



**NECHES & TRINITY VALLEYS
GROUNDWATER CONSERVATION DISTRICT**

Protecting Anderson, Cherokee, and Henderson Counties

Phone: (903) 541-4845

Fax: (903) 541-4869

Email: office@ntvgcd.org

www.ntvgcd.org

P.O. Box 1387 501 Devereux, Ste 201 Jacksonville, Texas 75766

Terry Morrow, President

Sam Hurley, Vice President

Donald Foster, Treasurer

Gary Douglas, Secretary

Jimmy Terrell, Director

Sean Conner, Director

Cade Wilkerson, Director

MINUTES OF BOARD OF DIRECTORS MEETING – May 15, 2025

DIRECTORS PRESENT

Terry Morrow, President; Sam Hurley, Vice President; Gary Douglas, Secretary; Donald Foster, Treasurer; Jimmy Terrell, Director

ALSO PRESENT

Penny Hanson, General Manager; Holli Baze, Attorney; Randy Gorham, CPA; Robert Haberle

CALL TO ORDER

Terry Morrow, President, opened the Board meeting at 11:28 am.

1. DECLARATION OF A QUORUM AND INVOCATION

A quorum was declared by Sam Hurley. Invocation was given by Donald Foster.

2. PUBLIC FORUM FOR ITEMS NOT ON THE AGENDA

No items were discussed.

3. PUBLIC FORM FOR ITEMS ON THE AGENDA

No items were discussed.

4. RECEIVE FINANCIAL STATEMENTS AND REPORTS FROM RANDY GORHAM, CPA

Financial statements and reports were presented by Randy Gorham, CPA.

5. CONSENT ITEMS: DISCUSS AND APPROVE MINUTES FOR THE APRIL 17, 2025 MEETING AND PAYMENT OF BILLS FOR JUNE 1, 2025 THROUGH JUNE 30, 2025.

A motion was made to approve the minutes for the April 17, 2025 meeting and the payment of bills for June 1, 2025 through June 30, 2025 by Donald Foster, 2nd by Sam Hurley, passed unanimously.

6. HEAR AND DISCUSS REPORTS FROM STAFF

- a. Well permits received, issued and completed
- b. Production reports and fees
- c. Monitor well reports, including TWDB Static Water Well report
- d. General manager's report

7. CONSIDERATION AND POSSIBLE ACTIONS ON APPLICATIONS PERMITS TO DRILL WELLS RECEIVED FROM PINE BLISS, LLC. INCLUDING APPROVING NOTICES, SETTING HEARING DATES, AND OTHER RELATED ACTIONS.


A motion was made to accept the order on applications to drill water wells for Pine Bliss, LLC was made by Sam Hurley, second by Jimmy Terrell, opposed by Gary Douglas, passed 3-1.

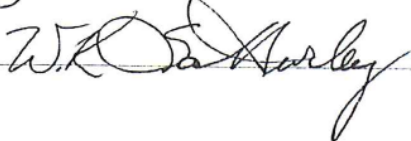
8. CONSIDERATION AND POSSIBLE ACTIONS ON APPLICATIONS PERMITS TO DRILL WELLS RECEIVED FROM REDTOWN RANCH, LLC. INCLUDING APPROVING NOTICES, SETTING HEARING DATES, AND OTHER RELATED ACTIONS.

A motion was made to accept the order on applications to drill water wells for Redtown Ranch, LLC was made by Sam Hurley, second by Jimmy Terrell, opposed by Gary Douglas, passed 3-1.

9. ADJOURN

A motion was made to adjourn the meeting at 12:25 pm by Sam Hurley, 2nd by Donald Foster, passed unanimously.


Terry Morrow President 6/19/2025 DATE

Attest 

**NECHES AND TRINITY VALLEYS
GROUNDWATER CONSERVATION DISTRICT**

**ORDER ON APPLICATIONS TO DRILL WATER WELLS
(Pine Bliss, LLC)**

On April 17, 2025, the Applications to Drill Water wells filed by Pine Bliss, LLC ("Applications") were determined to be administratively complete by the Board of Directors (the "Board") of the Neches and Trinity Valleys Groundwater District (the "District"). The Board now considers the notice of the Applications to be given, the time and date to receive request for contested case hearing, the methods for giving notice, and other matters relating to the Applications.

