

Neches & Trinity Valleys
Groundwater Conservation District

Revised

Permit Application Package for Redtown Ranch LLC

712 Anderson County Road 117

Elkhart, Texas 75839

jstover@ssbwww.law

September 6th, 2024



Dear NTVGCD,

We are presenting the following **revised** permit application package to support permitting a well field to be constructed in Anderson County (the southwest corner of the county; the property is 2/3 in Anderson County and 1/3 in Houston County) in the Redtown Ranch; this package addresses the requested changes by the district. This package relies on the latest scientific research available that has been conducted by LRE Water in May and August of 2024 which supports our volumetric request and provides hydrological analysis.

In the interest of simplicity and ease of analysis, we are submitting this request with this cover letter, this summary, 21 separate permit applications and the sustainability report. In the summary you will find the relevant well information in a table for ease of use. For the fees, the casing is to be determined, so we included the maximum amount of \$400 dollars per permit totaling \$8,400 to account for the largest possible casing in our original application.

All wells are set back ¼ mile from the property line and we included a list of neighboring property owners. The purpose for which drilling, and production is requested includes all beneficial purposes as those terms are defined in Section 36.001(9), Texas Water Code, and NTVGCD Rule 1(c), as the same may be amended from time to time. We will comply with District's rules and will comply with the Management Plan. We will comply with District plugging and capping guidelines.

We look forward to continuing to work with you through the permitting process; please reach out to us if you have any questions.

In this packet you will find the:

- (This) Summary
- Permit applications with hydro-geological reports
- Engineer's sustainability report (previously provided)

There is a significant amount of information we are presenting to you, for your convenience we are also providing a link to a digital file where you can find copies of all the permit information.

Sincerely,

Quinn McColly, PhD
Managing Director of Water Resources

Summary

Based on the scientific evidence gathered and analyzed by LRE (attached to this application), we are applying for 21 permits, 8 of which are in the Middle Wilcox, 8 of which are in the Upper Wilcox, and 5 of which are in the Carrizo Sands. These wells total expected production of 33,132 AF/yr. This is a conservative approach, as these numbers are projected to leave 30% of the remaining available drawdown in the system after 50 years as evidenced by the included report. The following table lists the wells by aquifer and includes the data required in the NTVGCD permit application.

Well ID	Latitude	Longitude	GPM	gal./yr.	AF/yr.	Dist to Existing	Dist to Prop Line	Dist to Septic
Carrizo Sand								
CZ-1	31° 31' 10.054" N	95° 41' 30.815" W	750	394,200,000	1,209.20	1,628	1,510	1,628
CZ-2	31° 32' 51.705" N	95° 42' 49.965" W	650	341,640,000	1,047.98	2,180	1,377	2,020
CZ-3	31° 31' 3.339" N	95° 43' 15.243" W	950	499,320,000	1,531.66	3,703	3,066	6,042
CZ-4	31° 32' 42.580" N	95° 43' 48.169" W	600	315,360,000	967.36	1,410	2,150	2,150
CZ-5	31° 31' 26.771" N	95° 44' 2.731" W	750	394,200,000	1,209.20	2,592	1,963	1,963
Subtotal			3,700	1,944,720,000	5,965.40			
Upper Wilcox								
UWLX-1	31° 31' 11.226" N	95° 41' 30.537" W	1,400	735,840,000	2,257.18	1,628	1,510	1,628
UWLX-2	31° 32' 53.159" N	95° 42' 48.626" W	1,400	735,840,000	2,257.18	2,180	1,377	2,020
UWLX-3	31° 31' 1.610" N	95° 43' 14.956" W	1,000	525,600,000	1,612.27	3,703	3,066	6,042
UWLX-4	31° 32' 43.746" N	95° 43' 46.215" W	1,200	630,720,000	1,934.72	1,410	2,150	2,150
UWLX-5	31° 31' 25.086" N	95° 44' 1.795" W	1,000	525,600,000	1,612.27	2,592	1,963	1,963
UWLX-10	31° 31' 49.224" N	95° 42' 0.512" W	1,300	683,280,000	2,095.95	2,586	1,437	3,530
UWLX-11	31° 31' 54.091" N	95° 43' 13.570" W	1,200	630,720,000	1,934.72	3,003	4,662	4,662
UWLX-12	31° 32' 0.146" N	95° 44' 51.493" W	1,300	683,280,000	2,095.95	2,592	1,715	1,715
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	1,638	1,510	1,628
MWLX-2	31° 32' 51.460" N	95° 42' 47.676" W	900	394,200,000	1,451.04	2,180	1,377	2,020
MWLX-3	31° 31' 2.255" N	95° 43' 17.019" W	800	350,400,000	1,289.82	3,703	3,066	6,042
MWLX-4	31° 32' 44.426" N	95° 43' 48.072" W	900	394,200,000	1,451.04	1,410	2,150	2,150
MWLX-5	31° 31' 25.248" N	95° 44' 3.815" W	900	394,200,000	1,451.04	2,592	1,963	1,963
MWLX-10	31° 31' 49.429" N	95° 41' 58.141" W	900	394,200,000	1,451.04	2,586	1,437	3,530
MWLX-11	31° 31' 55.164" N	95° 43' 15.226" W	800	350,400,000	1,289.82	3,603	4,662	4,662
MWLX-12	31° 32' 1.763" N	95° 44' 50.611" W	950	416,100,000	1,531.66	4,063	1,712	1,712
Subtotal			7,050	3,087,900,000	11,366.50			
TOTAL			20,550	10,183,500,000	33,132.15			

