

# PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT

September 15, 2025

## MINUTES OF PUBLIC HEARING ON APPLICATION FOR EXCEPTION TO MINIMUM SPACING REQUIREMENTS

The Board of Directors of the Prairielands Groundwater Conservation District (“District”) met in special session, open to the public, within the boundaries of the District at 208 Kimberly Dr, Cleburne, TX, on September 15, 2025.

President Beseda presided and reconvened the continuance on application for exception to minimum spacing requirements, originally opened on May 19, 2025, and continued to this date. The hearing resumed at 9:17 a.m.

### 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  
Gary Farmer

All members of the Board were in attendance, thus constituting a quorum of the Board of Directors. Also, in attendance at said meeting were Kathy Turner Jones, General Manager; Brian Sledge, General Counsel; District staff; and members of the public. *Copies of the public sign-in sheets are attached hereto as Exhibit “A” to the September 15, 2025, Regular Board Meeting minutes.*

### RECEIVE PUBLIC HEARING REPORT FROM GENERAL MANAGER, ANY PUBLIC COMMENT(S), REQUESTS TO CONTEST AND CONSIDER GRANTING, DENYING, OR AMENDING APPLICATION FOR THE FOLLOWING APPLICATION FOR EXCEPTION TO MINIMUM SPACING REQUIREMENTS:

Undine Texas, LLC (Crowley II Acre Subdivision), 17681 Telge Road, Cypress, TX 77429. As part of the ongoing enforcement matter involving Undine Texas, LLC, an Application for Spacing Exception was submitted requesting removal of the contingency in its December 2021 Operating Permit approval, which requires the plugging of existing well PGCD-001080.

Ms. Jones reported staff, along with legal counsel, continued to work with the applicant to review multiple spacing scenarios and identify a resolution that would allow the plugging condition on Well PGCD-00180 to be removed without causing impacts to nearby wells beyond what is allowed under District rules. The recommended resolution included limiting production of Well PGCD-001080 to 16 GPM and Well PGCD-002620 to 31 GPM, repealing the original requirement to plug Well PGCD-001080, and restricting simultaneous operation of both wells, except under specific conditions with prior written authorization from the General Manager. Regular SCADA data reporting and anti-simultaneous-operation safeguards are also required. Unauthorized simultaneous operation would constitute a major violation.

**PUBLIC COMMENTS / TESTIMONY:**

1. Stephanie Bergeron Perdue, Baker Botts LLP. Ms. Perdue acknowledged the District's concerns and confirmed that multiple options were evaluated to address potential impacts on nearby wells and supports the General Manager's recommendation.

**DISCUSSION TO CONSIDER GRANTING, DENYING, OR AMENDING THE ABOVE-LISTED APPLICATION EXCEPTION TO MINIMUM SPACING REQUIREMENTS**

Director Tischler made a motion to approve the Spacing Exception in accordance with the General Manager's recommendation. Director Curtis seconded the motion, and it passed unanimously by those present.

**ADJOURN**

There being no further business, Director Daniels made a motion to adjourn the public hearing. Director McPherson seconded the motion and the motion carried unanimously. The public hearing was adjourned at 9:32 a.m.

**PASSED, APPROVED, AND ADOPTED THIS 20<sup>TH</sup> DAY OF OCTOBER 2025.**

  
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Maurice Osborn, Secretary/Treasurer