# PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT

## February 17, 2026

## 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 February 17, 2026.

In the absence of President Beseda, Vice-President Tischler assumed the role of Presiding Officer, 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:

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| Charles Beseda | John Curtis |
| Brad Daniels | Maurice Osborn |
| Barney McClure | Marty McPherson |
| Paul Tischler | Gary Farmer |

All members of the Board were in attendance with the exception of President Beseda, 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 video conference. *Copies of the public sign-in sheets are attached hereto as Exhibit "A" to the February 17, 2026, 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 amendment to an Operating Permit (OP-25-085-A) to increase groundwater production in the amount of 22,137,950 gallons annually from well (PGCD-003626, 31.83710000, -96.76610000) located at 880 Hwy 171, Hubbard, in Hill County. OP-25-085-B not to exceed 100,000,000 gallons annually for 2026→2029; Industrial/Manufacturing

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

1. Jerry Shafer, Nexus Land Holdings, LLC – Mr. Shafer explained that the project will rely on multiple water sources, with groundwater representing only one component. Primary supply will include precipitation capture, with site design and drainage intended to collect over one billion gallons annually at full buildout. Additional sources include a municipal connection agreement with Post Oak Special Utility District and an agreement with the City of Hubbard to use treated effluent from the wastewater treatment facility for cooling purposes. The current request of 100 million gallons will be phased out as these other sources are established.

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

Motion was made by Director Curtis to approve application OP-25-085-B in accordance with the General Manager's recommendation. Director Osborn abstained from the voting. Director Daniels seconded the motion. The motion passed.

**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 9:17 a.m.

**PASSED, APPROVED, AND ADOPTED THIS 16TH DAY OF MARCH 2026.**

Maurice Osborn, Secretary/Treasurer