Distance to the nearest well is calculated using the nearest well in the same aquifer. Distance to septic lesser of the nearest field or the property line.

District Rule 5.4

To help facilitate the large amount of data in this package, the following are the permit application requirements as described in District Rule 5.4 (a-k) and where that requirement can be found in this package.

- a. Applicant information on each permit application.
- b. NA
- c. Included in the hydro-geologic report furnished with each permit application.

- d. As per discussion with the District's counsel, we are furnishing 3 printed copies of a map depicting CAD property lines with the proposed well locations and we are including the pertinent information of adjacent property owners. This list is directly after this section but is also in the file room we created for your convenience in an excel format. This map will be in the digital file room should you need it as well.
- e. NA
- f. The purpose for which drilling, and production is requested includes all beneficial purposes as those terms are defined in Section 36.001(9), Texas Water Code, and NTVGCD Rule 1(c), as the same may be amended from time to time. Volumes are described in the table above and in the permit applications.
- g. We will comply with the District's Rules and all groundwater use permits and plans promulgated pursuant to the District's Rules.
- h. We will comply with the Management Plan.
- i. Locations and volumes are in the table above and in the well permit applications.
- j. We will comply with all District well plugging and capping guidelines and report closure to the Commission.
- k. We have provided a hydrogeological report addressing the area of influence, draw down, recovery time, and other pertinent information in the permit applications and significant supplementary information can be found in the sustainability report.

Adjacent property owner list begins on following sheet.