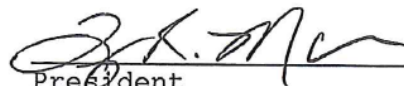
1. Form of Notice. The form of Notice (the "Notice") attached to this Order is approved and incorporated in full into it.
2. Notice of Applications shall be given by: (1) posting a copy at the Courthouse in Athens, Henderson County, Texas; (2) at the offices of the District; (3) by mail to the persons shown on the attached Mailing List; and (4) by publication.
 - (a). Applicant shall send a copy of the Notice by postage paid, First Class U.S. Mail, to the persons shown on the attached Mailing List. The notices should be deposited in the mail on or before June 9, 2025.

Upon doing so, Applicant shall file a verification with the District, on a form to be provided by the District, certifying the mailing of the notices.

(b). The Notice shall be published once in the Athens Daily News at least 14 days prior to June 9, 2025.

(c). The Notice shall be posted at the Courthouse in Athens, Henderson County, Texas at the place provided for posting notices.

3. Any affected person may file a request with the District for the purpose of contesting the granting of one or more of the Applications. The request must comply with the requirements of District Rules for Hearing, Section 12.
4. The District General Manager shall prepare a draft of the permits to be issued. A time and date for the District to receive requests for contested case hearing shall be determined by the General Manager in accordance with the District Rules and Texas Water Code §36.101.
5. Copies of the Applications and this Order shall be posted on the District's website, ntvgcd.org.



President
5/15/25

Date

**Notice of Application
For
Groundwater Well Permit**

This notice is being sent to you because the District Rule 5.6 requires that anyone that owns land or has a water well registered with the District within $\frac{1}{4}$ mile of a new application for a non-exempt well must be sent notice.

A non-exempt water well is a well that is capable of producing more than 36,000 gallons a day or 25 gallons a minute. Any well below this capacity would be an exempt well for domestic or home use.

The 22 wells being applied for are located in Henderson County, Texas at the coordinates listed below.

The stated use will be for all beneficial purposes as those terms are defined in Section 36.001(9), Texas Water Code, and District Rule 1(c), as the same may be amended from time to time.

The proposed wells are intended to produce at a maximum rate of gallons per minute listed below.

The total annual permitted amount being requested for each well is listed below.

Well ID	Latitude	Longitude	GPM	gal./yr.	AF/yr.
Queen City					
QC-1	32° 8' 41.673" N	95° 33' 3.523" W	225	118,260,000	362.76
QC-2	32° 7' 46.717" N	95° 31' 17.220" W	225	118,260,000	362.76
QC-3	32° 8' 43.245" N	95° 31' 38.167" W	300	157,680,000	483.68
QC-4	32° 9' 39.017" N	95° 31' 50.855" W	425	223,380,000	685.21
QC-5	32° 10' 5.498" N	95° 31' 51.588" W	500	262,800,000	806.13
QC-6	32° 10' 20.949" N	95° 3r 22.682" W	625	328,500,000	1,007.67
QC-7	32° 8' 20.361" N	95° 32' 46.421" W	200	105,120,000	322.45
QC-8	32° 8' 42.588" N	95° 34' 0.365" W	200	105,120,000	322.45
QC-9	32° 8' 45.307" N	95° 32' 25.315" W	225	118,260,000	362.76
QC-10	32° 9' 12.618" N	95° 31' 50.111" W	325	170,820,000	523.99
QC-11	32° 7' 59.058" N	95° 32' 4.010" W	225	118,260,000	362.76
Subtotal			3,475	1,826,460,000	5,602.64
Wilcox					
WLX-1	32° 8' 40.989" N	95° 33' 2.165" W	500	262,800,000	806.13
WLX-2	32° 7' 47.961" N	95° 31' 17.125" W	475	249,660,000	765.83
WLX-3	32° 8' 41.972" N	95° 3r 37.305" W	650	341,640,000	1,047.98
WLX-4	32° 9' 35.152" N	95° 31' 50.577" W	650	341,640,000	1,047.98
WLX-5	32° 10' 4.123" N	95° 31' 51.494" W	700	367,920,000	1,128.59
WLX-6	32° 10' 19.624" N	95° 3r 21.927" W	900	473,040,000	1,451.04
WLX-7	32° 8' 20.254" N	95° 32' 44.60r W	450	236,520,000	725.52
WLX-8	32° 8' 42.311" N	95° 34' 2.862" W	600	315,360,000	967.36
WLX-11	32° 7' 57.618" N	95° 32' 4.569" W	450	236,520,000	725.52
WLX-12	32° 8' 7.471" N	95° 33' 26.189" W	475	249,660,000	765.83
WLX-13	32° 7' 38.732" N	95° 32' 49.050" W	500	262,800,000	806.13
Subtotal			6,350	3,337,560,000	10,237.91
Total			9,825	5,164,020,000	15,840.55

