



Board Meeting
&
Workshop

Clearwater Underground Water Conservation District
640 Kennedy Court
Belton, Texas

Wednesday
May 8, 2024
1:30 p.m.

Clearwater Underground Water Conservation District Board Members

Leland Gersbach, Director Pct. 1

President

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Jim Brown, Director At-Large

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Salado, TX 76571
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E-mail: jbrown@cuwcd.org

Agenda

11/28/2017

**NOTICE OF THE MEETING OF THE
CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT
May 8, 2024**

Notice is hereby given that the above-named Board will hold a Workshop and Board meeting on Wednesday, May 8, 2024, at 1:30 p.m. in the Clearwater UWCD Board Room located at 640 Kennedy Court, Belton, Texas. The following items of business will be discussed¹.

Board Meeting:

1. Invocation and Pledge of Allegiance.
2. Public comment.²
3. Approve minutes of the April 10, 2024, Board meeting.
4. Discuss, consider, and take appropriate action, if necessary, to accept the monthly Financial Report for April 2024 (FY24) as presented.
5. Discuss, consider, and take appropriate action, if necessary, to accept the monthly Investment Fund account report for April 2024 (FY24) as presented.
6. Discuss, consider, and take appropriate action, if necessary, to approve KT Groundwater to assess and review the new Edwards BFZ GAM.
7. Discuss, consider, and take appropriate action, if necessary, to approve the FY24 line-item budget amendments as requested.
8. Discuss, consider, and take appropriate action, if necessary, to change the June Board meeting date to June 11, 2024.
9. Discuss, consider, and take appropriate action, if necessary, to approve the set-back waiver for Tommy Daniel.
10. **Hold an encumbrance hearing on the following application:**
Discuss, consider, and take appropriate action necessary upon receiving testimony related to the encumbrance of acreage necessary for 20 acres, per District Rule 9.5.5 (g), as it relates to an approved drilling permit for well #N3-23-010P requiring tract size necessary for a Lower Trinity well equipped with a maximum 4-inch column pipe, per District Rule 9.5.2, Latitude 30.921147/Longitude -97.625147 by Jaffe Interests, LP, James Kerby, Owner Mustang Springs.
11. **Hold a public hearing on the following application:**
Discuss, consider, and take appropriate action, if necessary, on an application submitted by Jordan Furnans, LRE Water, LLC on behalf of Victory Rock Texas, LLC requesting an operating permit to produce groundwater for a defined beneficial use providing water for commercial sand and gravel mining operations, to wash the mined material, dust suppression, and to provide water to a concrete batch plant facility known as Five Star Concrete, LLC on contiguous tracts of land leased from Byron Goode totaling 394.18 acres. CUWCD well #N3-24-003G located in the Stillhouse Hollow Management Zone, is completed to 880 feet below land surface and screened in the Hensell Layer of the Trinity Aquifer at approximately 820-880 feet below land surface. The well is equipped with a 2-inch column pipe and a 10-HP submersible pump rated at 42-gpm located at 7090 Solana Ranch Rd, Salado, Texas, Latitude 30.876146, Longitude -97.609419.
12. General Manager's Report concerning office management and staffing related to District Management Plan³.
13. Receive monthly reports and possible consideration and Board action on the following³:
 - a) Drought Status Reports, b) Education Outreach Update, c) Monitoring Wells, d) Rainfall Report, e) Well Registration Update, f) Aquifer Status Report & Non-Exempt Monthly Well Production Reports
14. Director comments and reports.
15. Discuss agenda items for the next meeting.
16. Set time and place for the next meeting.
17. Adjourn.

Workshop:

1. Receive updates related to GMA8 DFC determination, per TWC section 36.108, and plans for the next round.
2. Discuss FY25 Budget timeline and process.

Dated the 3rd day of May, 2024.

Leland Gersbach, Board President

By: 
Dirk Aaron, Assistant Secretary

RECEIVED FOR POSTING
2024 MAY -3 A 9:52
SHELLEY GOSTON
CO. CLK. BELT. CO. TX

Agenda items may be considered, deliberated, and/or acted upon in a different order than set forth above.

CUWCD is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal opportunity for effective communications will be provided upon request. Please contact CUWCD's office at 254-933-0120 at least 24 hours in advance if accommodation is needed.

¹ During the meeting, the Board reserves the right to go into executive session for any of the purposes authorized under Chapter 551 of the Texas Government Code, for any item on the above agenda, or as otherwise authorized by law.

² Please limit comments to 3 minutes. The Board is not allowed to take action on any subject presented that is not on the agenda, nor is the Board required to provide a response; any substantive consideration and action by the Board will be conducted under a specific item on a future agenda.

³ No formal action will be taken by the Board on these agenda items. These items are on the agenda to provide CUWCD's staff, Stakeholder Committees, and Directors with an opportunity to bring to the public and each other's attention important activities and issues pertinent to the management of groundwater within the District, including, but not limited to, current events in the District involving groundwater, wells, or CUWCD permittees, state or regional developments related to water management, and activities of the staff, and Directors. Substantive deliberation and formal action on any of these issues will be conducted pursuant to a specific item on a future agenda.

Workshop Item #2

**Board Meeting
May 8, 2024**

**Workshop Item: #2
FY25 Budget Development Calendar**

-
1. **Workshop Item #2:** Discuss FY25 budget timeline and process.

FY25 Budget Development Calendar

May 8 - Wed.	Regular Board Meeting: Discuss calendar for FY25 budget preparation timeline.
June 19 – Wed.	Workshop: Budget Work Session.
July 10 -- Wed.	Workshop: Budget Work Session
August 2 - Friday	Voter Approval Rate (<i>former Rollback Rate</i>) calculated and provided to CUWCD by Tax Appraisal District. (estimated date)
August 14 – Wed.	Regular Board meeting: Finalize budget, Set preliminary tax rate. Set date for public hearing and adoption of tax rate.
August 16	Publish Notice in newspaper announcing Wednesday, August 28, 2024; public hearing on tax rate and adoption of FY25 budget (7 day notice required). Public Notice post with Co. Clerk and on the District Website.
August 28 - Wed.	Board Meeting and Conduct Public hearing on tax rate. Adopt FY25 budget; adopt tax rate. File copy of adopted budget and tax rate with County Clerk's office.
September 1	Provide adopted tax rate to the Tax Appraisal District by this date.
Aug 20 - 22 Tuesday – Thursday	Board Members attend the Texas Ground Water Summit in San Antonio
October 1	New budget period starts.

****See Bell CAD entity meeting data prepared specifically for Clearwater UWCD****

Bell CAD Entity Meeting Data
for CUWCD

TAX APPRAISAL DISTRICT OF BELL COUNTY

ENTITY MEETING 2024



Bell CAD

BILLY WHITE, AAS, CAE, CCA, RPA, RTA

CHIEF APPRAISER

BILLY.WHITE@BELLCAD.ORG

Entity Meeting Data Prepared Specifically for: Clearwater UWCD

ALL 2024 DATA IS BASED ON PRELIMINARY NOTICED VALUE PRIOR TO APPEALS

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Jared Bryan, Chairman

Kevin Koch Vice Chairman / Secretary

Dick Young

Sam Fulcher

Marvin Rainwater

Joe Burnett

Todd Scott

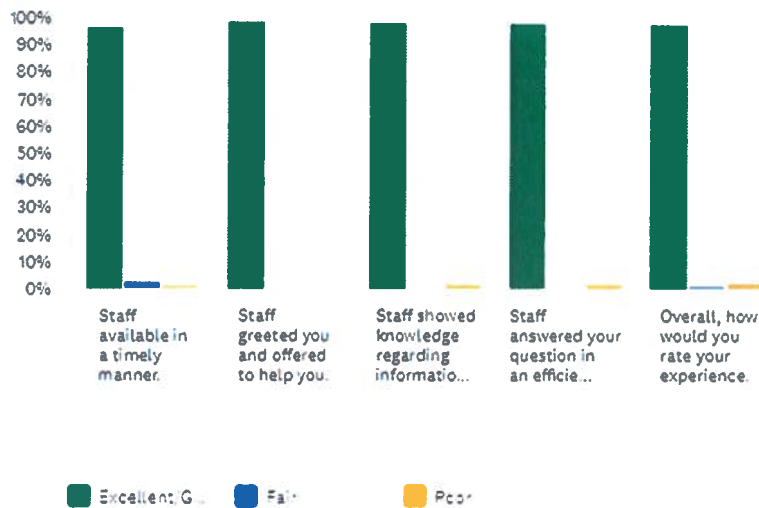
CUSTOMER SERVICE

SURVEYS

2,445 Responses since April 1, 2024

Customer Service Survey

Answered: 2,445 Skipped: 0



	EXCELLENT/GOOD	FAIR	POOR	TOTAL
Staff available in a timely manner.	96.43% 2,349	2.38% 58	1.19% 29	2,436
Staff greeted you and offered to help you.	98.60% 2,397	0.70% 17	0.70% 17	2,431
Staff showed knowledge regarding information presented and discussed.	98.11% 2,387	0.53% 13	1.36% 33	2,433
Staff answered your question in an efficient manner.	98.03% 2,383	0.66% 16	1.32% 32	2,431
Overall, how would you rate your experience.	97.23% 2,356	0.87% 21	1.90% 46	2,423

*"When an appeal is filed, you are disputing the market value. The taxable value will **ONLY** be changed if you are successful in lowering the market value **BELOW** the assessed value."*

Homestead Qualifications:

- Property must be your primary residence
- Current driver license address matches property (in most cases)

Tax Appraisal District of Bell County

411 E. Central Ave., Belton, TX
301 Priest Dr., Killeen, TX
205 E. Central Ave., Temple, TX
(254) 939-5841
www.bellcad.org



Homestead Exemptions

Tax Appraisal District of Bell County



Market Value

The value the property would sell for on January 1st.

Market Value has NO limitation as to the increase per year on all properties including those with a homestead exemption.

Homestead "CAP" has no effect on market value.

Assessed Value

The value that is used to determine the amount of taxes, after all exemptions are applied.

Homesteaded properties can ONLY increase by 10% assessed value each year (plus any new improvements).

How the Homestead "CAP" works:

CAP does not take effect until first full year after residing in property on January 1.

Prior Year Market Value = \$100,000

Current Year Market Value = \$130,000

10% of Prior Year Market Value = \$10,000

Current Year Assessed Value = \$100,000 + \$10,000 = \$110,000

Taxes will be determined by multiplying new tax rates times the Assessed Value

If you had exemption in prior year and the prior year assessed value was capped, the current year CAP will be based on prior year assessed value, not the market value.

Tax Rates are determined beginning in August by the taxing entities (school, city, county, and others)

Often, when large value increases happen in a year, taxing entities (i.e., schools, cities, counties) may lower the tax rates!

Additional tax savings provided by the Homestead Exemption:

All ISD's (schools) - \$100,000 Exemption

Other entities provide optional exemptions.

Exemption amounts are subtracted from Assessed Value

If Assessed Value = \$110,000

Taxable Value for ISD =

\$110,000 - \$100,000 = \$10,000

For ISD, the taxes will be determined by multiplying the new tax rate times the Assessed Value minus exemptions.

How appeals affect the taxable/assessed value

- Appeals dispute the market value NOT the taxable/assessed value
- If the appeal is successful in lowering the market value, the taxable/assessed value will NOT change unless the market value is lowered BELOW the assessed value

To learn more about Homestead Exemptions including Over 65 exemptions please see our website

<https://bellcad.org/faq5-exemption-information/>



Tax Appraisal
District of Bell County

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[Property Owner Info](#)

[Tax Information](#)

[Appraisal](#)

[Protest Info](#)

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Homestead Exemption CAP VS Assessed Value Increases

On Homestead Properties, the assessed value increases of 10% per year are mandatory per Texas Property Tax Code 23.23 until the assessed value is equal to market value.

Texas Property Tax Code can ONLY be changed by Texas Legislature.

TAXING UNIT DATA PORTAL

Data Portal with regularly run reports specific to each entity.

Bell County

Collections Reports	Description
BellCAD Collections CB 20240403	Activity Current & Delinquent
BellCAD Collections CB 20240307	
BellCAD Collections CB 20240206	Delinquent Tax Roll Totals
BellCAD Collections CB 20240103	Month To Date Recap
BellCAD Collections CB 20231207	Activity By Year
BellCAD Collections CB 20231102	Year to Date Recap
BellCAD Collections CB 20231002	BPP Penalty Reports
BellCAD Collections CB 20230906	
BellCAD Collections CB 20230807	
BellCAD Collections CB 20230705	
BellCAD Collections CB 20230606	
BellCAD Collections CB 20230503	
BellCAD Collections CB 20230404	
BellCAD Collections CB 20230309	
BellCAD Collections CB 20230207	
BellCAD Collections CB 20230111	
BellCAD Collections CB 20221212	
BellCAD Collections CB 20221108	
BellCAD Collections CB 20221011	
BellCAD Collections CB 20220907	
BellCAD Collections CB 20220804	
BellCAD Collections CB 20220713	
BellCAD Collections CB 20220602	
BellCAD Collections CB 20220502	
BellCAD Collections CB 20220404	
BellCAD Collections CB 20220304	
BellCAD Collections CB 20220202	
BellCAD Collections CB 20220113	
BellCAD Collections CB 20211214	
BellCAD Collections CB 20211115	
BellCAD Collections CB 20211012	
BellCAD Collections CB 20210910	
BellCAD Collections CB 20210823	
BellCAD Collections CB 20210702	
BellCAD Collections CB 20210609	
BellCAD Collections CB 20210507	
BellCAD Collections CB 20210407	
BellCAD Collections CB 20210309	
BellCAD Collections CB 20210202	
BellCAD Collections CB 20210113	
BellCAD Collections CB 20201216	
BellCAD Collections CB 20201123	
BellCAD Collections CB 20201006	
BellCAD Collections CB 20200909	
BellCAD Collections CB 20200806	
BellCAD Collections CB 20200717	
BellCAD Collections CB 20200611	
BellCAD Collections CB 20200511	
BellCAD Collections CB 20200408	
BellCAD Collections CB 20200309	
BellCAD Collections CB 20200210	
BellCAD Collections CB 20200109	
BellCAD Collections CB 20191211	
BellCAD Collections CB 20191112	
10 YRS COLLECTION HISTORY	
Bell CAD 2019 Operations (SOC) Audit	
2023 Levy Totals CB	Levy Totals
2023 CB Top 10 Taxpayer Report	Top 10 Taxpayers

Appraisal Reports	Description
2023 Certified Totals_CB	Certified Appraisal Totals
2022 Certified Totals as of Sup 51_CB	Certified Appraisal Totals as of Last Supplement
2022 Certified Totals as of Sup 46_CB	Certified Appraisal Totals as of Last Supplement
2023 Preliminary Totals CB 20230713	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230706	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230629	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230622	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230615	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230608	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230601	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230524	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230518	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230512	Preliminary Appraisal Totals
2023 Preliminary Totals CB 20230501	Preliminary Appraisal Totals

Letters	Description
2024 Unit Fees 3rd Qtr BELL COUNTY	Entity Letters
2024 Unit Fees 2nd Qtr BELL COUNTY	
2024 Unit Fees 1st Qtr BELL COUNTY	
2023 Unit Fees 4th Qtr BELL COUNTY	
2023 Unit Fees 3rd Qtr BELL COUNTY	
2023 Unit Fees 2nd Qtr BELL COUNTY	
2023 Unit Fees 1st Qtr BELL COUNTY	
2022 Unit Fees 4th Qtr BELL COUNTY	
2022 Unit Fees 3rd Qtr BELL COUNTY	
2022 Unit Fees 2nd Qtr BELL COUNTY	
2022 Unit Fees 1st Qtr BELL COUNTY	
Bell County 4th Qtr Unit Fees 2021	
Bell County 3rd Qtr Unit Fees 2021	
Bell County 2nd Qtr Unit Fees 2021	
Bell County 1st Qtr Unit Fees 2021	
Bell County 4th Qtr Unit Fees	
Bell County 3rd Qtr Unit Fees	
Bell County 2nd Qtr Unit Fees	
Bell County 1st Qtr Unit Fees	
2019 TIF Letters_CB	
2020 TIF Letters_CB	