PID	Owner	Mailing	Owner ID	Property Address	Legal Description
Anderson					
857625	COUNTY LINE MISSIONARY BAPTIST CHURCH	P.O. BOX 164 ELKHART TX 75839	5683756	0 AN COUNTY ROAD 117	A0012 BOX, SAMUEL C BLOCK 1055 TRACT 3A
11390	PIERSON ANGELIA MARIE	5310 FM 319 ELKHART TX 75839	5653396	0 AN COUNTY ROAD 117	A0012 BOX, SAMUEL C BLOCK 1052 TRACT 4
11386	HERITAGE LAND BANK FLCA	4608 KINSEY DRIVE STE 100 TYLER TX 75703	5419926	0 AN COUNTY ROAD 117	A0012 BOX, SAMUEL C BLOCK 1052 TRACT 1, BLOCK 1053 TRACT 3, BLOCK 1054 TRACT 1A2
11399	SHELTON DOYLE RAY JR ETUX LORETTA KAY	700 AN COUNTY ROAD 117 ELKHART TX 75839	5422705	700 AN COUNTY ROAD 117	A0012 BOX, SAMUEL C BLOCK 1054 TRACT 1, 1A1, 1B, & 1C
11406	HATTEN OUIDA ETAL (2nd %% BOLDEN WILLIE EUGENE)	11638 ILLENE DR HOUSTON TX 77093	5422708	0 AN COUNTY ROAD 117 (OFF)	A0012 BOX, SAMUEL C BLOCK 1054 TRACT 1E
11405	ELLIS EDWIN H	4700 AN COUNTY ROAD 118 ELKHART TX 75839	5660995	0 AN COUNTY ROAD 117 (OFF)	A0012 BOX, SAMUEL C BLOCK 1054 TRACT 1F (LIFE ESTATE)
11407	MICKEY BOUCHE	27810 BERING CROSSING DR KATY TX 77494	5422709	0 AN COUNTY ROAD 117 (OFF)	A0012 BOX, SAMUEL C BLOCK 1054 TRACT 1D
837124	ELLIS EDWIN H	4700 AN COUNTY ROAD 118 ELKHART TX 75839	5660995	0 AN COUNTY ROAD 119	A0011 BOX, ROLEN W BLOCK 1065B TRACT 1F1 & 1I (LIFE ESTATE)
833041	HOLLOWAY LINDA	283 PRIVATE ROAD 5121 ELKHART TX US 75839	5689712	0 AN COUNTY ROAD 119 (OFF)	A0011 BOX, ROLEN W BLOCK 1065B TRACT 1F & 1J
854566	HOLLOWAY PATSY	301 PRIVATE ROAD 5120 ELKHART TX 75839	5663299	0 AN COUNTY ROAD 119 (OFF)	BOX CREEK ESTATE SECTION II LOT 4, 5 & 10 (LIFE ESTATE)
836657	HOLLOWAY PATSY	301 PRIVATE ROAD 5120 ELKHART TX 75839	5663299	0 AN COUNTY ROAD 119 (OFF)	A0011 BOX, ROLEN W BLOCK 1065B TRACT 1 (LIFE ESTATE)
854565	HOLLOWAY LINDA	283 PRIVATE ROAD 5121 ELKHART TX US 75839	5689712	0 AN COUNTY ROAD 119 (OFF),	A0011 BOX, ROLEN W BLOCK 1065B TRACT 1K
11347	MUSICK BILLY JACK ETUX LISA	1523 AN COUNTY ROAD 119 ELKHART TX 75839	5422672	1523 AN COUNTY ROAD 119,	A0011 BOX, ROLEN W BLOCK 1065A TRACT 1
11340	LAMBERTH MARK A ETUX WANDA J	P.O. BOX 895 ELKHART TX 75839	5431167	290 AN COUNTY ROAD 120	A0011 BOX, ROLEN W BLOCK 1064 TRACT 1 & 1A
23489	LAMBERTH MARK A ETUX WANDA J	P.O. BOX 895 ELKHART TX 75839	5431167	0 AN COUNTY ROAD 119 (OFF)	A0497 LITTLE, THOS N BLOCK 1063 TRACT 2
23640	EVOLA JOSHUA	800 PRIVATE ROAD 6294 PALESTINE TX 75801	5680435	0 AN COUNTY ROAD 121 (OFF)	A0509 MURCHISON, MARTIN BLOCK 1062 TRACT 3

Houston					
16280	WASHINGTON MOLLIE EST (c/o %Peggy Marks)	2111 MCADAMS AVE DALLAS TX 75224	R12831	CR 2265 GRAPELAND TX 75844	J E BOX AB13
17422	WASHINGTON MOLLIE EST (c/o %Peggy Marks)	2111 MCADAMS AVE DALLAS TX 75224	R12831	CR 2265 GRAPELAND TX 75844	J E BOX AB13
26789	PUZZLEWOOD RANCH CO	PO BOX 1244 CROCKETT TX 75835 1244	R23773	none listed	D W REEVES AB 868
12232	PUZZLEWOOD RANCH CO	PO BOX 1244 CROCKETT TX 75835 1244	R23773	none listed	JAS MONCURE
11744	MCCALL JOHN A JR DR	711 E GOLIAD AVE CROCKETT TX 75835 2140	R22408	CR 2260 GRAPELAND TX 75844	H DURST AB 1375
38601	DOUTHIT MARTHA J	490 ACR 4035 PALESTINE TX 75803	R44196	none listed	JW CLEVELAND AB 248
9989	MCCALL E P JR	401 GRACIOSA CV AUSTIN TX 78746	R57492	none listed	JW CLEVELAND AB 248
12223	MCCALL E P JR	401 GRACIOSA CV AUSTIN TX 78746	R57492	none listed	JW CLEVELAND AB 248

