

NOTICE OF PUBLIC MEETING

OF THE
BOARD OF DIRECTORS
of the

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Tuesday, June 10, 2025, at 10:00 a.m.

MEETING LOCATION:

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

Board Member Qualification for Office and Election of Officers

Board Member qualification for office will begin at 10:00 a.m.

1. Administer Oath of Office to new and/or reappointed Board Member.
2. Receive signature on Oath of Office and Statement of Appointed Officer forms.
3. Act upon the Election of Officers.

Permit Hearing

The Permit Hearing will begin upon the completion of the Board Member Qualification for Office and Election of Officers.

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:** Argyle WSC; 825 W. FM 407, Argyle, TX 76226

Location of Well:

- **Furst Ranch Well No. 1:** Furst Ranch, Argyle, TX 76226; Latitude: 33.073467 °N, Longitude: 97.194384°W; About 1,560 feet north of Smoot Ln and about 1,940 feet east of Hwy 377 in Denton County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 130,086,000 gallons per year

Production Capacity of Well(s): 450 gallons/minute

Aquifer: Trinity (Antlers)

- b. **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.
- **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
- **Well #1:** 175 gallons/minute

Aquifer: Trinity (Antlers)

- c. **Applicant:** Highpointe Ranch Residential Community, Inc.; 1231 Greenway Drive, Suite 800, Irving, TX 75038

Location of Wells:

- **HPR 1 (Existing):** TBD, Aubrey, TX 76227; Latitude: 33.307584°N, Longitude: 96.970780°W; About 1,300 feet south of E Blackjack Rd and about 2,150 feet east of Hwy 377 in Denton County.
- **HPR 2 (New):** TBD, Aubrey, TX 76227; Latitude: 33.307595°N, Longitude: 96.970364°W; About 1,300 feet south of E Blackjack Rd and about 2,020 feet east of Hwy 377 in Denton County.

Purpose of Use: Filling Pond(s)/Other Surface Impoundment

Requested Amount of Use: 10,463,998 gallons per year

Production Capacity of Well(s):

- **HPR 1 (Existing):** 30 gallons/minute
- **HPR 2 (New):** 32 gallons/minute

Aquifer: Trinity (Antlers)

- d. **Applicant:** Bolivar Water Supply Corporation; 4151 FM 455, Sanger, TX 76266

Location of Well:

- **Lone Oak Valley Well No. 1:** TBD, Valley View, TX 76272; Latitude: 33.435608°N, Longitude: 97.196396°W; About 240 feet south of W Lone Oak Rd and about 1,870 feet east of CR 200 in Cooke County.
- **Lone Oak Valley Well No. 5:** TBD, Valley View, TX 76272; Latitude: 33.428906°N, Longitude: 97.190780°W; About 1,335 feet north of CR 200 and about 1,335 feet west of CR 200 in Cooke County.
- **Lone Oak Valley Well No. 6:** TBD, Valley View, TX 76272; Latitude: 33.433114°N, Longitude: 97.192460°W; About 1,170 feet south of W Lone Oak Rd and about 3,060 feet east of CR 200 in Cooke County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 153,300,000 gallons per year

Production Capacity of Well(s):

- **Lone Oak Valley Well No. 1:** 231 gallons/minute

- **Lone Oak Valley Well No. 5:** 231 gallons/minute
- **Lone Oak Valley Well No. 6:** 231 gallons/minute

Aquifer: Trinity (Antlers)

- e. **Applicant:** M/I Homes of DFW, LLC & Lennar Homes of Texas Land and Construction, Ltd.; 700 State Highway 121 BYP, Lewisville, TX 75067

Location of Well: Marilee Rd/CR 60, Celina, TX 75009; Latitude: 33.397222°N, Longitude: 96.777222°W; About 4,170 west of Preston Rd and about 1,600 feet north of Preston Lakes Cir in Collin County.

Purpose of Use: Construction/Filling a pond(s)

Requested Amount of Use:

- 22,067,500 gal/year for 2025
- 25,305,000 gal/year for 2026
- 30,487,500 gal/year for 2027
- 34,845,000 gal/year for 2028
- 38,825,000 gal/year for 2029
- 28,550,000 gal/year after 2029

Production Capacity of Well(s): 199 gallons/minute

Aquifer: Trinity (Antlers)

- f. **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)

- g. **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.
- **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
- 74,659,946 gallons per year after 2030

Production Capacity of Well(s):

- **Tract A Well 1:** 350 gallons/minute
- **Tract A Well 2:** 350gallons/minute

Aquifer: Trinity (Antlers)

- h. **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)

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 May 13, 2025, Board meeting.
5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-06-10-01.
6. Receive reports from the following Committees*:
 - a. Budget and Finance Committee
 1. Receive Monthly Financial Information
7. Consider appointment of a Budget Committee.
8. Consider and act upon engagement letter from Stacey V. Reese Law PLLC for legal services.

9. Consider and act upon the appointment of a representative and alternate for GMA 8 Committee.
10. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
 - a. Presentation, discussion and possible action on development of Desired Future Conditions and Modeled Available Groundwater numbers for submission to Groundwater Management Area 8 for the current joint planning cycle.
11. Discussion and possible action related to the 89th Texas Legislative Session and Issues.
12. Discussion and possible action related to Historic Use Permits related to plugged wells.
13. Consider and act upon compliance and enforcement activities for violations of District rules.
14. Discussion and possible action on July Board Meeting.
15. 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
16. Open forum / discussion of new business for future meeting agendas.
17. 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.