Entity Reports / Presentations	Description
Bell County Entity Meeting 2023	Entity Meeting Presentation
2020 Entity Market-Taxable Value History	Market-Taxable Value History
2020 Bell County Presentation	Entity Meeting Presentation

Auditor Reports	Description
2022 Audit CB	Auditor Report

CURRENT PROJECTS

EAGLEVIEW ANNUAL AERIALS & CHANGEFINDER

IMAGE TECHNOLOGIES

ChangeFinder™

ChangeFinder identifies and chronicles property changes, such as new construction, additions and demolition. Without leaving the desks, assessment and appraisal staff can:

- Reduce costly and time-intensive site inspections
- Validate information
- Locate property changes



eagleview.com

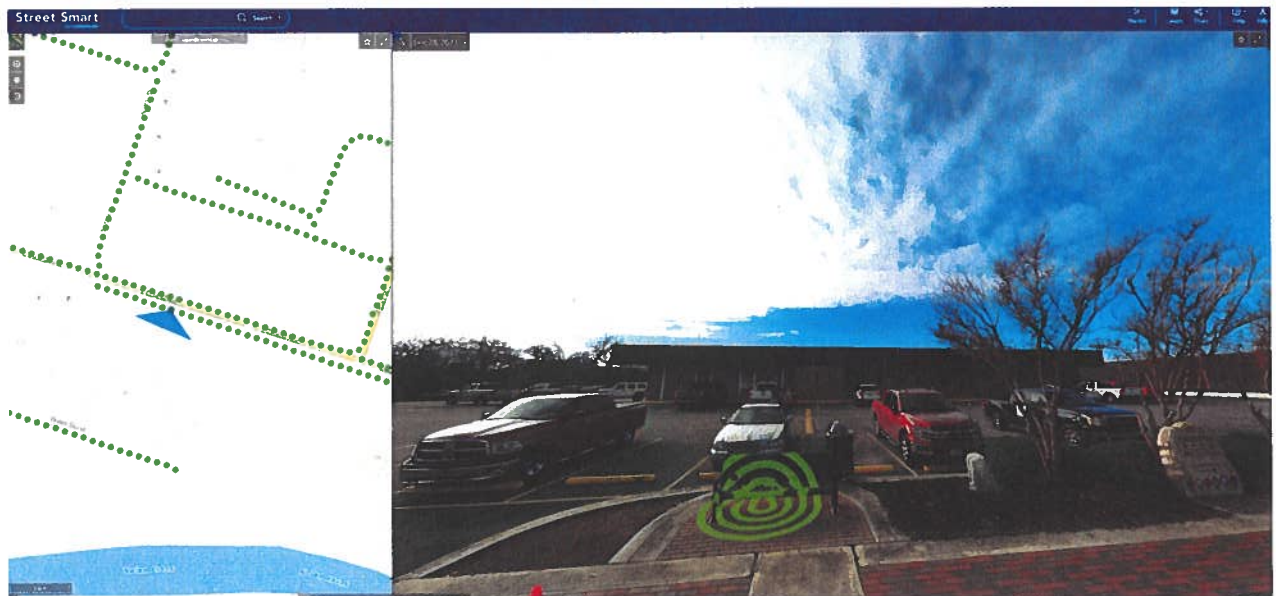
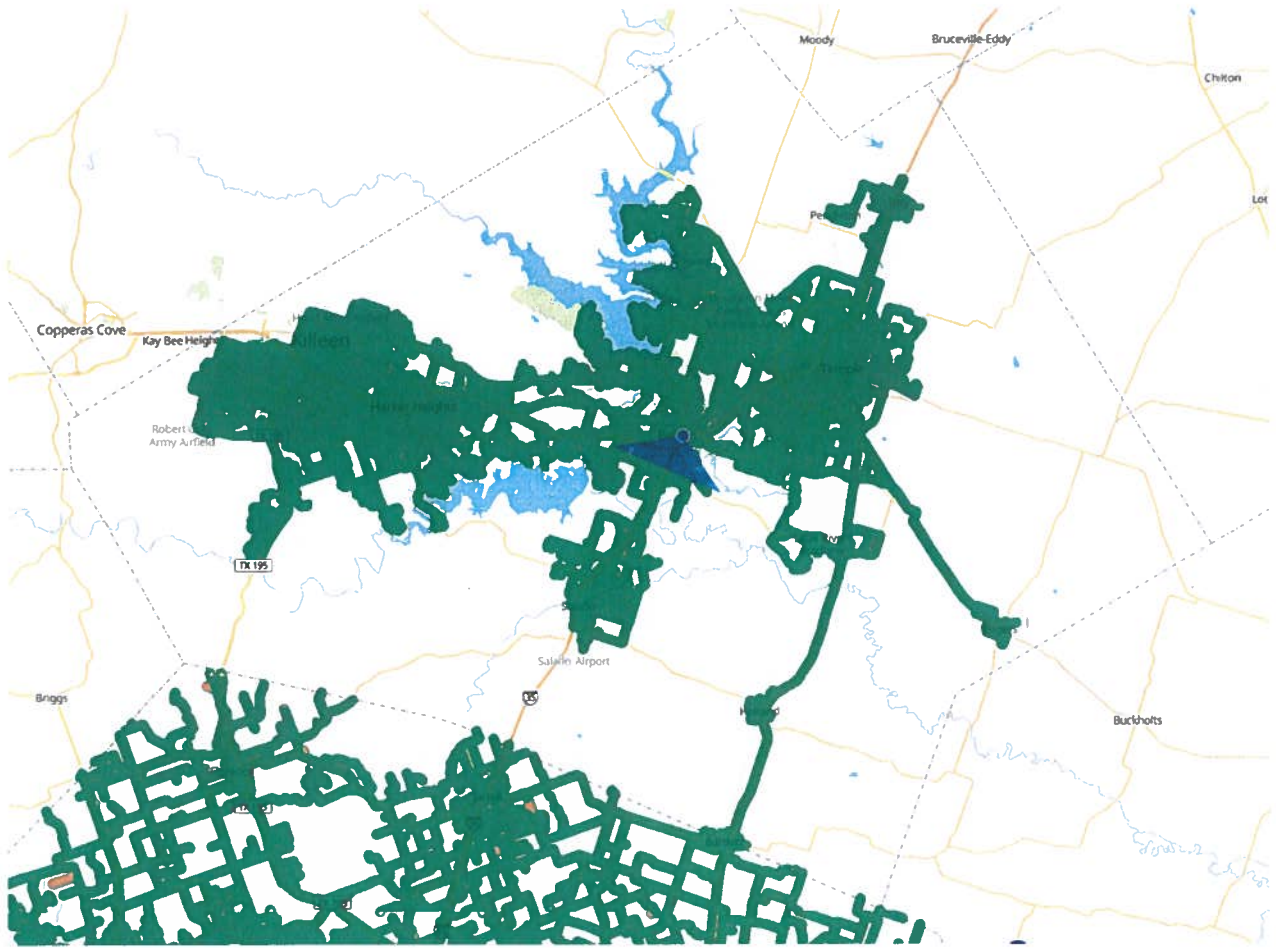
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It is important to note that this value and taxes are only for the first year, but they will continue to add value and taxes in future years.

Project	Frequency	Accounts	Total Cost	Est. Value Added	Est. Taxes Added	Est. Return on Investment
Change Finder	Annual	3,800	\$87,800	\$77,783,410	\$1,477,885	1,683.05%

It is important to note that this value and taxes are only for the first year, but they will continue to add value and taxes in future years. Estimated Taxes were derived using an average total tax rate of 1.9%.

STREET SMART (CYCLOMEDIA)



HOW WE ARE GRADED

METHODS AND ASSISTANCE PROGRAM (MAP) REVIEW 2022 (COMPTROLLER AUDIT)



Glenn Hegar
Texas Comptroller of Public Accounts
2022-23 Final Methods and Assistance Program Review
Bell County Tax Appraisal District
Current MAP Cycle Chief Appraiser(s): Billy White
Previous MAP Cycle Chief Appraiser(s): Billy White

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	PASS
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

Appraisal District Ratings:

Meets All – The total point score is 100

Meets – The total point score ranges from 90 to less than 100

Needs Some Improvement - The total point score ranges from 85 to less than 90

Needs Significant Improvement – The total point score ranges from 75 to less than 85

Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	14	14	100
Taxpayer Assistance	16	16	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures & Methodology	28	28	100



APPRAISAL DISTRICT RATIO STUDY RESULTS

Bell County

Category	Number of Ratios	2022 CAD Reported Appraisal Values	Median Level of Appraisal	Coefficient of Dispersion	% Ratios Within (+/-) 10% of Median	% Ratios Within (+/-) 25% of Median	Price Related Differential
A.SINGLE-FAMILY RESIDENCES	1,594	\$28,727,704,479	1.02	9.65	72.33%	90.97%	1.02
B.MULTI-FAMILY RESIDENCES	144	\$3,320,231,501					
C1.VACANT LOTS	47	\$733,168,613					
C2.COLONIA LOTS	0	\$0					
D2.FARM/RANCH IMP	0	\$36,048,022					
E.RURAL-NON-QUAL	190	\$2,551,164,742	1.02	26.52	33.68%	62.63%	1.06
F1.COMMERCIAL REAL	148	\$3,820,465,872	0.97	17	58.78%	73.65%	1.01
F2.INDUSTRIAL REAL	0	\$1,123,364,884					
G.OIL, GAS, MINERALS	0	\$0					
J.UTILITIES	7	\$770,912,366					
L1.COMMERCIAL PERSONAL	75	\$1,290,692,190					
L2.INDUSTRIAL PERSONAL	0	\$1,189,117,355					
M.OTHER PERSONAL	0	\$52,068,858					
O.RESIDENTIAL INVENTORY	0	\$417,076,187					
S.SPECIAL INVENTORY	0	\$131,649,801					
OVERALL	2,205	\$44,163,664,870	1.01	12.03	66.35%	86.30%	1.03

All ISD's were found to be valid and within range during preliminary study.

LEGISLATIVE CHANGES

BOARD OF DIRECTOR SELECTION PROCESS

Senate Bill 2 in the last special session changed the Board of Director selection process for all counties with a population over 75,000.

Prior to this law change, Bell CAD operated under a special resolution that was originally adopted in 1985 and re-affirmed in 2020 that set forth a Board of Directors of seven members, selected by specific entities each.

The changes to the Texas Property Tax Code now require all districts in counties with a population over 75,000 to follow the newly revised tax code, and do not allow for any special resolutions to supersede it. Prior to this law change, the Tax Assessor-Collector was required to be on the BOD, unless the district was contracted to collect taxes. This changed also, and now the Tax Assessor-Collector will be on the BOD whether the district collects taxes.

By January 2025, the Board of Directors will be composed of 9 BOD members:

- 3 Elected Members – General Election (May 2024)
- 5 Elected Members – Elected by Taxing Entities (Fall 2024)
- 1 Tax Assessor-Collector

Election By Taxing Entity Timeline:

- September 1st – Nomination Requests with number of votes calculated
- October 15th – Resolutions for nominations due back to CAD
- October 30th – Ballots sent out with all nominations
- December 15th – Resolutions with votes sent back to CAD
- December 31st – Declaration of Candidates Elected Sent out

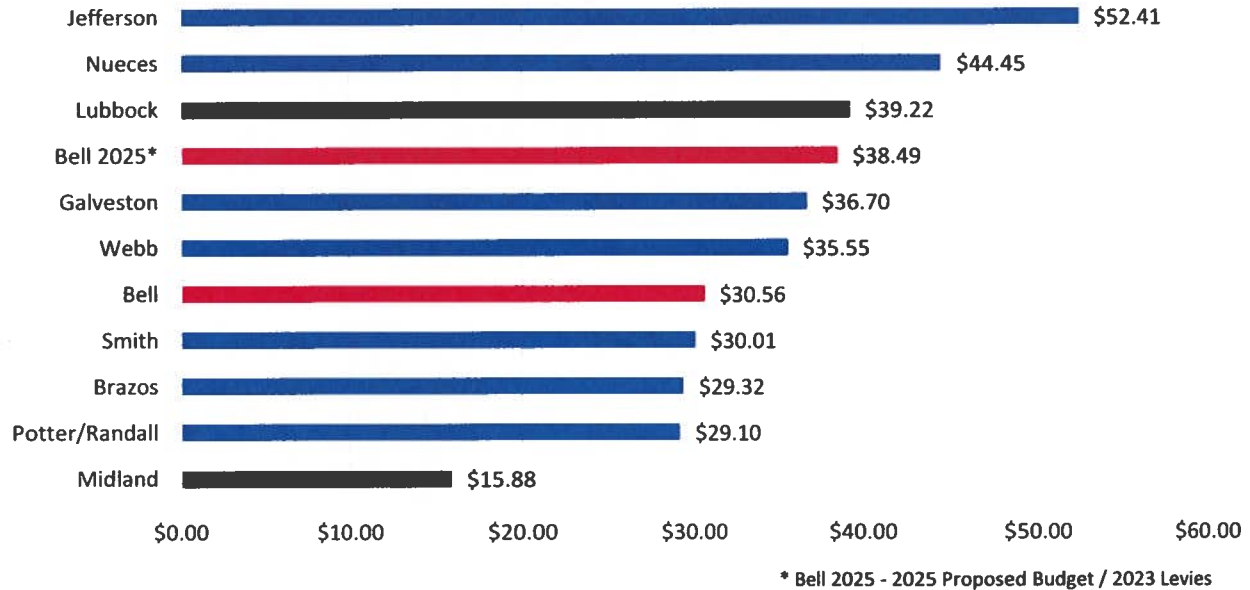
Vote Allocation:

- 5,000 Total Votes
- Votes given based on levy percentages

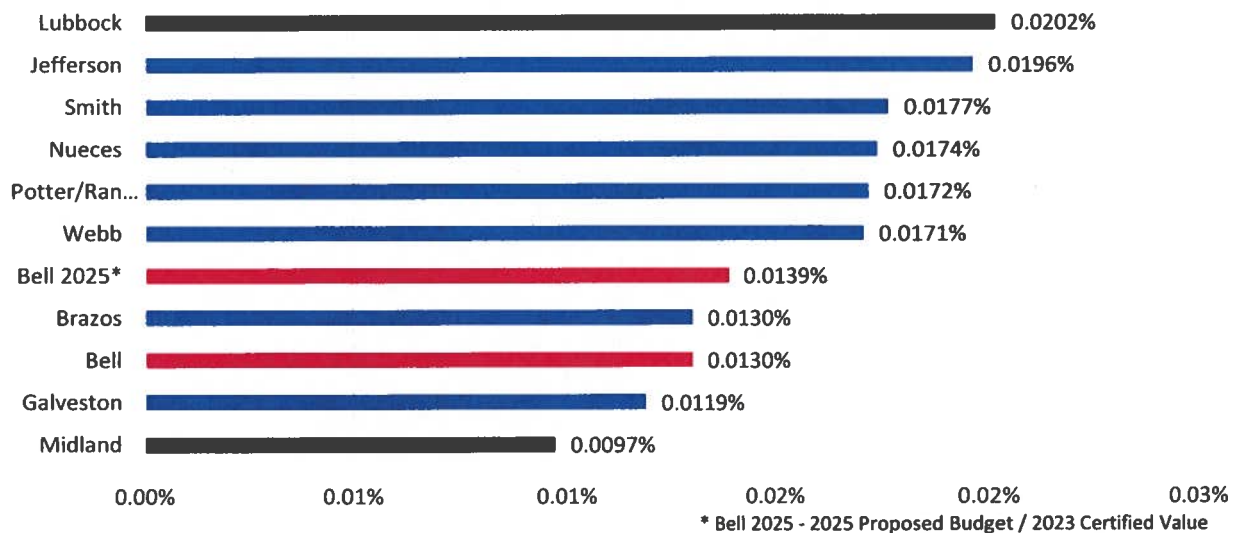
2025 PROPOSED BUDGET

Total cost in below charts Includes total cost of CADS that DO NOT assess and collect taxes. Of these comparable CADS, only Bell, Lubbock, and Midland CADs assess and collect taxes. Information is based on the 2022 Texas State Comptroller Appraisal District Operations Survey. Comparable districts were selected based on similar parcel counts as TADBC.