Any affected party that wishes to contest this application will need to provide a written notice/email to the District with justification no later than **June 19, 2025 at 11:00 a.m.**

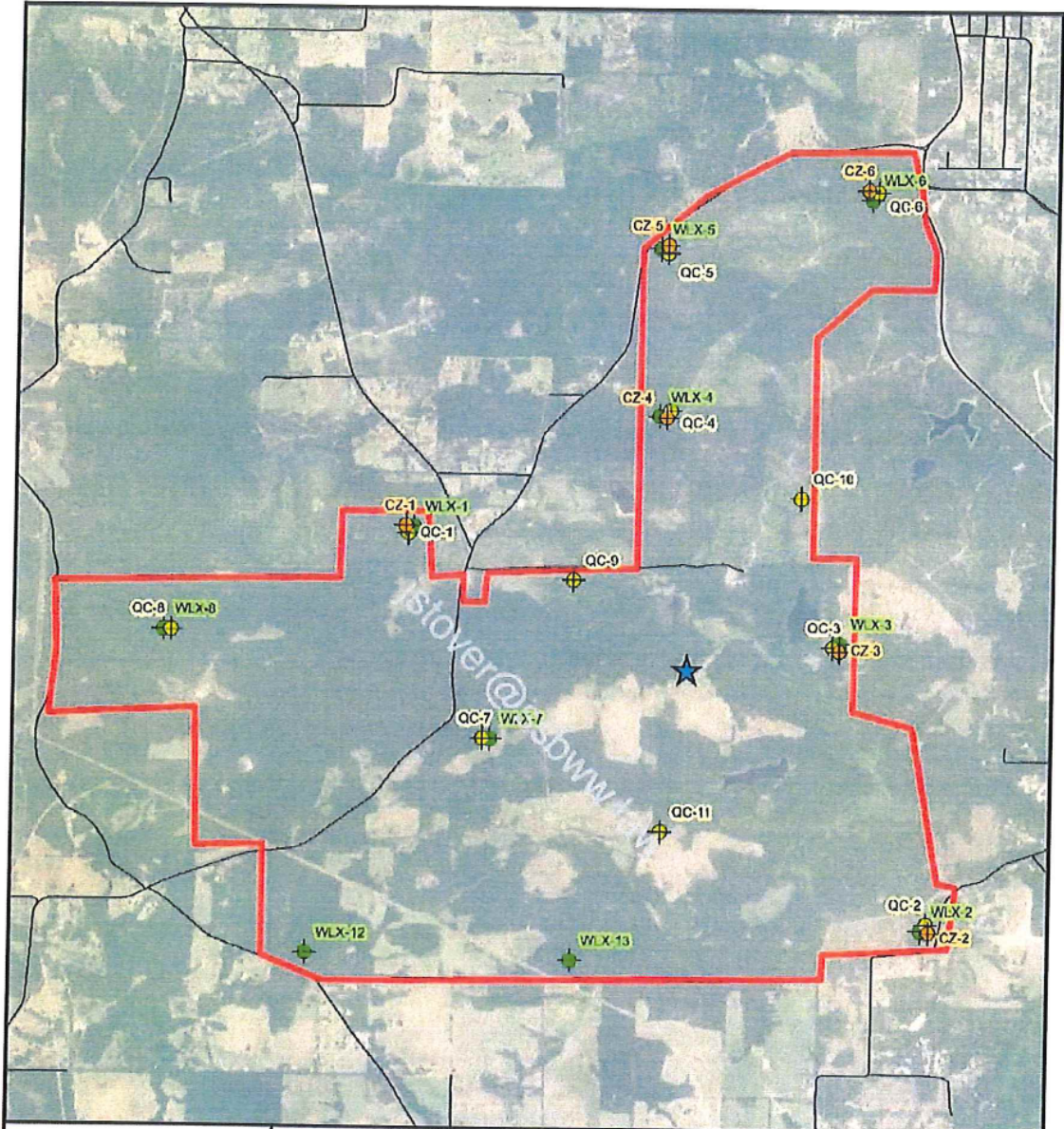
Notice can be emailed to: Manager@ntvgcd.org

