groundwater management plan;
 - iv. does not constitute waste, as defined by the District's rules;
 - v. otherwise comply with the District's rules, including but not limited to rules concerning well spacing, and groundwater production for a defined beneficial use;
10. determine whether the proposed use of groundwater, the Distribution Method, and Demand Estimates, to the extent the Distribution Method and Demand Estimates rely on groundwater, comply with the applicable Desired Future Conditions, considering:
 - i. the applicable Modeled Available Groundwater calculations determined by the Executive Administrator of the Texas Water Development Board ("TWDB");

- ii. the Executive Administrator of the TWDB's estimates of the current and projected amount of groundwater produced by wells exempted or excluded under Rule 3.1 of the District's rules;
 - iii. the amount of groundwater authorized under permits previously issued by the District;
 - iv. a reasonable estimate of the amount of groundwater that is actually produced under permits issued by the District;
 - v. yearly precipitation and production patterns;
11. prepare a written report detailing the District's review of the Certification Statement and provide input regarding the accuracy of the information included in and with the Certification Statement, whether the information in the Certification Statement sufficiently complied with TCEQ's rules set forth in Title 30 of the Texas Administrative Code, Chapter 230 and whether sufficient groundwater is available to serve the Tract subdivision in the manner proposed by the Plat Applicant.
- i. A copy of the written report detailing the District's review of the Certification Statement will be provided to the County and the Plat Applicant.

2.4 Review of Waiver Requests for Subdivision of Fewer Than Ten (10) Parts

- a. Upon written request by the County, the District agrees to review requests for a waiver of groundwater availability certification requirements for proposed subdivisions consisting of fewer than ten (10) parts, as may be authorized under Section 232.0032 of the Texas Local Government Code or other applicable law.
- b. In conducting such review, the District shall:
 - 1. Evaluate whether credible evidence demonstrates that sufficient groundwater is available to serve the proposed subdivision;
 - 2. Apply the best available science and applicable District rules in evaluating groundwater availability; and
 - 3. Provide a written advisory recommendation to the County regarding whether the information submitted supports a determination of sufficient groundwater availability.
- c. For purposes of this subsection, “credible evidence” may include, but is not limited to, hydrologic or hydrogeologic analyses, aquifer test data, well production records, groundwater modeling results, or other technical documentation.
- d. The District’s review and recommendation under this subsection shall be advisory only. Final authority to grant or deny any waiver request shall remain exclusively with the County.
- e. Nothing herein shall be construed to require the County to grant a waiver, nor to limit the County’s authority to require a groundwater availability certificate or other documentation as permitted by law.

**ARTICLE III
GENERAL PROVISIONS**

- 3.1 Recitals.** The recitals herein stated are correct, agreed upon, and hereby incorporated by reference and made a part of this Agreement.
- 3.2 Obligations of the Parties.** Parties agree to be bound by this Agreement, and to work in good faith toward achieving its purpose and the functions described herein.
- 3.3 Amendment.** The Parties, and their respective designees, may propose an amendment to this Agreement. An amendment to this Agreement is adopted if the governing body of each Party adopts the amendment and furnishes the other Party with a copy of the minutes or resolution reflecting approval.
- 3.4 Notices.** To be effective, any notice provided under this Agreement must be in writing, and shall be deemed to have been received for all purposes upon the earlier to occur of hand delivery or three (3) days after the same is mailed by U.S. Postal Service certified or registered mail, return receipt requested, and addressed as follows:

If to the County:

Stephen Belknap, Director
Denton County Development Services Department
3900 Morse Street
Denton, TX 76208
stephen.belknap@dentoncounty.gov

If to the District:

North Texas Groundwater Conservation District
Attn: Mr. Paul Sigle, General Manager
PO Box 508
Gainesville, TX 76241
paul@northtexasgcd.org

Each Party agrees to provide a courtesy copy of any notice by email to the other Party. Each Party shall notify the other Party immediately if any of the contact information above changes.

- 3.5 Governing Law.** This Agreement shall be governed by, and construed in accordance with the laws of the State of Texas, and shall be fully enforceable in Denton County.