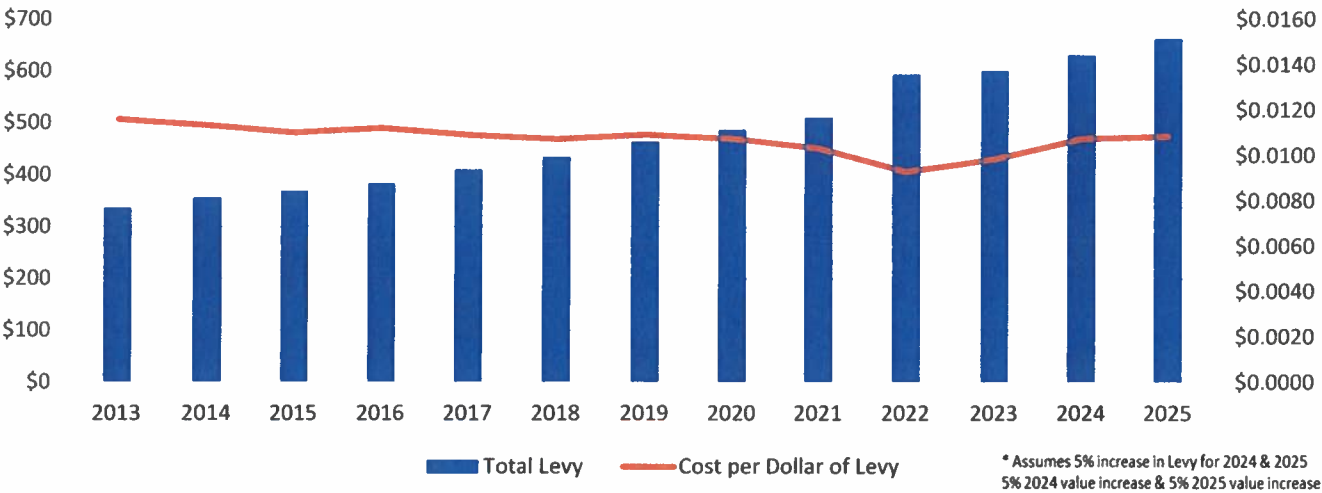
Total Cost per Parcel



Total Cost as Percentage of Market Value

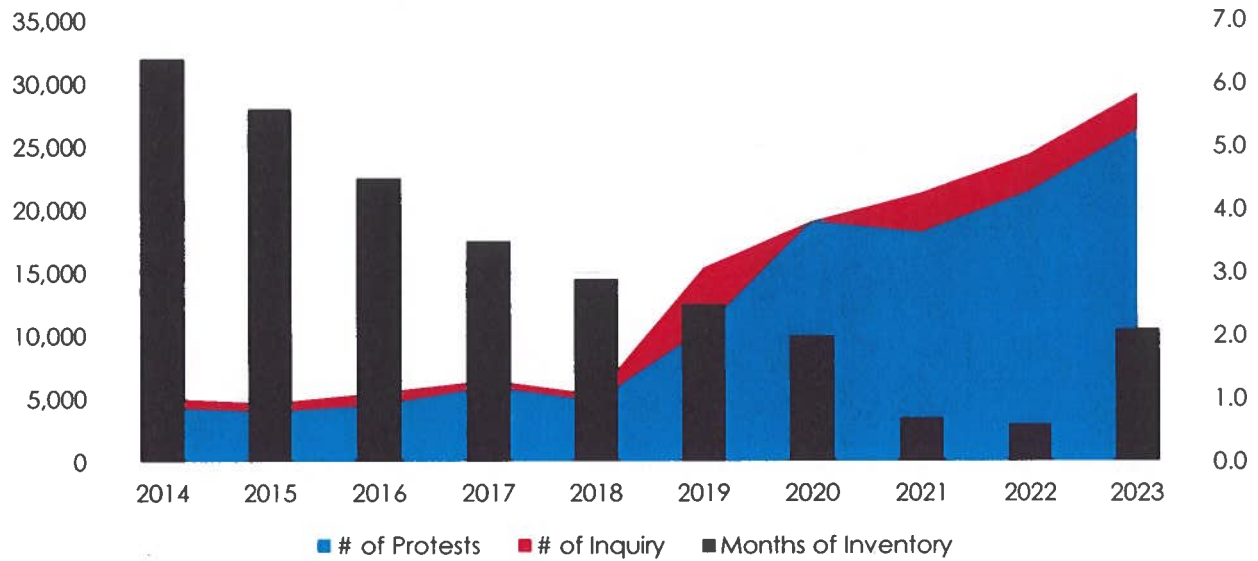


Cost per Dollar of Levy for All Taxing Entities



PROTESTS LEVELS

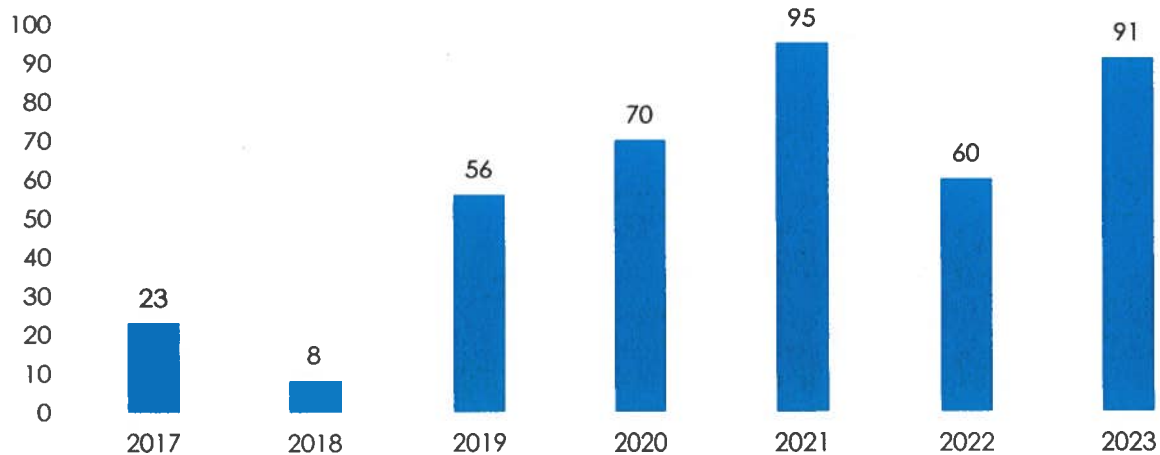
Total Protests/Inquiries vs Months of Inventory



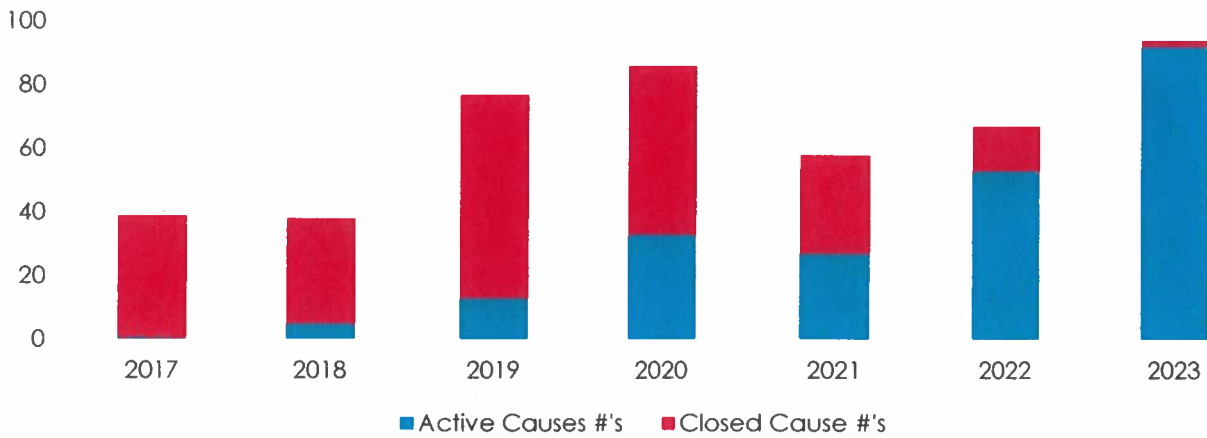
Tax Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Months of Inventory	5.3	4.5	3.6	3.3	2.0	2.3	1.6	0.4	0.2	2.1
# of Protests	4,320	4,020	4,539	5,984	4,845	10,525	19,053	18,219	21,487	26,358
# of Inquiries	722	641	968	491	509	4,878	0	3,097	2,900	2,865
Total	5,042	4,661	5,507	6,475	5,354	15,403	19,053	21,316	24,387	29,223

LAWSUITS & BINDING ARBITRATIONS

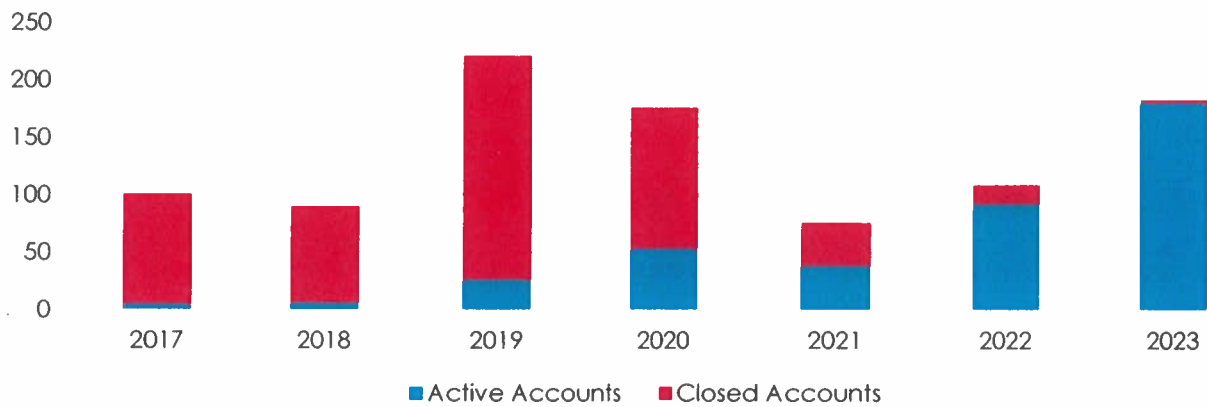
Binding Arbitrations



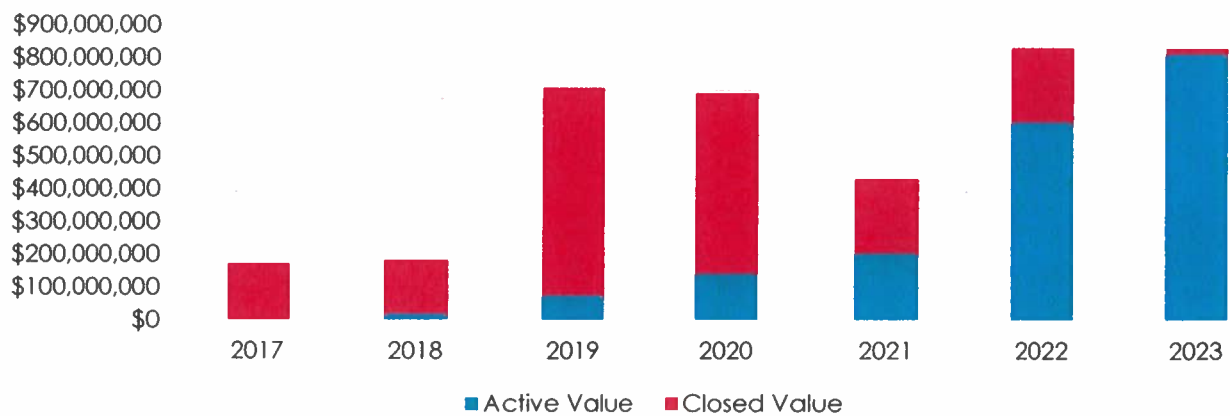
Lawsuit by Cause



Lawsuit by Account



Lawsuit by Value



CURRENT NOTICE



2024 Notice of Appraised Value

THIS IS NOT A TAX STATEMENT
DO NOT PAY FROM THIS NOTICE

Property ID: 125921
Ownership %: 100.00
Legal: JEFFERSON MANOR SECOND
SECTION, BLOCK 006, LOT 0020

Situs: 2502 GOLIAD TEMPLE, TX 76501

Example

[illegible]**Online Protest Info:**

Account ID:	527832
EFile PIN:	DD4ABKtfCrWA

DATE OF NOTICE: April 10, 2024

Dear Property Owner,

The appraisal as of January 1, 2024 is outlined below:

PROTEST FILING DEADLINE: May 15, 2024

Appraisal Information		Last Year - 2023	Proposed - 2024
(+)	Structure / Improvement Market Value	103,446	107,268
(+)	Market Value of Non Ag/Timber Land	20,909	22,896
(+)	Market Value of Ag/Timber Land	0	0
(=)	Total Market Value	124,355	130,164
	Productivity Value of Ag/Timber Land	0	0
	Assessed Value	109,237	120,161
	Exemptions	HS	HS

Homestead "Capped" Limitation - Your Residence Homestead is protected from a future assessed value increase in excess of 10% per year from the date of previous year assessed value PLUS the value of any new improvements.

ON HOMESTEAD PROPERTIES, THE ASSESSED VALUE INCREASES OF 10% PER YEAR ARE MANDATORY PER TEXAS PROPERTY TAX CODE 23.23 UNTIL THE ASSESSED VALUE IS EQUAL TO THE MARKET VALUE.

When an appeal is filed you are disputing the market value. The taxable value can only be changed if you are successful in lowering the market value below the assessed value.

Homestead Cap Value/Circuit Breaker Limitation (Total Market Value – Assessed Value) = \$10,003

The Tax Appraisal District of Bell County DOES NOT set tax rates. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Please visit our website www.bellcad.org for additional information
THIS IS NOT A BILL – DO NOT PAY FROM THIS NOTICE



The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected Officials and all inquiries concerning your taxes should be directed to those officials.

Exemption Information by Taxing Unit:

School Freeze - If you receive the **Over-65 (11.13c)** or **Disability Homestead** exemption, your **SCHOOL** taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your **SCHOOL** taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

Taxing Unit	2023 Exemption Amount	2023 Taxable Value	2024 Exemption Amount	2024 Taxable Value
BELL COUNTY	0	109,237	0	120,161
TEMPLE COLLEGE	24,871	84,366	26,033	94,128
BELL COUNTY ROAD	0	109,237	0	120,161
TEMPLE ISD	100,000	9,237	100,000	20,161
CITY OF TEMPLE	24,871	84,366	26,033	94,128
CLEARWATER U.W.C.D.	0	109,237	0	120,161
TEMPLE HEALTH AND BIOSCIENCE	0	109,237	0	120,161

The difference between the 2019 appraised value and the 2024 appraised value is 61.05% (This percentage information is required by Tax Code section 25.19(b-1).

