

# PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT

May 19, 2025

## MINUTES OF PUBLIC HEARING ON APPLICATION FOR OPERATING PERMIT

The Board of Directors of the Prairielands Groundwater Conservation District (“District”) met in a public hearing within the boundaries of the District at 208 Kimberly Dr, Cleburne, TX 76031, on May 19, 2025.

President Charles Beseda presided and called the public hearing to order at 9:02 a.m., announcing the meeting open to the public.

### ROLL CALL

The roll was called of the members of the Board of Directors, to wit:

Charles Beseda  
Brad Daniels  
Barney McClure  
Paul Tischler

John Curtis  
Maurice Osborn  
Marty McPherson  
Kathy Tucker

All members of the Board were in attendance with the exception of Director Osborn, thus constituting a quorum of the Board of Directors. Vice President Tischler attended the meeting by videoconference in compliance with the requirements of Section 551.127, Government Code. Also, in attendance at said meeting were Kathy Turner Jones, General Manager; District staff; and members of the public. Brian Sledge, General Counsel, attended via videoconference. *Copies of the public sign-in sheets are attached hereto as Exhibit “A” to the May 19, 2025, Regular Board Meeting minutes.*

### RECEIVE PERMIT HEARING REPORT FROM GENERAL MANAGER, ANY PUBLIC COMMENT(S), REQUESTS TO CONTEST AND CONSIDER GRANTING, DENYING, OR AMENDING APPLICATIONS FOR THE FOLLOWING OPERATING PERMITS:

1. Nexus Land Holdings LLC, for a proposed Operating Permit (OP-25-085) for authorization to drill a new well (PGCD-003626; 31.83710000, -96.76610000) to be located at 880 Hwy 171, Hubbard, TX in Hill County; and to produce groundwater in an amount not to exceed 17,857,200 gallons annually for 2025→2029; Industrial/Manufacturing (KB) – the General Manager recommended the Board authorize approval of OP-25-085 for the registration,

drilling, and construction of the new well with groundwater production not to exceed 17,857,200 gallons annually (2025→2029) contingent upon the following:

- a. Drilling and completion of the well does not begin until Applicant signs and returns a notarized deed notice no later than thirty (30) days following the purchase of the two tracts; and
- b. The Purchase and Sale Agreement between the current landowner, Street Austin Ventures LLC, and Ivan Van der Walt, acting on behalf of Nexus Land Holdings, LLC, is successfully executed no later than ninety (90) days of permit being approved.

Failure to submit signed deed notice or execute the Purchase and Sale Agreement will result in operating permit (OP-25-085) and well registration (PGCD-003626) being rendered null and void.

2. Century Land Holdings of Texas LLC & GRBK Edgewood LLC, for a proposed Operating Permit (OP-25-086) to drill two (2) new wells (PGCD-003638; 32.43511100, -97.20183330 and PGCD-003639; 32.43083330, -97.20269444) to be located at 825 County Road 607 in the proposed Lone Oak Subdivision in Alvarado, TX in Johnson County; and to produce groundwater in an amount not to exceed 6,000,000 gallons annually for 2025→2029; Filling a Pond or other Surface Impoundment (AK) – The General Manager recommended the Board authorize the approval of OP-25-086 as it was presented.
3. City of Covington (PWS #1090021), for authorization through an Operating Permit (OP-25-087) to amend an existing well registration to substantially alter and increase the maximum design production capacity from 100 GPM to 140 GPM. The existing well (PGCD-000653; 32.17646400, -97.25470500) is located within CCN #10900 in Hill County off Lovell Ave., Covington; Public Water Supply (AK). - The General Manager recommended the Board authorize approval of OP-25-087 authorizing Applicant to substantially alter Well ID PGCD-000635, contingent upon Applicant lowering the target production rate to 131 gallon per minute in order to meet spacing requirements of the District.

#### **RECEIVE PUBLIC COMMENT(S) OR REQUESTS TO CONTEST THE ABOVE-LISTED APPLICATIONS FOR OPERATING PERMITS**

None.

#### **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE ABOVE-LISTED APPLICATIONS FOR OPERATING PERMITS**

Director Curtis made a motion to approve application OP-25-085 contingent upon the purchase and sale of the property being finalized, OP-25-086 as it was presented, and OP-25-087 contingent upon the alteration does not exceed 131 gpm, all in accordance with the General Manager's recommendations. Director McClure seconded the motion, and it passed unanimously by those present.

## **ADJOURN**

There being no further business, Director McPherson made a motion to adjourn the public hearing. Director Curtis seconded the motion and the motion carried unanimously. The public hearing was adjourned at 9:09 a.m.

**PASSED, APPROVED, AND ADOPTED THIS 16<sup>th</sup> DAY OF JUNE 2025.**

  
Maurice Osborn, Board Secretary