Or mailed to: Neches & Trinity Valleys GCD
PO Box 1387
Jacksonville, TX 75766

A hearing will be scheduled upon receipt of written notice to the District and all parties will be notified of the hearing date and time.

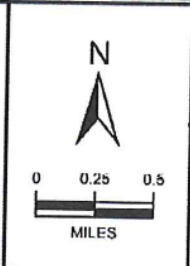
The District has approved the driller and method and is content that the wells pose no possibility of contamination. All wells completed within the District will follow 16 TAC 76.100 and 76.104 standards of completion and District guidelines and meet District spacing requirements.

If no one contests the application the hearing will be canceled. The District's Rules are on our website at www.ntvgcd.org. For further information you may contact the District at P.O. Box 1387, Jacksonville, TX 75766; or phone (903) 541-4845 and fax (903) 541-4869.



Legend	
	Bluebonnet Test Well
	Bluebonnet Property Boundary
	TxDOT Roadways

Proposed Well Locations	
	Queen City Sand
	Carrizo/Reklaw Formation
	Wilcox Group



PROPOSED WELLFIELD

Prepared By:
 LRE Water, LLC
 Texas Office
 Round Rock, Texas
 TBPELS Firm #14368

**NECHES AND TRINITY VALLEYS
GROUNDWATER CONSERVATION DISTRICT**

**ORDER ON APPLICATIONS TO DRILL WATER WELLS
(Redtown Ranch Holdings LLC)**

On April 17, 2025, the Applications to Drill Water wells filed by Redtown Ranch Holdings LLC ("Applications") were determined to be administratively complete by the Board of Directors (the "Board") of the Neches and Trinity Valleys Groundwater District (the "District"). The Board now considers the notice of the Applications to be given, the time and date to receive request for contested case hearing, the methods for giving notice, and other matters relating to the Applications.

1. Form of Notice. The form of Notice (the "Notice") attached to this Order is approved and incorporated in full into it.
2. Notice of Applications shall be given by: (1) posting a copy at the Courthouse in Palestine, Anderson County, Texas; (2) at the offices of the District; (3) by mail to the persons shown on the attached Mailing List; and (4) by publication.
 - (a). Applicant shall send a copy of the Notice by postage paid, First Class U.S. Mail, to the persons shown on the attached Mailing List. The notices should be deposited in the mail on or before June 9, 2025.

Upon doing so, Applicant shall file a verification with the District, on a form to be provided by the District, certifying the mailing of the notices.

(b). The Notice shall be published once in the Palestine Herald at least 14 days prior to June 19, 2025.

(c). The Notice shall be posted at the Courthouse in Palestine, Anderson County, Texas at the place provided for posting notices.

3. Any affected person may file a request with the District for the purpose of contesting the granting of one or more of the Applications. The request must comply with the requirements of District Rules for Hearing, Section 12.
4. The District General Manager shall prepare a draft of the permits to be issued. A time and date for the District to receive requests for contested case hearing shall be determined by the General Manager in accordance with the District Rules and Texas Water Code §36.101.
5. Copies of the Applications and this Order shall be posted on the District's website, ntvgcd.org.



President

5/15/25

Date

**Notice of Application
For
Groundwater Well Permit**

This notice is being sent to you because the District Rule 5.6 requires that anyone that owns land or has a water well registered with the District within $\frac{1}{4}$ mile of a new application for a non-exempt well must be sent notice.