Partial Exemptions		Total Exemptions	
HS	Residence Homestead	DVHS or DVHSS	100 % Disabled Veteran or Surviving Spouse/Child
DV1 or DV1S	Disabled Veteran 10-29% or Surviving Spouse/Child	MASSS	Surviving Spouse of Armed Services member Killed in action
DV2 or DV2S	Disabled Veteran 30-49% or Surviving Spouse/Child		
DV3 or DV3S	Disabled Veteran 50-69% or Surviving Spouse/Child	FRSS	Surviving Spouse of a First Responder killed or fatally injured in the line of duty
DV4 or DV4S	Disabled Veteran 70-100% or Surviving Spouse/Child		
OV65 or OV65S	Person's age 65 or older or Surviving Spouse		
DP or DPS	Persons Disabled or Surviving Spouse		

UNSCHEDULED WALK-IN PROTEST PERIOD

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, you may visit the **BELTON** office (411 E. Central Ave, Belton, TX) by **May 03, 2024** during our unscheduled walk-in period. Our staff is available to discuss your property concerns **Monday-Friday (8:00am – 4:30pm)**, with limited availability during lunch. Daily customer volume and health precautions may limit the number of properties seen per visit and property owners able to meet with an appraiser. If you are unable to resolve the situation with the appraisal district, you have the right to file a protest and receive a formal hearing with the Appraisal Review Board (ARB).

SCHEDULED PROTEST FILING PROCEDURE

Online:

Access the www.bellcad.org website prior to the indicated Protest Filing Deadline and Select the Online Protest

Using your [Account ID & E-File Pin](#) (located in the upper right corner of this notice) create a new user account or logon with your credentials from your previous year's login

In Person or By Mail

Complete and sign the Notice of Protest form included with this notice or protest by letter including your name, property description, and reason for protesting

Mail to the Bell CAD office on/before the Protest Filing Deadline

The ARB will notify you at least 15 days prior of the date and time of your formal hearing. ARB hearings typically begin in May and are held at the Tax Appraisal District of Bell County 411 E Central Ave Belton, TX 76513.

Please visit our website www.bellcad.org for additional information

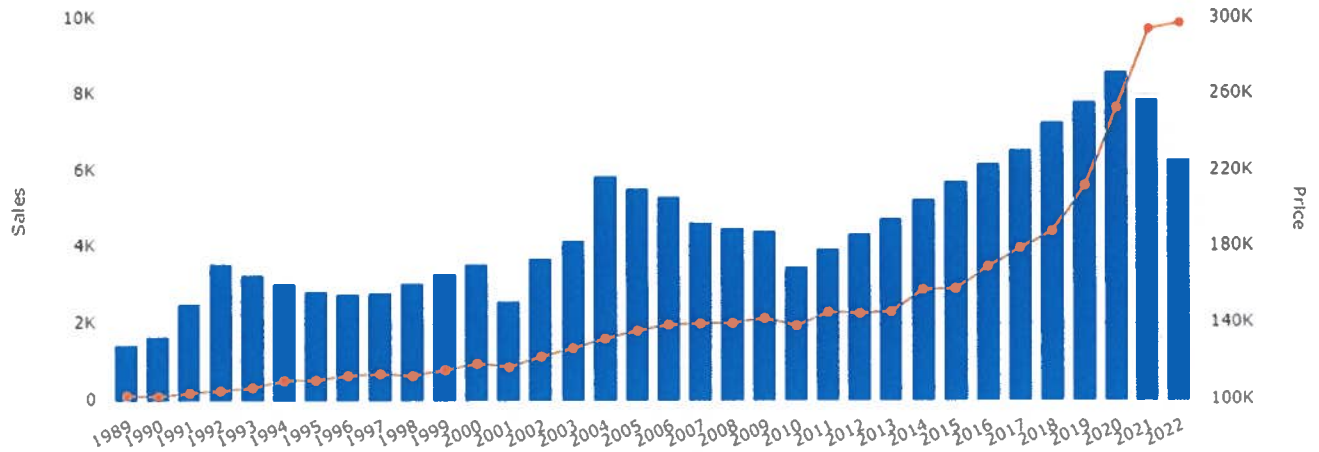
THIS IS NOT A BILL – DO NOT PAY FROM THIS NOTICE

WHAT OTHERS ARE SAYING ABOUT THE MARKET

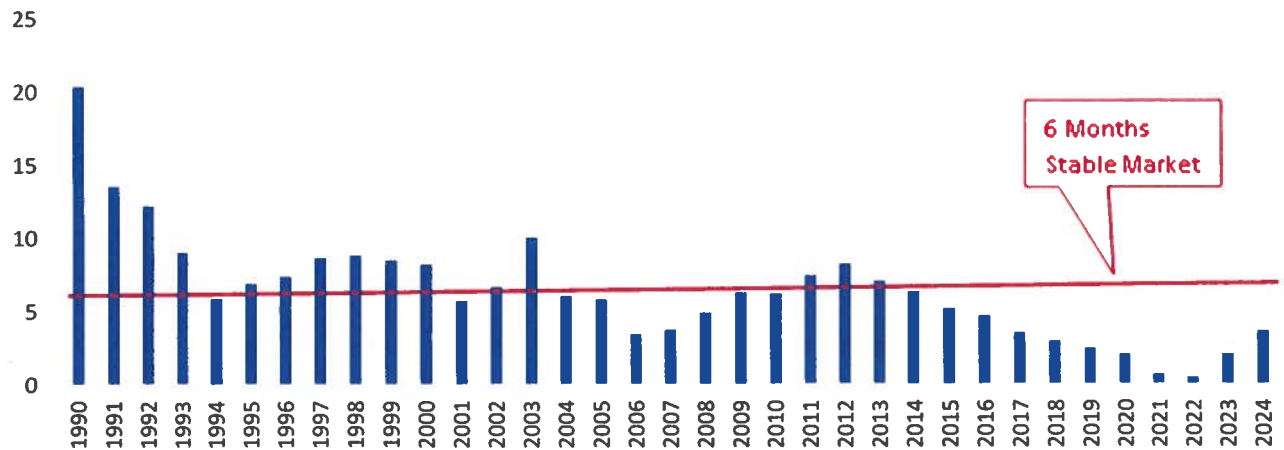
TEXAS A&M REAL ESTATE CENTER



Killeen-Temple: Home Sales and Average Price



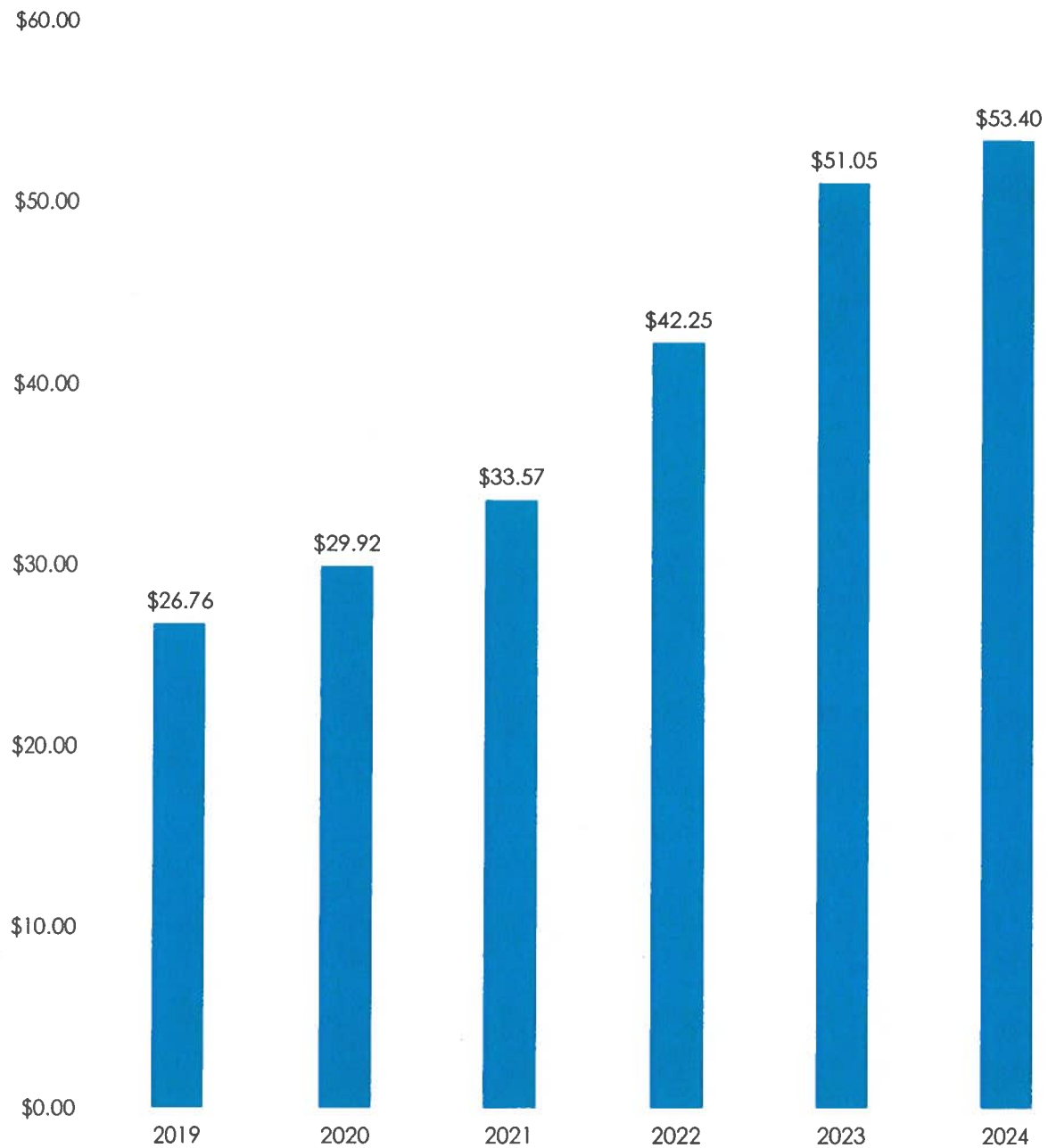
Bell County Months of Residential Inventory



CLEARWATER UWCD 2024 APPRAISAL DATA

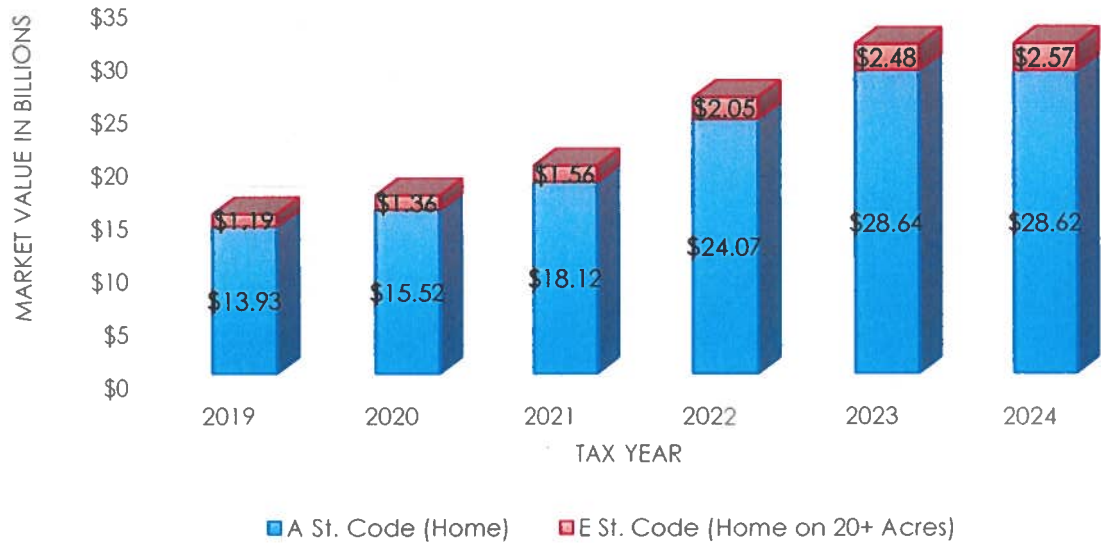
TOTAL ROLL VALUE HISTORY AND CURRENT BREAKDOWN

Clearwater UWCD Total Market Value (in billions)



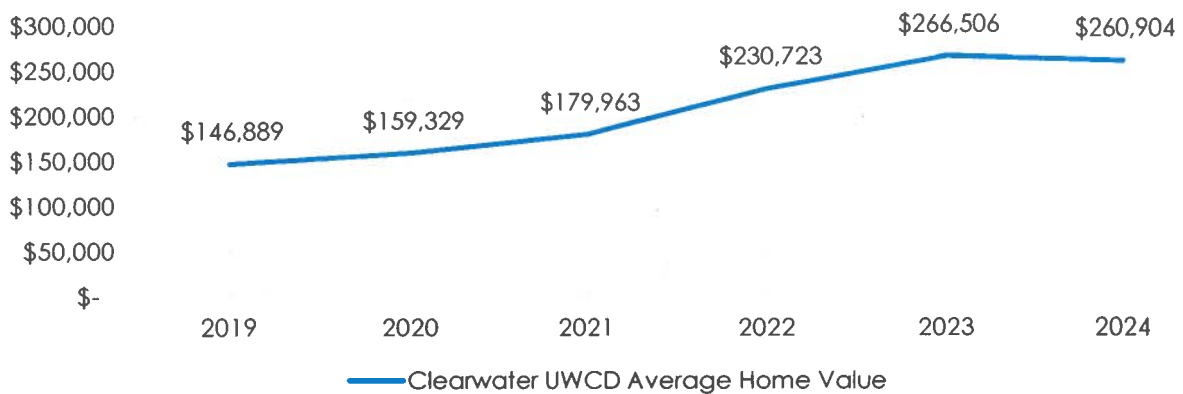
CLEARWATER UWCD RESIDENTIAL VALUE HISTORY

Clearwater UWCD Residential Value (in billions)

