

# PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT

August 18, 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 August 18, 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(s) McClure, Curtis and Tucker, thus constituting a quorum of the Board of Directors. 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 August 18, 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. Spur Myrtle Creek Development, LP, for a proposed amendment to an Operating Permit (OP-25-084) to amend an existing well registration to substantially alter and increase the maximum designed capacity from 17 GPM to 195 GPM. The existing well (PGCD-003627, 32.36476100, -96.79851000) is located east of US 287 N off of Dartmoor Dr, Waxahachie in Ellis County; and for an increase in groundwater production in the amount of 62,601,830 gallons. OP-25-084-A not to exceed 63,163,600 gallons annually for 2025→2029; Non-Agricultural Irrigation (AK) – The General Manager recommended the Board authorize approval of OP-25-084-A as it was presented.

2. Rogers Group, Inc., for a proposed amendment to an Operating Permit (OP-22-034) for authorization to amend an existing well registration to substantially alter and increase its maximum designed capacity from 152 GPM to 300 GPM. The existing well (PGCD-001361, 32.23070700, -97.69423900) is located at 2673 County Road 412, Glen Rose in Somervell County (KB) – The General Manager recommended the Board authorize approval of OP-22-034-A as it was presented.
3. RiverOne LLC, for a proposed Operating Permit (OP-25-089) for authorization to drill a new well (PGCD-003704, 32.33548600, -96.69840900) to be located at 214 Shaw Rd, Ennis, in Ellis County; and to produce groundwater in an amount not to exceed 750,000 gallons annually for 2025→2029; Commercial Use (KB) – The General Manager recommended the Board authorize approval of OP-25-089 as it was presented.
4. Nexus Land Holdings LLC, for a proposed amendment to an Operating Permit (OP-25-085) to extend special permit conditions as stated in the permit; and to increase groundwater production in the amount of 60,004,850 gallons annually from well (PGCD-00003626, 31.83710000, -96.76610000) located at 880 Hwy 171, Hubbard, in Hill County. OP-25-085-A not to exceed 77,862,050 gallons annually for 2025→2029; Industrial/Manufacturing (KB) – The General Manager recommended the Board authorize approval of OP-25-085-A as presented contingent upon the following:
  - 1) 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; the Purchase and Sale Agreement between Greenwoods Estates TX 171 LLC and Amanda Trapp, Trustee, with Assigns to Ivan Van der Walt, acting on behalf of Nexus Land Holdings, LLC; and the Purchase and Sale Agreement between Roger and Genoveva Umanzor and Ivan Van der Walt, acting on behalf of Nexus Land Holdings, LLC are successfully executed no later than one hundred eighty (180) days of this permit amendment being approved.
  - 2) Drilling and completion of the well (PGCD-003626) does not begin until Applicant signs and returns a notarized deed notice no later than thirty (30) days following the purchase of the eight tracts; and

Failure to submit signed deed notice or execute the Purchase and Sale Agreements will result in operating permit (OP-25-085-A) and well registration (PGCD-003626) being rendered null and void without notice or hearing.

## **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 Osborn made a motion to approve applications OP-25-084-A, OP-22-034-A, OP-25-089, and OP-25-085-A in accordance with the General Manager's recommendation. Director Daniels 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 9:11 a.m.

**PASSED, APPROVED, AND ADOPTED THIS 15<sup>th</sup> DAY OF SEPTEMBER 2025.**

  
Maurice Osborn, Secretary/Treasurer