LEON					
619484	NICKERSON EFFIE (CO %JOE LAMBERT)	4617 HOFFMAN ST HOUSTON TX 77026	R413506	FM 549 OAKWOOD TX 75855	RURAL AB 483
614157	PATTERSON YORK H & VICKY C	2334 TIMBERGREEN CIRCLE MAGNOLIA TX 77355	R722609	14175 P 1 2120 OAKWOOD TX 75855	RURAL 473 WM LITTLE
629794	RICHMOND JEREMY	13292 I AND GN RD COLLEGE STATION TX 77845 3321	R717235	CR 249 OAKWOOD TX 75855	RURAL AB 483
706606	VAQUERA RUBEN & MARY	PO BOX 399 OAKWOOD TX 75855 0399	R710239	12090 CR 249 OAKWOOD TX 75855	542 LAND CO TR11 AB 483 WM LITTLE
706605	TURNER GEORGE R & GLORIA J	PO BOX 78 OAKWOOD TX 75855	R726034	12140 CR 249 OAKWOOD TX 75855	542 LAND CO TR 10 AB 483 WM LITTLE
706604	MAGRUDER ROY A & VICKI L	19932 FM 542 OAKWOOD TX 75855 5101	R710237	19932 FM 542 OAKWOOD TX 75855	542 LAND CO TR 8 & 9 AB 483 WM LITTLE
611764	SMITH LUKE W AND LAURA L	1115 HARLESS LN HEARNE TX 77859	R726966	12181 CR 2481 OAKWOOD TX 75855	RURAL AB 483
604893	FARMLAND RESERVE	PO BOX 511196 SALT LAKE CITY UT 84151	R726562	FM 542 OAKWOOD TX 75855	RURAL AB 25 S SANCHEZ

Project Property

REDTOWN					
11337	REDTOWN RANCH HOLDINGS LLC	PO BOX 192689 DALLAS TX 7521	5683763	0 AN COUNTY ROAD 119	A0011 BOX, ROLEN W BLOCK 1060 TRACT 1
11409	REDTOWN RANCH HOLDINGS LLC	PO BOX 192689 DALLAS TX 7521	5683763	712 AN COUNTY ROAD 117	A0012 BOX, SAMUEL C BLOCK 1055 TRACT 1, 2 & 3
11413	REDTOWN RANCH HOLDINGS LLC	PO BOX 192689 DALLAS TX 7521	5683763	0 CO RD 2265	A0012 BOX, SAMUEL C BLOCK 1056 TRACT 1
11414	REDTOWN RANCH HOLDINGS LLC	PO BOX 192689 DALLAS TX 7521	5683763	0 AN COUNTY ROAD 117	A0012 BOX, SAMUEL C BLOCK 1057 TRACT 1 & 2
11418	REDTOWN RANCH HOLDINGS LLC	PO BOX 192689 DALLAS TX 7521	5683763	0 REDTOWN	A0012 BOX, SAMUEL C BLOCK 1058 TRACT 1, 2, 3 & 4
11422	REDTOWN RANCH HOLDINGS LLC	PO BOX 192689 DALLAS TX 7521	5683763	0 REDTOWN	A0012 BOX, SAMUEL C BLOCK 1059 TRACT 1
23637	REDTOWN RANCH HOLDINGS LLC	PO BOX 192689 DALLAS TX 7521	5683763	0 REDTOWN	A0509 MURCHISON, MARTIN BLOCK 1061 TRACT 1