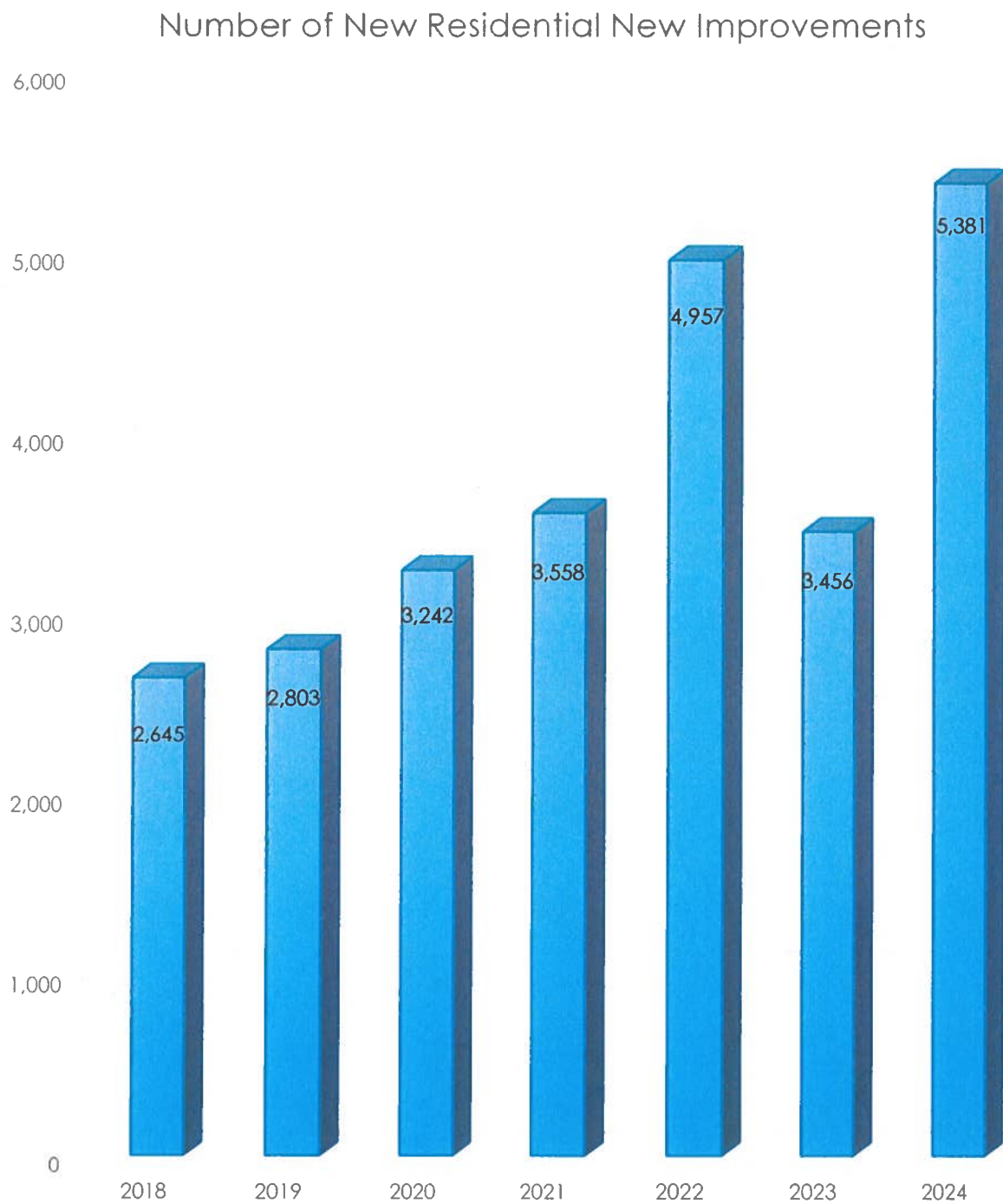


CLEARWATER UWCD RESIDENTIAL AVERAGE VALUE HISTORY

Average A1 Values

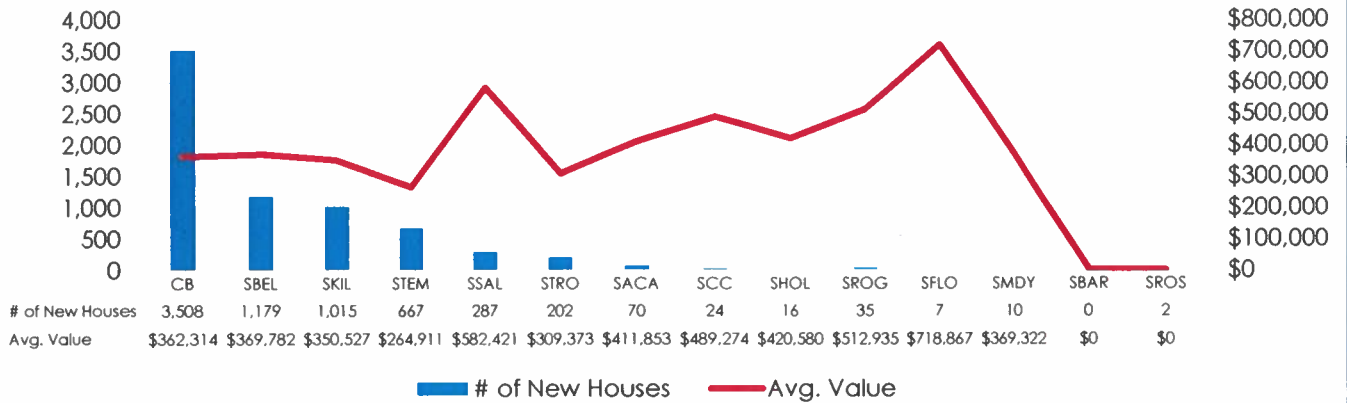


CLEARWATER UWCD RESIDENTIAL NEW IMPROVEMENTS HISTORY

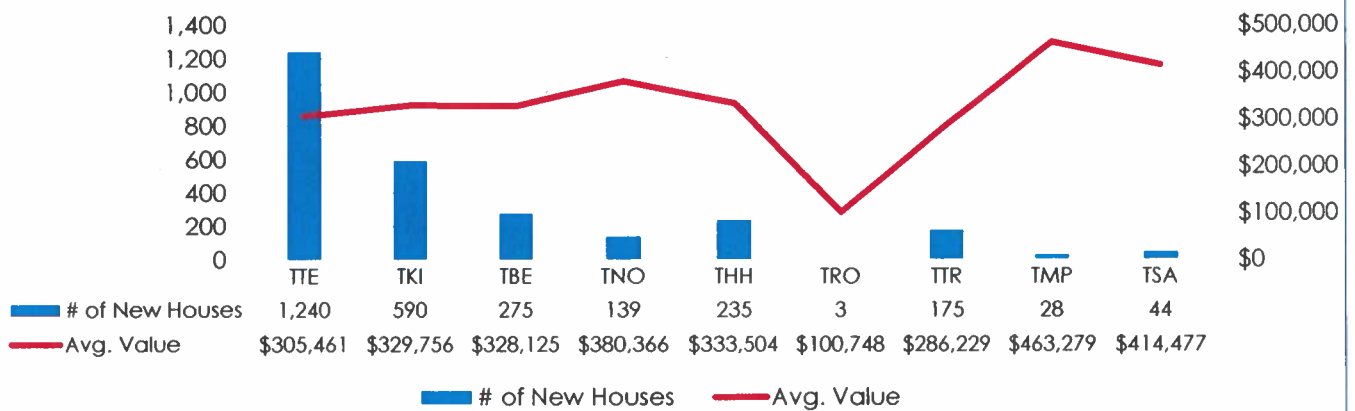


CLEARWATER UWCD RESIDENTIAL NEW HOMES & AVERAGE VALUE OF NEW HOMES

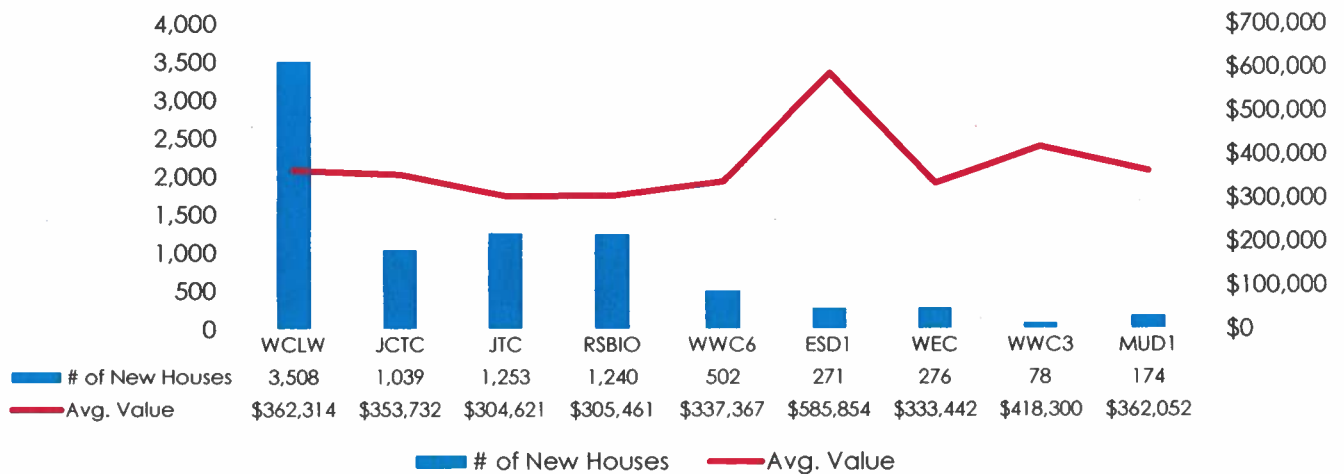
Average Value and Number of New Homes ISD's



Average Value and Number of New Homes Cities

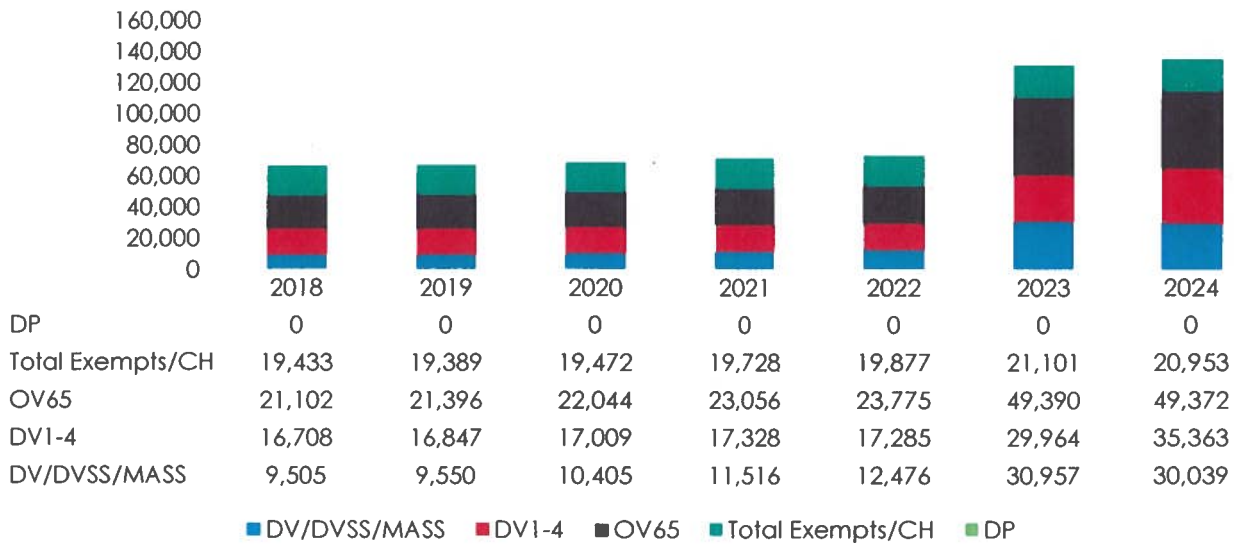


Average Value and Number of New Homes Other Entities

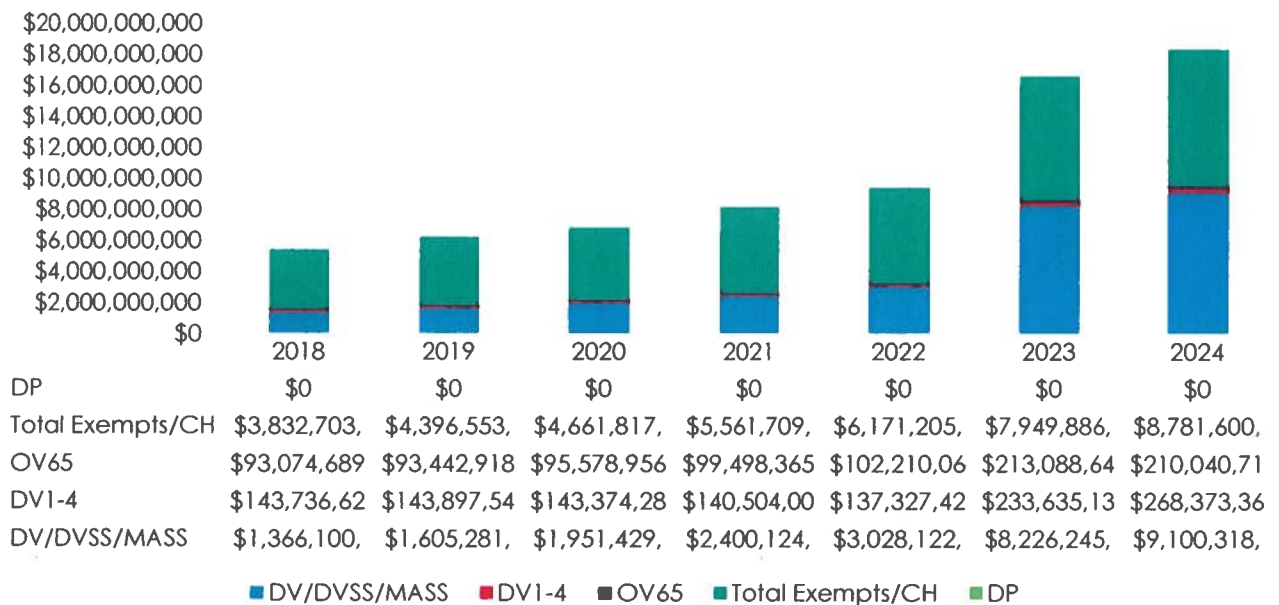


CLEARWATER UWCD OTHER THAN HOMESTEAD EXEMPTION HISTORY

Current* Exemptions



Current* Value Exempted

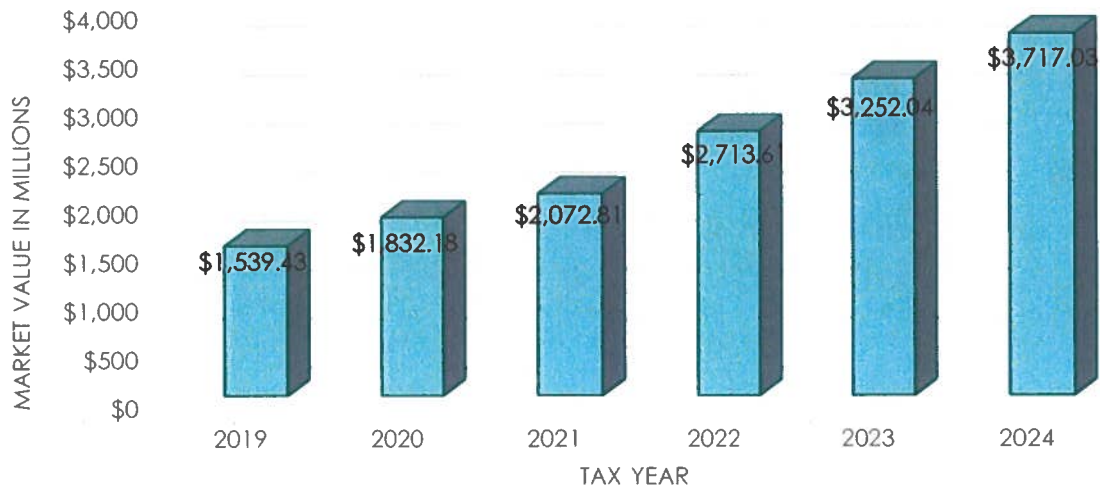


Current* - Subject to Change (All HS – 2 Years Back, DV – 5 Years Back)