A non-exempt water well is a well that is capable of producing more than 36,000 gallons a day or 25 gallons a minute. Any well below this capacity would be an exempt well for domestic or home use.

The 21 wells being applied for are located in Anderson County, Texas at the coordinates listed below.

The stated use will be for all beneficial purposes as those terms are defined in Section 36.001(9), Texas Water Code, and District Rule 1(c), as the same may be amended from time to time.

The proposed wells are intended to produce at a maximum rate of gallons per minute listed below.

The total annual permitted amount being requested for each well is listed below.

Well ID	Latitude	Longitude	GPM	gal./yr.	AF/yr.
Carrizo Sand					
L2-1	31° 31' 10.054" N	95°41'30.815"W	750	394,200,000	1,209.20
CZ-2	31° 32' 51.705" N	95° 42' 49.965"W	650	341,640,000	1,047.98
CZ-3	31° 31' 3.339" N	95° 43' 15.243"W	950	499,320,000	1,531.66
CZ-4	31° 32' 42.580" N	95° 43' 48.169"W	600	315,360,000	967.36
SE-5	31° 31' 26.771" N	95°44'2.731"W	750	394,200,000	1,209.20
Subtotal			3,700	1,944,720,000	5,965.40
Upper Wilcox					
UWLX-1	31° 31' 11.226" N	95° 41' 30.537W	1,400	735,840,000	2,257.18
UWLX-2	31° 32' 53.159" N	95° 42' 48.626"W	1,400	735,840,000	2,257.18
UWLX-3	31° 31' 1.610" N	95° 43' 14.956"W	1,000	525,600,000	1,612.27
UWLX-4	31° 32' 43.746" N	95° 43' 46.215"W	1,200	630,720,000	1,934.72
UWLX-5	31° 31' 25.086" N	95° 44' 1.795" W	1,000	525,600,000	1,612.27
UWLX-10	31° 3r 49.224" N	95° 42' 0.51T W	1,300	683,280,000	2,095.95
UWLX-11	31° 3r 54.091" N	95° 43' 13.573"W	1,200	630,720,000	1,934.72
UWLX-12	31° 32' 0.146" N	95° 44' 51.493"W	1,300	683,280,000	2,095.95
Subtotal			9,800	5,150,880,000	15,800.25
Middle Wilcox					
MWLX-1	31° 31' 10.325" N	95° 41' 29.366"W	900	394,200,000	1,451.04
MWLX-2	31° 32' 51.460" N	95° 42' 47.676"W	900	394,200,000	1,451.04
MWLX-3	31° 31' 2.255" N	95°43' 17.013"W	800	350,400,000	1,289.82
MWLX-4	31° 32' 44.426" N	95°43' 48.07T W	900	394,200,000	1,451.04
MWLX-5	31° 31' 25.248" N	95° 44 3.815" W	900	394,200,000	1,451.04
MWLX-10	31° 31' 49.429" N	95° 41' 58.141"W	900	394,200,000	1,451.04
MWLX-11	31° 31' 55.164" N	95° 43' 15.223"W	800	350,400,000	1,289.82
MWLX-12	31° 32' 1.763" N	95° 44' 50.611"W	950	416,100,000	1,531.66
Subtotal			7,050	3,087,900,000	11,366.50
TOTAL			20,550	10,183,500,000	33,132.15

Any affected party that wishes to contest this application will need to provide a written notice/email to the District with justification no later than **June 19, 2025 at 11:00 a.m.**

Notice can be emailed to: Manager@ntvgcd.org

Or mailed to: Neches & Trinity Valleys GCD
PO Box 1387
Jacksonville, TX 75766

A hearing will be scheduled upon receipt of written notice to the District and all parties will be notified of the hearing date and time.

The District has approved the driller and method and is content that the wells will not have any impact on the surrounding wells or aquifers and pose no possibility of contamination. All wells completed within the District will follow 16 TAC 76.100 and 76.104 standards of completion and District guidelines and meet District spacing requirements.

If no one contests the application the hearing will be canceled. The District's Rules are on our website at www.ntvgcd.org. For further information you may contact the District at P.O. Box 1387, Jacksonville, TX 75766; or phone (903) 541-4845 and fax (903) 541-4869.