- 3.6 Formal Matters.** The relationship between the Parties under this Agreement shall be that of independent contractors, and not that of partners, joint ventures, or any other relationship. This Agreement sets out the entire agreement of the Parties in connection with the subject matter addressed herein, and may be modified or amended only in accordance with this Agreement.
- 3.7 Voluntary Removal.** At any time, a Party at its own discretion may deem it is in its own best interest to voluntarily terminate its participation in this Agreement. Such termination shall be effective 30 (thirty) days after the terminating Party delivers written notice of termination to the other Parties. The Parties shall have no additional liability to one another for termination under this section.
- 3.8 Prior Agreements Superseded.** This Agreement constitutes the entire Agreement of the Parties regarding the subject matter of this Agreement and supersedes all previous agreements and understandings, whether written or oral, relating to such subject matter.
- 3.9 Assignment.** No Party may assign its rights, privileges and obligations under this Agreement in whole, or in part, without the prior written consent of the other Party. Any attempt to assign without such approval shall be void.
- 3.10 Construction.** In case any one or more of the provisions contained herein shall be held to be for any reason invalid, illegal, or unenforceable in any respect, the remaining provisions of the Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein. This Agreement shall not be construed for or against any Party by reason of the authorship or alleged authorship of any provision, or by reason of the status of the respective Parties.
- 3.11 Legal Compliance.** Parties, their officials, employees, designees, and agents shall comply with all applicable federal, state, and local laws and ordinances related to the work and services performed under this Agreement.
- 3.12 Force Majeure.** No Party shall be responsible for delays or lack of performance by such entity or its officials, employees, designees, or agents that result from acts beyond that Party's reasonable control, including acts of God, strikes or other labor disturbances, pandemics or epidemics, or delays by federal or state officials in issuing necessary regulatory approvals and/or licenses, except that the Parties shall take reasonably proactive measures to avoid delays that could be caused by the COVID-19 pandemic. In the event of any delay or failure excused by this Section, the time of delivery or of performance shall be extended for a reasonable time period to accommodate the delay.
- 3.13 Multiple Counterparts.** This Agreement may be executed in separate identical counterparts by the Parties and each counterpart, when so executed and delivered, will constitute an original instrument, and all such separate identical counterparts will constitute but one and the same instrument.

- 3.14 No Third Party Beneficiary.** The terms and provision of this Agreement are intended solely for the benefit of each Party hereto, and it is not the intention of the Parties to confer third-party beneficiary rights upon any other person or entity.
- 3.15 Compliance With Laws.** The Parties must observe and comply with all applicable federal, state, and local statutes, ordinances, rules, and regulations, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and non-discrimination laws and regulations. The Parties shall be responsible for ensuring their own compliance with any laws and regulations applicable to their activities under this agreement, including maintaining and necessary licenses and permits.
- 3.16 Execution of Agreement.** This agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this agreement, and all of which, when taken together, shall be deemed to constitute one and the same agreement. The exchange of copies of this agreement and of signature pages by electronic transmission shall constitute effective execution and delivery of this agreement as to the parties and may be used in lieu of the original agreement for all purposes. Signatures of the parties transmitted or executed electronically shall be deemed to be their original signatures for any purpose whatsoever.

IN WITNESS WHEREOF, the Parties hereto, acting under the authority of the respective governing bodies, have caused this Agreement to be duly executed in multiple counterparts, each of which shall constitute an original, effective on the date signed by each Party, the latest of which shall be the Effective Date.

AGREED UPON AND APPROVED BY:

DENTON COUNTY, TEXAS
acting by and through its Commissioners Court

Attest:

Andy Eads, County Judge

Juli Luke, County Clerk

Date:

Date:

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT, *acting by and through its Board of Directors*

Attest:

President, Board of Directors

Secretary, Board of Directors

Date:

Date:

AGREEMENT BETWEEN DENTON COUNTY
AND NORTH TEXAS GROUNDWATER
CONSERVATION DISTRICT

DRAFT

ATTACHMENT 11 b.

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Well Registration Summary

(as of 2/28/2026)

Well Type	Collin	Cooke	Denton	Total NTGCD	New Registrations February 2026
Domestic	110	864	1278	2252	18
Public Water System	52	79	268	399	0
Irrigation	120	9	252	381	1
Surface Impoundment	73	22	174	269	5
Livestock	8	104	79	191	2
Oil / Gas	1	5	64	70	0
Agriculture	12	18	55	85	0
Commercial	9	11	63	83	1
Golf Course Irrigation	15	2	21	38	0
Industrial / Manufacturing	12	7	12	31	0
*Other	6	5	7	18	0
Monitoring	0	5	7	12	0
TOTALS	418	1131	2280	3829	27

NOTE: Plugged wells have been excluded

***Examples of "Other" uses: Closed Loop Geothermal, Construction, and Fire Suppression**

ADJOURN