COMMERCIAL AND MULTI-FAMILY VALUE & BREAKDOWN

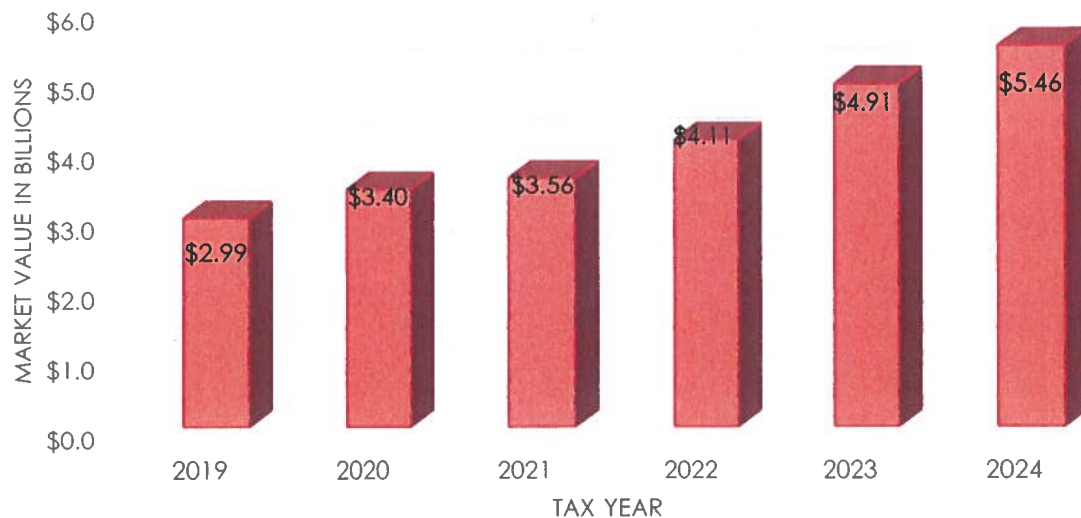
CLEARWATER UWCD MULTI-FAMILY VALUE

Clearwater UWCD Multi-Family Value (in millions)

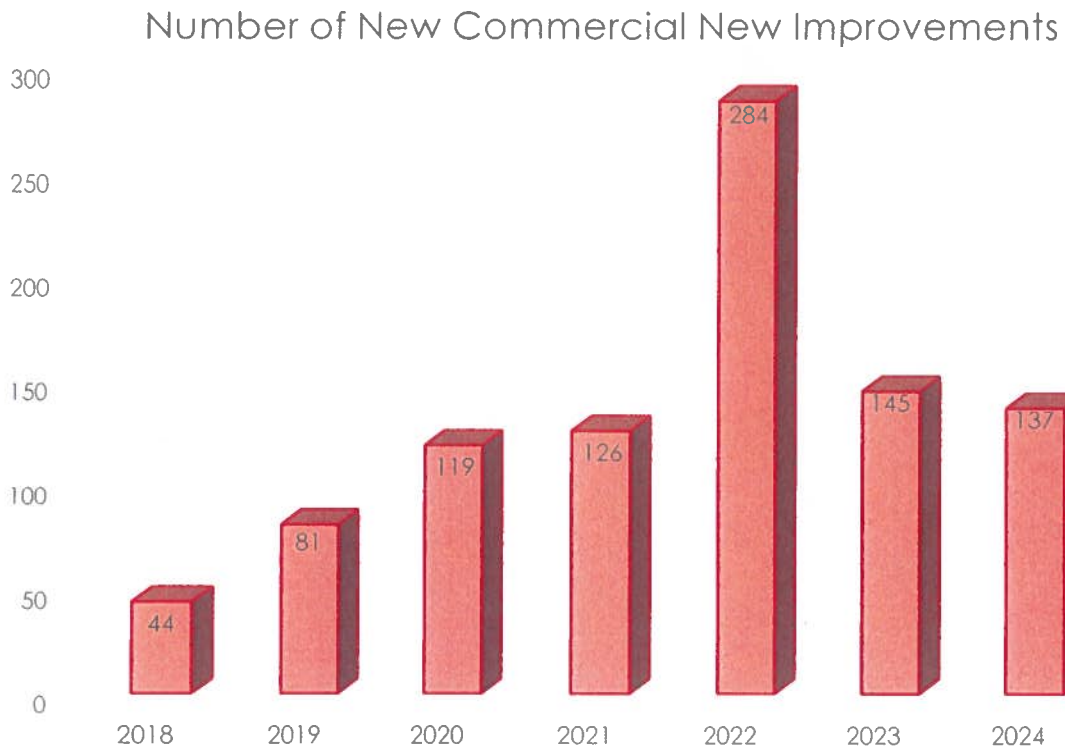


CLEARWATER UWCD COMMERCIAL VALUE

Clearwater UWCD Commercial Value (in billions)



CLEARWATER UWCD COMMERCIAL & MULTI-FAMILY NEW IMPROVEMENTS HISTORY



Capitol Appraisal



Estimated 2024 Taxable Value

A014 - Tax Appraisal District of Bell County

Jurisdiction: CLEARWATER UWCD(2C)

2023 Taxable Value of Industrial Properties: 2,844,358,902

Estimated 2024 Taxable Value: 2,881,070,000

2023 Total Taxable Value: 2,844,358,902

Estimated Value Change 36,710,000

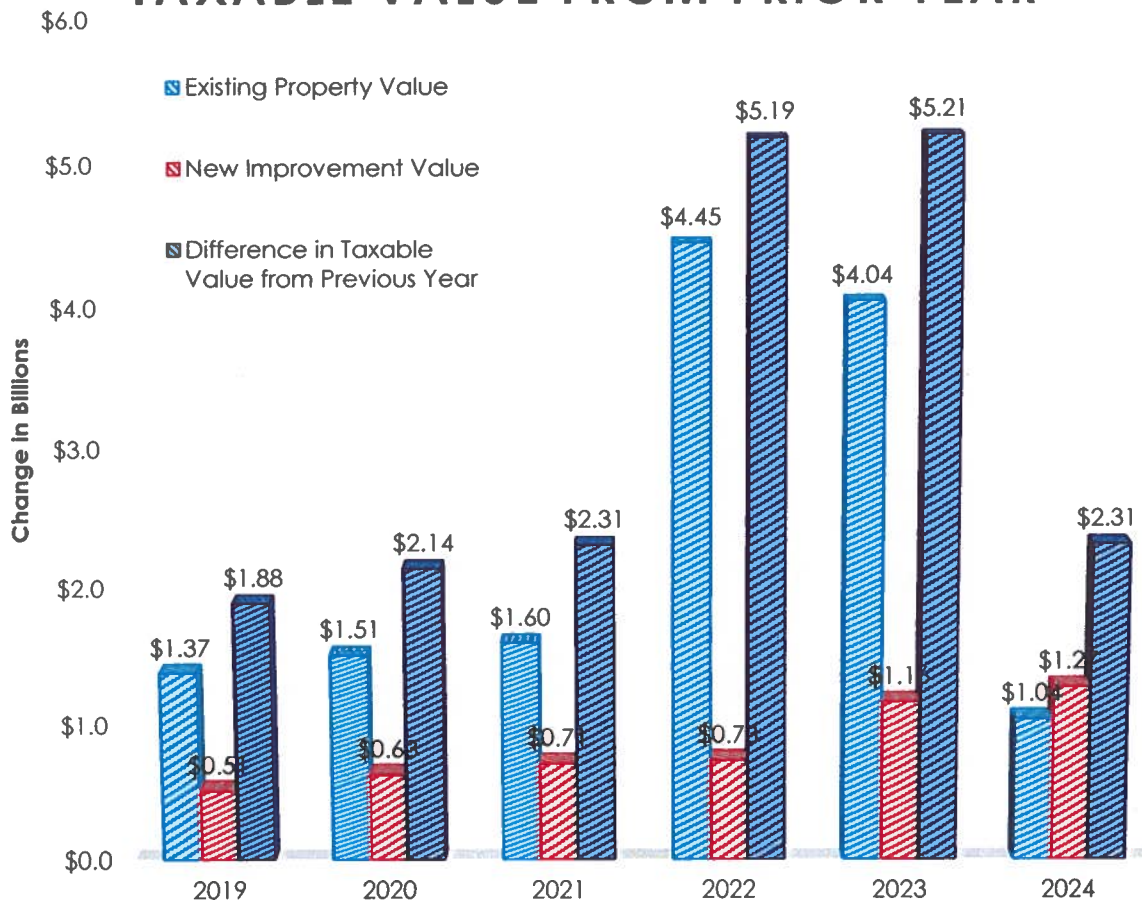
Estimated Percent Change 1.3%

Estimated 2024 Total Taxable Value: 2,881,070,000

Group Estimates – Industrial Real & Personal

CHANGE IN TOTAL TAXABLE VALUE

CLEARWATER UWCD CHANGE IN TAXABLE VALUE FROM PRIOR YEAR



Taxable Amount	2023 Certified	2024 Preliminary Estimate	Percentage Change
Clearwater UWCD	\$35,220,928,629	\$37,532,783,330	6.56%

2024 CERTIFIED ENTITY TAXABLE VALUE ESTIMATES

Bell CAD 2024 Certified Entity Taxable Value Estimates

(TPIC 26.01 (e))



Entity		2023 Certified Taxable Value (as of most recent supplement)	2024 Preliminary Taxable Value Estimate	Percent Change
Bell County	CB	\$34,776,363,020	\$37,287,752,750	7.22%
Central Texas College	JCTC	\$14,965,661,737	\$15,460,297,443	3.31%
Temple College	JTC	\$9,784,725,559	\$10,710,929,955	9.47%
Bell County MUD #1	MUD1	\$279,117,611	\$309,969,601	11.05%
Bell County MUD #2	MUD2	\$4,554,271	\$11,465,924	151.76%
Temple Health & Bioscience	RSBIO	\$10,800,003,169	\$11,664,872,630	8.01%
Academy ISD	SACA	\$779,293,245	\$876,100,471	13.06%
Bartlett ISD	SBAR	\$77,088,652	\$74,490,607	-3.37%
Belton ISD	SBEL	\$6,112,390,667	\$6,843,856,794	11.97%
Copperas Cove ISD	SCC	\$130,184,543	\$138,865,130	6.67%
Bruceville-Eddy ISD	SEDD	\$3,798,510	\$4,056,771	6.80%
Florence ISD	SFLO	\$116,889,315	\$133,980,550	14.62%
Gatesville ISD	SGTV	\$1,391,407	\$1,440,098	3.50%
Holland ISD	SHOL	\$206,277,833	\$235,060,106	13.95%
Killeen ISD	SKIL	\$12,524,585,532	\$13,343,182,595	6.54%
Lampasas ISD	SLAM	\$13,264,823	\$14,194,172	7.01%
Moody ISD	SMDY	\$80,649,907	\$92,955,930	15.26%
Rogers ISD	SROG	\$287,980,526	\$323,923,482	12.48%
Rosebud ISD	SROS	\$16,619,896	\$18,595,606	11.89%
Salado ISD	SSAL	\$1,844,248,943	\$2,090,007,063	13.33%
Temple ISD	STEM	\$6,680,394,589	\$7,259,558,255	8.67%
Troy ISD	STRO	\$773,489,497	\$839,027,214	8.47%
City of Bartlett	TBA	\$38,097,730	\$40,878,006	7.30%
City of Belton	TBE	\$2,188,028,279	\$2,354,270,032	7.60%
City of Harker Heights	THH	\$2,777,368,717	\$2,888,243,972	3.99%
City of Holland	THO	\$79,061,075	\$78,127,254	-1.18%
City of Killeen	TKI	\$10,721,688,760	\$11,156,530,610	4.06%
Morgans Point Resort City	TMP	\$529,548,279	\$561,808,280	6.09%
City of Nolanville	TNO	\$512,251,774	\$560,769,338	9.47%
City of Rogers	TRO	\$45,960,097	\$52,606,199	14.46%
Village of Salado	TSA	\$419,193,562	\$488,671,911	16.57%
City of Temple	TTE	\$9,552,281,773	\$10,271,499,795	7.53%
City of Troy	TTR	\$306,495,295	\$340,973,055	11.25%
City of Little River-Academy	TLR	\$130,201,800	\$136,867,392	5.12%
Bell County Emergency Services District #1	ESD1	\$2,098,503,967	\$2,373,030,389	13.08%
Clearwater UWCD	WCLW	\$35,220,928,629	\$37,532,783,330	6.56%
Elm Creek	WEC	\$1,868,736,248	\$2,031,617,035	8.72%
Bell County WCID #3	WWC3	\$438,884,345	\$494,081,998	12.58%
Bell County WCID #6	WWC6	\$10,120,203,271	\$10,647,145,874	5.21%
River Farm MUD	MUDRF	\$2,636,024	\$2,710,336	1.15%
Road District	RRD	\$34,776,363,020	\$37,287,752,750	7.22%
Donahoe Creek	WXC	\$119,384,068	\$120,874,746	1.25%

Values reflect 2024 preliminary values with estimated loss from appeals. This does not include possible losses from Over-65 exemption refreeze calculations not yet received from TEA. Other unexpected losses/changes can further change these values (i.e. agricultural valuation approvals, new exemptions processed, any changes entities may make to exemptions offered).

BELL CAD MANAGEMENT CONTACT INFORMATION

Name	Title	Email
Billy White	Chief Appraiser	Billy.white@bellcad.org
Tammy Hubnik	Deputy Chief Appraiser	Tammy.hubnik@bellcad.org
Linda Hearell	Administrative Assistant	Linda.hearell@bellcad.org
Tammy Williams	Director of Appraisal / Commercial	Tammy.williams@bellcad.org
Sheri Parker	Director of Operations / GIS	Sheri.parker@bellcad.org
Thomas Hart	Customer Service (Collections)	Thomas.hart@bellcad.org
Pam Metcalfe	Personal Property	Pam.metcalfe@bellcad.org
Cody Curry	Residential & Land	Cody.curry@bellcad.org
Karyn Dinkelman	Business & Accounting	Karyn.Dinkelman@bellcad.org
Gary Ingalsbe	Tech Services	Garry.ingalsbe@bellcad.org
Kim Williamson	Commercial	Kim.williamson@bellcad.org

Minutes - Item #3

Clearwater Underground Water Conservation District Meeting
640 Kennedy Court
Belton, TX
Wednesday, April 10, 2024
Minutes

The Clearwater Underground Water Conservation District (CUWCD) held a Workshop and Board meeting at 1:30 p.m. on Wednesday, April 10, 2024, in the Clearwater UWCD Board Room located at 640 Kennedy Court, Belton, Texas.

Board Members Present:

Leland Gersbach, President, Pct 1
Gary Young, Secretary, Pct 2
Jody Williams, Vice President Pct 3
Scott Brooks, Director, Pct 4
James Brown, Director, At-Large

Absent:

Staff:

Dirk Aaron, General Manager
Whitney Ingram, Assist General Mgr
Shelly Chapman, Administrative Mgr
Tristin Smith, Education & Compliance
Corey Dawson, Field Tech

Guests

Cole Ruiz – Lloyd Gosselink	Tomas Reynoso	Bryan Neaves – Bell County Eng.
Patrick Wagner – Middle Trinity GCD	Scott Cusick – Victory Rock	Mike Keester – KT Groundwater
Bill Schumann – Commissioner Pct3	Johnny Baird – Salado	Jordan Furnans – LRE Water
William Gamblin – Gamblin Eng.	Rick Hubbell	Dennis Baraid – Salado
Kibbie Saxon	Kalvin Cusick – Victory Rock	John Taliaferno – Victory Rock

Board meeting convened with President, Leland Gersbach, at 1:30 p.m.

1. Invocation and Pledge of Allegiance.

Vice President, Jody Williams, gave the invocation.
Secretary, Gary Young, led the Pledge of Allegiance.

2. Public Comment.

There were none.

3. Approve minutes of the March 13, 2024, Board meeting.

Board members received the minutes of the March 13, 2024, Board meeting and workshop in their Board packet to review prior to the meeting.

Secretary, Gary Young, moved to approve the minutes of the March 13, 2024, Board meeting and Workshop as presented. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

4. Discuss, consider, and take appropriate action, if necessary, to accept the monthly Financial Report for March 2024 (FY24) as presented.

Board members received the monthly financial report for March 2024 in their Board packet to review prior to the meeting.

Director, Jim Brown, moved to accept the March 2024 financial report as presented. Secretary, Gary Young, seconded the motion.

Motion carried 5-0.

5. Discuss, consider, and take appropriate action, if necessary, to accept the monthly Investment Fund account report for March 2024 (FY24) as presented.

Board members received the monthly investment Fund account report for March 2024 in their Board packet to review prior to the meeting.

Vice President, Jody Williams, moved to accept the monthly Investment Fund account report for March 2024 as presented. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

6. *Discuss, consider, and take appropriate action, if necessary, to accept the Quarterly Deferred Compensation Employee Retirement Program account report as presented.*

Board members received the Quarterly Report in their Board packet to review prior to the meeting.

Director, Scott Brooks, moved to accept the quarterly report as presented. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

7. *Discuss, consider, and take appropriate action, if necessary, to approve the FY24 line-item budget amendments as requested.*

Shelly presented the request for a line-item budget amendment to cover the following:

1. Increased expenses for janitorial needs and supplies related to cleaning the new office and Board room.
2. Additional phone/service/license for new employee.
3. Office furniture for the new office and meeting room.

	Line Item		Available Funds	Amount Requested	New Balance	From	Available Funds	New Balance
Internal	55400-Phone	Price Increase	\$857.07	\$450.00	\$1,307.07	50250-Contingency	\$39,175.00	\$38,725.00
Internal	54300-Janitorial Services	Price Increase	\$3,100.00	\$900.00	\$4,000.00	50250-Contingency	\$38,725.00	\$37,825.00
Internal	54400-Janitorial Supplies	Additional supplies	\$369.86	\$500.00	\$869.86	50250-Contingency	\$37,825.00	\$37,352.00
Perry Office	53650-furniture		\$50.08	\$2,657.69	\$2,707.77	50250-Contingency	\$37,352.00	\$34,694.31

Secretary, Gary Young, moved to approve the line-item budget amendment as requested. Director, Jim Brown, seconded the motion.

Motion carried 5-0.

8. *Continue show-cause hearing on the following violation:*

a.) Discuss, consider, and take appropriate action necessary upon receiving testimony related to the second violation and ignoring Order #1 per District Rule 6.5 by drilling and completing a well on January 22, 2022, without a formal CUWCD permit on a tract of land less than 10-acres and greater than or equal to 2-acres, Latitude 30.930066/Longitude -97.701384 by both Raul Zavala ("Driller") (TDLR License #54363)office at 1910 S Wheeler St, Jasper, TX 76951 and Mr. Tomas Reynoso ("Property Owner"), located at 15731 Cedar Valley Rd, Salado, TX.

President Leland Gersbach called the continuance of the show-cause hearing to order at 1:36 p.m.

Leland gave a brief history of the events leading up to today's continuance hearing. He reminded the Board that several 90-day continuances were afforded Tomas Reynoso, but the previous hearing on February 15, 2023, was closed seeing that Tomas had hired legal counsel to help him resolve the problems with his home site. Tomas agreed under oath in his testimony that he would not reconnect the well until receiving an operating permit from the district.

Leland noted that on March 10th the Board held the 2nd Show Cause Hearing and received specific testimony and allegations laid out by General Manager, Dirk Aaron. Based on the recommendations of the General Manager, the Board issued a continuance requesting a site visit be conducted to assess the status of the well. That visit took place on March 14th with Dirk Aaron, Corey Dawson, Raul Zavala, and Tomas Reynoso all present.

Leland stated that the continued show cause hearing today had undergone administrative and legal review by district staff and General Counsel.

Leland laid out the procedures for today's enforcement hearing. He commented that the Board is here to address the evidence provided from the follow-up site visit conducted on March 14th.

Leland asked if there was anyone wishing to make public comment on this matter. There was none.

Leland asked all parties speaking in the hearing to stand and take an oath. Leland administered the oath to Dirk Aaron – CUWCD General Manager, Raul Zavala – Well Driller, Corey Dawson – CUWCD Field Technician, Tristin Smith – CUWCD Compliance Coordinator, and Tomas Reynoso – property owner.

Leland asked Dirk to describe the findings of the prescribed site visit. Dirk presented a series of pictures from the site visit for the Board to use in their deliberations. He explained what the pictures represented and described the tampering of the well. Leland asked if Tomas Reynoso had any questions for Dirk. He did not.

Leland called Raul Zavala to testify. Dirk questioned Raul about what he saw and how he disconnected the well Jan. 14, 2022. Dirk asked him to describe what he saw in the current pictures from March 14, 2024. Raul indicated that he did not reconnect the well. He stated it was someone else's work. Scott Brooks questioned Raul about specifics related to the connection of the well. Raul said his men connected the pump to the pressure tank. He said it was possible that there was tampering but he could not confirm. Leland asked Tomas if he had any questions of Raul. He did not.

Leland asked Corey Dawson to come forward. Dirk questioned Corey about his 1st visit to seal the well with Dirk (order #1). He then asked Corey to describe the 2nd visit in January 2024 to verify the well was still not in use. Corey took pictures and reported his findings back to Dirk noting the seals had been tampered with. Corey followed all protocols set forth by the district related to entering a property. Leland asked Tomas if he had any questions for Corey.

Mr. Reynoso stated that on the day in January 2024 that he dropped off the new paperwork at CUWCD. He understood Dirk to say he could connect the well. Dirk replied he did not state that. Dirk reviewed the paperwork from Tomas. Dirk found the paperwork to be another survey, not an approved plat. Dirk commented that there was a failure on Tomas's part to understand.

Leland asked Tomas if he willingly connected the wires to the well. He confirmed. He did not connect anything else. Leland asked Tomas if he hired anyone to connect the well. He replied no. Leland asked if Tomas had any other testimony to offer. He did not.

Scott Brooks reminded Tomas that at the previous Board meeting, he instructed Tomas NOT to make any changes to the well before the 2nd site visit. Scott questioned Tomas about the changes made. Tomas replied that he did. Tomas explained that his English is not good. He connected the wires but not the PVC pipe. He connected the wires to push water from his black tank to his house. He believed Dirk gave him permission to connect the well.

Leland asked Dirk, after hearing the facts and arguments, if he still held to the recommendation listed in the Board's packet regarding the violations. Dirk commented that Tomas was ordered by the Board not to change the well in any manner. Tomas has a long road to go in this process. He has an illegal septic and an illegal subdivision. Tomas is working with the County to remedy these issues. Because Tomas tampered with the well and did not follow the instructions of the Board, Dirk recommends the Board order the well driller to remove the pump, disassemble the well, install a locking cap, and remove pipes and equipment from the property until he works everything out. Any fine levied is not for Dirk to assess.

Leland asked if the Board had any further questions or discussions as it relates to ensuring compliance of district rules. They did not.

The Board deliberated and adopted the following findings:

1. Mr. Tomas Reynoso, Sr. is the record owner of an approximately 5-acre tract in Bell County, Texas, the physical address of which is 15731 Cedar Valley Road, Salado, Texas 76571 (the "Property");
2. Mr. Tomas Reynoso, Sr., by and through a professional water well driller and pump installer licensed by the State of Texas, Mr. Raul Zavala, Sr. (License No. 54363), drilled a new water well on the Property (the "Well") without prior authorization by the District;
3. Mr. Tomas Reynoso, Sr. failed to file a completed operating permit application within 30 days after the completion of the Well;
4. Mr. Tomas Reynoso, Sr. failed to obtain an operating permit prior to operating the Well;
5. Following Order No. 1, District Staff disconnected the well pump's electrical source and sealed the Well; and
6. Thereafter, Mr. Tomas Reynoso, Sr. tampered with the installed seal, and reconnected the well pump to its electrical source, in violation of District Rule 12.4.

Director, Jody Williams, suggested the Board order the well driller to pull the pump and remove it from the property, cap and lock the well until Tomas gets in compliance. Director, Gary Young suggested a fine of \$2,000 also be assessed.

Director, Scott Brooks, moved to order the following:

1. Tomas Reynoso, Sr. shall remit to the district the civil penalty amount of \$1,000.
2. Mr. Raul Zavala, Sr., and Mr. Tomas Reynoso, Sr. shall be responsible for pulling the Well's column pipe and pump assembly, which shall be removed from the property, and shall be responsible for installing a locking cap on the Well in accordance with the rules set forth by Texas Department of Licensing and Regulation and the District no later than April 30, 2024.
3. Mr. Tomas Reynoso, Sr. shall obtain the appropriate permits and approvals evidencing that the Property is in compliance with applicable Bell County subdivision regulations, and Texas Commission on Environmental Quality and Bell County Health District on-site sewage facilities rules and regulations before returning to the district for a new non-exempt well for domestic use.

Director, Jim Brown, seconded the motion.

Motion carried 5-0.

9. Hold a public hearing on the following applications:

a.) Discuss, consider, and take appropriate action, if necessary, on an application submitted by William Gamblin, Gamblin Engineering Group LLC, on behalf of Seven Custom Homes, owner of the proposed Lake Thomas RV Resort, on February 20, 2024, for a drilling permit to complete a new well (N3-24-002P) for a proposed future operating permit of 16.8 ac-ft/year or 5,474,297 gallons per year. This permit will only authorize the drilling and completion of the well in the Lower Trinity Aquifer (Hosston Layer) in the Eastern Management Zone with a maximum 4-inch column pipe, not to exceed 50-gpm, on a 33-acre tract located in northeastern Bell County near Lower Troy Rd. and HK Dodgen Loop between Temple and Troy, Texas, Latitude 31.140158°/Longitude -97.316438° (well# N3-24-002P). This well will produce groundwater for a TCEQ-approved public water supply system in the proposed RV park. Upon completion of the well, a formal hydrogeologic report must be submitted to CUWCD to support a future operating permit. This drilling permit will not authorize any production of groundwater other than what is necessary for the prescribed aquifer pumping test.

President, Leland Gersbach opened the public hearing at 3:09 p.m. and gave a summary of the application to be considered and a brief explanation of the procedural issues. He confirmed a quorum

of the Board was in attendance to participate in the ruling of the application. Leland stated that the permit applications had undergone administrative and technical review by District staff, consultants, and legal counsel.

Leland reviewed the procedures that would apply to the hearing and noted the meeting had been properly noticed.

Leland stated anyone wishing to participate in the hearing, in support or protest, would need to sign up to speak and should do so while he addressed other procedural issues. Kibbie Saxon signed up to speak. She is not protesting or contesting the application.

As presiding officer, Leland will take evidence and sworn testimony, and rule on any procedural issues.

Leland noted that the Board would hear testimony and deliberate on the well application submitted by William Gamblin on behalf of Seven Custom Homes owner of Lake Tomas RV Resort. Leland will hear testimony from Dirk Aaron (CUWCD-GM), William Gamblin (applicant's consultant), Rick Hubbell (applicant), Kibbie Saxon (resident property owner), and Mike Keester (KT Groundwater).

Leland invited anyone wishing to make a public comment or protest the application to speak up. There were no public comments or protestants.

Leland administered an oath to all participants (Dirk Aaron, Mike Keesler, Cole Ruiz, William Gamblin, Rick Hubbell, Kibbie Saxon).

Rick Hubbell addressed the Board and explained the request for a well.

William Gamblin laid out the hydrogeologic assessment on behalf of his client.

Mike Keesters presented his analysis of the application at hand. Leland addressed questions to Mike pertaining to his findings.

Dirk gave a general explanation of the application. He noted that the applicant has met all criteria and has agreed to the special provisions laid out. Dirk replied to Leland's questions and stated that the application had been deemed administratively complete, and all fees had been paid. Dirk recommended the Board approve a drilling/operating permit at this time.

Leland addressed the applicant with questions about their understanding related to the proposed application and the special provisions agreed upon. Rick Hubbell replied that he understood all special provisions and requirements as discussed and agreed to.

Kibbie Saxon was deemed to have standing in this case and presented her thoughts.

Leland gave the Board an opportunity to ask any additional questions they might have concerning the application. Hearing none, Leland invited the applicant an opportunity for rebuttal. They had none.

Leland asked if any parties were interested in submitting additional evidence. There was none.

Leland concluded the evidentiary portion of the application.

Leland asked for a motion to deny or grant the applicant's request for a drilling permit with both special provisions and the district's standard provisions per District Rule 5.4 (a)(j).

Director, Scott Brooks, moved to grant the applicant's request for a drilling permit to include all provisions as agreed upon. Director, Jim Brown, seconded the motion.

Motion carried 5-0.

b.) Discuss, consider, and take appropriate action, if necessary, on an application submitted by Victory Rock Texas LLC, c/o Jon Taliaferro as Senior Consultant with Trinity Consultants, on March 8, 2024, for an amendment to their current operating permit for a proposed additional beneficial use to include a Concrete Batch Plant Facility known as Five Star, Concrete, LLC. CUWCD well #N2-21-001P is located

in the Stillhouse Hollow Management Zone screened in the Hosston Layer of the Trinity Aquifer at approximately 1056 to 1160 feet below land surface. The well is currently equipped with a maximum 1 ¼-inch column pipe equipped with a 7 ½ HP submersible pump rated at 16 gallons per minute on the 283-acre tract located at 7170 Solana Ranch Rd, Salado TX, 76571, Latitude 30.878055°, Longitude -97.609444° currently producing groundwater for the sole purpose of mining and crushing aggregates and dust suppression.

President, Leland Gersbach opened the public hearing at 4:16 p.m. and gave a summary of the application to be considered and a brief explanation of the procedural issues. He confirmed a quorum of the Board was in attendance to participate in the ruling of the application. Leland stated that the permit applications had undergone administrative and technical review by District staff, consultants, and legal counsel.

Leland reviewed the procedures that would apply to the hearing and noted the meeting had been properly noticed.

Leland instructed anyone wishing to participate in the hearing to support or protest the application to sign up.

As presiding officer, Leland will take evidence and sworn testimony, and rule on any procedural issues.

Leland opened the floor for public comments. There were none.

Leland noted that anyone wishing to participate as an affected party to the case will need to explain how they meet the standard required by the Water Code and District rules to establish themselves as an affected person with a personal justiciable interest in the matter.

Leland asked if anyone had submitted the form requesting to be a party to the case and requesting a contested case hearing. Dirk replied, yes. Dirk noted that Johnny Baird, an adjacent property owner would like to establish standing. Johnny Baird will also be representing Dennis Baird and Casey DeWees. Leland asked Mr. Baird to come forward to establish standing. Mr. Baird stated his name and address. He stated that he would also be representing Dennis Baird and Casey DeWees. Leland determined him to be an affected party.

Leland asked all parties and those who established standing to stand and take an oath. Leland administered the oath to the following: Dirk Aaron, Cole Ruiz, Jon Taliaferro, Jordan Furnans, and Johnny Baird.

Leland asked Victory Rock's consultants, Jordan Furnans and Jon Taliaferro, to lay out their request to amend the current operating permit for their Lower Trinity well for an additional beneficial need. **Jon stated the application is for an amendment to the operating permit to add the tract of land that Five Star is on and the water needs for beneficial use and there is no request for additional water at this time.** Dirk asked Jon (for the record) if all of the metrics had been met regarding the TCEQ requirements for the batch plant. He replied yes. Dirk noted that Jon had provided the documentation to Dirk in an e-mail.

Director, Jim Brown, commented that looking at the numbers, this well doesn't produce as much as it is expected to. Jim commented that if the well is run continuously, it won't produce 30 acre feet per year. Jon agreed. Jordan Furnans – LRE, confirmed the well can not produce 30 acre-feet. Jim asked if you expect to have 30 acre feet for the quarry and now need water for the batch plant, will that affect quarry operations? Jon stated that it will not adversely affect operations. Any collected water on site can be used and recycled. Jim asked if they believed they would not need to come back to the Board in the future for additional water. Jordan responded that this is not the question at hand. They are attempting to operate as directed by Scott Cusick. They already have a permit; they are just asking to amend the beneficial use.

Leland asked Dirk questions pertaining to the application and its administrative completeness. Dirk presented his findings, and they are in compliance.

Leland opened the floor to Mr. Baird. Dirk noted that Mr. Baird has a video to present as evidence. Cole Ruiz asked what the intentions are of the video. Mr. Baird stated it is to show what is taking place with dust control. Cole deemed the video relevant because the permit is to help with dust control.

Video was played for the Board demonstrating dust.

Mr. Baird has submitted photos and video to TCEQ.

Mr. Baird presented a history of his concerns and complaints related to the quarry and water to be sent to the batch plant. He asked the Board to consider a continuance to the hearing based on what TCEQ finds related to the evidence Mr. Baird has submitted to them.

Leland asked if there was a record of how much water has been used. They have not used the well. They have been using water captured from the pumping test.

Leland asked if the applicant had anything they wanted to add. Scott Cusick (Victory Rock) requested time to speak. Scott was not administered the oath earlier in the meeting. Leland administered the oath to Scott at this time.

Scott Cusick responded to Mr. Baird's concerns about the TCEQ compliance. TCEQ has been out numerous times and found no violations. They are in compliance. He discussed operations related to dust suppression. Because they are adding the batch plant they want to change the beneficial use of the permit. He stated that they are not asking for more water.

Leland asked if the Board had any other questions.

Leland asked for a motion to grant or deny Victory Rock's request for an additional beneficial use for a batch plant on the adjacent property to include all the special provisions offered by the Board which should be outlined by the General Manager, Consultant, and affirmed by legal counsel. Leland pointed out that this hearing does not contemplate any additional groundwater use beyond the current operating permit of 30-acre feet per year from the Lower Trinity aquifer.

Director, Scott Brooks, moved to grant the amendment to the original permit. Vice President, Jody Williams, seconded the motion.

Motion carried 5-0.

Board meeting paused and Workshop convened with President Leland Gersbach at 5:20 p.m.

Workshop Item #1: Discuss items related to potential rule changes.

Cole Ruiz discussed potential rule changes and how they will affect the district.

Workshop Item #2: Receive information related to Cyber Security Training required for 2024.

Shelly presented information related to Cyber Security Training required for 2024. She will email the link and instructions to the Board next week. If there are any questions, please contact Shelly.

Workshop Item #3: Receive updates related to GMA8 DFC determination, per TWC section 36.108, and plans for the next round.

Dirk briefed the Board on items related to the GMA8 DFC.

Workshop Item #4: Receive presentation from KT Groundwater related to the new Edwards BFZ GAM.

Received a presentation from Mike Keester related to the new Edwards BFZ GAM. He will get the scope of work to Dirk before the next meeting.

Workshop Item #5: Brief Board on the potential removal of Salado Rest Stop monitor Well & TexMesonet weather station.

Dirk briefed the Board on his meeting with TxDOT related to the potential removal of the rest stop well and weather station.

Workshop Item #6: Discuss the naming and signage of the new Board Room.

Dirk noted that there needs to be a name to identify the new Board room. Dirk asked the Board to marinate on the idea and make some suggestions.

Workshop closed and Regular Board meeting reconvened with President, Leland Gersbach, at 6:26 p.m.

10. General Manager's report concerning office management and staffing related to District Management Plan.

- Dirk updated the Board on current test well permits:
 - 7KX – waiting on report from Wet Rock Geoscience
 - SWSC – 2 east of IH-35
 - Victory Rock – waiting on report from LRE
- Dirk updated the Board on status of approved drilling permits:
 - 7KX & SWSC – testing is complete. Waiting on results and operating permit application.
 - City of Temple (Lower Trinity Well – not yet complete).
 - UMHB (Lower Trinity Well – not yet drilled).
- The ASR project on Ft. Cavazos is complete. The findings were positive. Intera will make a presentation in the future for the pilot well project.

11. Review monthly report and possible consideration and Board action on the following:

- a) ***Drought Status Reports*** – Dirk discussed drought status issues and concerns.
- b) ***Education Outreach Update***
- c) ***Monitoring Wells***
- d) ***Rainfall Reports***
- e) ***Well Registration Update***
- f) ***Aquifer Status Report & Non-exempt Monthly Well Production Reports***

(Copies of the Monthly Staff Reports were given to the Board Members to review. No action is required. Information items only.)

12. Director's comments and reports.

- **Leland Gersbach:** None
- **Jody Williams:** None
- **Gary Young:** None
- **Scott Brooks:** None
- **James Brown:** Just completed his first year on the Board. It's been a great year. Learning a lot.

13. Discuss agenda items for the next meeting.

- Permit application
- Review scope of work for Edwards BFZ GAM

14. Set the time and place of the next meeting.

Wednesday, May 8th, 1:30 – CUWCD Board Room – 640 Kennedy Court, Belton

15. Adjourn.

Board meeting closed with President, Leland Gersbach, at 6:37 p.m.

Leland Gersbach, President

ATTEST:

Gary Young, Secretary or
Dirk Aaron, Assistant Secretary

Financial Reports - Item #4

Clearwater Underground Water Conservation

Balance Sheet

As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
10005 · Cash-Reg Operating	34,378.83
10500 · Cash-TexPool Prime	682,698.77
10505 · Cash - TexPool	673,609.81
Total Checking/Savings	1,390,687.41
Accounts Receivable	
11000 · Accounts Receivable	4,239.68
Total Accounts Receivable	4,239.68
Other Current Assets	
11005 · Accounts Receivable - Taxes	22,627.85
Total Other Current Assets	22,627.85
Total Current Assets	1,417,554.94
Fixed Assets	
15005 · Land	29,059.21
15010 · Leasehold Improvements	19,000.00
15015 · Building	306,734.08
15016 · Storage Building	104,382.03
15018 · Monitor Wells	92,938.18
15019 · Mobile Classroom Trailer	90,688.85
15020 · Field Equipment	17,243.55
15023 · Vehicles	6,920.00
15025 · Office Equipment	71,574.04
15030 · Accumulated Depreciation	-297,663.98
Total Fixed Assets	440,875.96
TOTAL ASSETS	1,858,430.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
21000 · Deferred Tax Revenue	22,627.85
21050 · Compensated Absences Accrued	19,337.52
24000 · Payroll Liabilities	
24005 · Retirement Acct	2,481.12
24010 · TWC	30.55
Total 24000 · Payroll Liabilities	2,511.67
Total Other Current Liabilities	44,477.04
Total Current Liabilities	44,477.04
Total Liabilities	44,477.04
Equity	
31000 · Unappropriated Fund Balance	1,008,270.04
32000 · *Retained Earnings	-3,030.93
33000 · Investment in Fixed Assets	440,875.96
34000 · Fund Balance	-50,000.00
Net Income	417,838.79
Total Equity	1,813,953.86
TOTAL LIABILITIES & EQUITY	1,858,430.90

Clearwater Underground Water Conservation
Profit & Loss Budget vs. Actual
October 2023 through September 2024

11:20 AM
05/02/2024
Accrual Basis

	Apr '24	Oct '23 thru Apr '24	FY24 Original Budget	FY24 Amended Budget	\$ Over Budget
Ordinary Income/Expense					
Income					
40005 · Application Fee Income	1,855.00	8,104.00	50,000.00	50,000.00	-41,896.00
40007 · Administrative Fees	0.00	300.00	500.00	500.00	-200.00
40010 · Bell CAD Current Year Tax	9,667.85	789,438.17	837,331.00	837,331.00	-47,892.83
40015 · Bell CAD Delinquent Tax	320.15	5,708.64	10,000.00	10,000.00	-4,291.36
40020 · Interest Income	6,200.48	38,837.52	60,000.00	60,000.00	-21,162.48
40030 · Transport Fee Income	0.00	1,090.67	1,500.00	1,500.00	-409.33
40035 · Civil Penalties	1,000.00	1,000.00	0.00	0.00	1,000.00
Total Income	19,043.48	844,479.00	959,331.00	959,331.00	-114,852.00
Gross Profit	19,043.48	844,479.00	959,331.00	959,331.00	-114,852.00
Expense					
50000 · Administrative Expenses					
50100 · Audit	0.00	8,169.00	8,200.00	8,200.00	-31.00
50200 · Conferences & Prof Development	0.00	1,335.00	6,500.00	6,500.00	-5,165.00
50250 · Contingency Fund	0.00	0.00	47,175.00	37,667.31	-37,667.31
50300 · Director Expenses					
50305 · At Large	0.00	85.47	1,500.00	1,500.00	-1,414.53
50310 · Pct. 1	0.00	28.52	1,500.00	1,500.00	-1,471.48
50315 · Pct. 2	0.00	140.86	1,500.00	1,500.00	-1,359.14
50320 · Pct. 3	0.00	28.52	1,500.00	1,500.00	-1,471.48
50325 · Pct. 4	0.00	28.52	1,500.00	1,500.00	-1,471.48
Total 50300 · Director Expenses	0.00	311.89	7,500.00	7,500.00	-7,188.11
50400 · Director Fees					
50405 · At Large	0.00	1,200.00	2,550.00	2,550.00	-1,350.00
50410 · Pct. 1	0.00	0.00	2,550.00	2,550.00	-2,550.00
50415 · Pct. 2	0.00	1,200.00	2,550.00	2,550.00	-1,350.00
50420 · Pct. 3	0.00	1,050.00	2,550.00	2,550.00	-1,500.00
50425 · Pct. 4	0.00	0.00	2,550.00	2,550.00	-2,550.00
Total 50400 · Director Fees	0.00	3,450.00	12,750.00	12,750.00	-9,300.00
50500 · Dues & Memberships	0.00	2,816.00	5,000.00	5,000.00	-2,184.00
50550 · Election Expense	0.00	0.00	0.00	0.00	0.00
50600 · GMA 8 Expenses					
50605 · Technical Committee	0.00	2,441.03	5,000.00	5,000.00	-2,558.97
50610 · Administration	0.00	0.00	2,500.00	2,500.00	-2,500.00
50615 · GAM Development	0.00	22,000.00	22,000.00	22,000.00	0.00
Total 50600 · GMA 8 Expenses	0.00	24,441.03	29,500.00	29,500.00	-5,058.97
50700 · Meals	18.71	280.50	1,000.00	1,000.00	-719.50
50800 · Mileage Reimbursements	108.54	855.71	5,000.00	5,000.00	-4,144.29
50900 · Travel & Hotel	862.47	1,871.31	5,175.00	5,175.00	-3,303.69

	Apr '24	Oct '23 thru Apr '24	FY24 Original Budget	FY24 Amended Budget	\$ Over Budget
Total 50000 · Administrative Expenses	989.72	43,530.44	127,800.00	118,292.31	-74,761.87
52000 · Salary Costs					
52005 · Administrative Assistant	4,999.08	34,993.56	59,989.00	59,989.00	-24,995.44
52010 · Educational Coord/Support Tech	4,463.42	31,243.94	53,561.00	53,561.00	-22,317.06
52015 · Manager	8,926.92	62,488.44	107,123.00	107,123.00	-44,634.56
52016 · Assistant General Manager	6,000.00	12,000.00	75,000.00	72,000.00	-60,000.00
52020 · Part Time/Intern	0.00	0.00	4,500.00	4,500.00	-4,500.00
52025 · Office Assistant/Field Tech	4,195.67	29,369.69	50,348.00	50,348.00	-20,978.31
52040 · Health Insurance	3,594.62	23,556.96	45,204.00	45,204.00	-21,647.04
52045 · Payroll Taxes & Work Comp	2,366.48	14,392.94	27,552.00	27,552.00	-13,159.06
52050 · Retirement	1,132.39	6,929.23	12,399.00	12,399.00	-5,469.77
52055 · Payroll Expenses	50.98	326.55	565.00	565.00	-238.45
52060 · Freshbenies	44.00	308.00	792.00	792.00	-484.00
Total 52000 · Salary Costs	35,773.56	215,609.31	437,033.00	434,033.00	-218,423.69
53000 · Operating Expenses					
53010 · Bank Service Charges	0.00	0.00	350.00	350.00	-350.00
53020 · Advertisement	0.00	2,067.85	4,000.00	4,000.00	-1,932.15
53030 · Appraisal District	0.00	4,459.00	9,000.00	9,000.00	-4,541.00
53100 · Clearwater Studies					
53105 · Trinity Studies					
53105.1 · Pumping Distribution	0.00	0.00	0.00	0.00	0.00
53105.2 · Pumping Test	0.00	0.00	0.00	0.00	0.00
53105.3 · Synoptic	0.00	0.00	0.00	0.00	0.00
53105.4 · GAM Run	0.00	0.00	0.00	0.00	0.00
53105.5 · Mgmt Options	0.00	0.00	0.00	0.00	0.00
53105.6 · Water Quality Studies	0.00	0.00	0.00	0.00	0.00
Total 53105 · Trinity Studies	0.00	0.00	0.00	0.00	0.00
53110 · Edwards BFZ Studies					
53110.1 · Pumping Distribution	0.00	0.00	0.00	0.00	0.00
53110.2 · Pumping Test	0.00	0.00	0.00	0.00	0.00
53110.3 · Synoptic	0.00	0.00	0.00	0.00	0.00
53110.4 · Spring Shed (Baylor)	0.00	0.00	36,675.00	36,675.00	-36,675.00
53110.5 · Water Quality Studies	0.00	0.00	0.00	0.00	0.00
53110.6 · GAM Calibration	0.00	0.00	0.00	0.00	0.00
Total 53110 · Edwards BFZ Studies	0.00	0.00	36,675.00	36,675.00	-36,675.00
53115 · Drought Contingency Plan	0.00	0.00	0.00	0.00	0.00
53120 · Endangered Species					
53120.1 · Coalition	0.00	17,355.00	17,355.00	17,355.00	0.00
53120.2 · Reimburseable Order	0.00	0.00	0.00	0.00	0.00
53120.3 · 4(d) rule	0.00	0.00	0.00	0.00	0.00
53120.4 · DPS Petition	0.00	0.00	0.00	0.00	0.00
Total 53120 · Endangered Species	0.00	17,355.00	17,355.00	17,355.00	0.00
53125 · Environmental Flows	0.00	0.00	0.00	0.00	0.00

	Apr '24	Oct '23 thru Apr '24	FY24 Original Budget	FY24 Amended Budget	\$ Over Budget
53130 · General Consulting					
53130.1 · DFC Process	0.00	0.00	7,500.00	7,500.00	-7,500.00
53130.2 · Eval of Rules	0.00	0.00	0.00	0.00	0.00
53130.3 · Eval. Hydrogeologic Report	0.00	0.00	0.00	0.00	0.00
53130.4 · Investigations	371.25	4,514.75	8,000.00	8,000.00	-3,485.25
53130.5 · Geo Logging	0.00	0.00	5,000.00	5,000.00	-5,000.00
53130.6 · Aquifer Monitor Well Tool	0.00	0.00	0.00	0.00	0.00
53130.7 · ASR Study	0.00	0.00	0.00	0.00	0.00
53130.8 · Data Release	0.00	0.00	0.00	0.00	0.00
Total 53130 · General Consulting	371.25	4,514.75	20,500.00	20,500.00	-15,985.25
53135 · Monitor Well Construction	0.00	8,534.00	20,000.00	20,000.00	-11,466.00
53140 · Monitor Wells Expenses	0.00	5,432.82	10,000.00	10,000.00	-4,567.18
53141 · Weather Station Expense	0.00	32.38	2,000.00	2,000.00	-1,967.62
53145 · Spring Flow Gauge	0.00	0.00	0.00	0.00	0.00
53150 · Water Quality	0.00	1,072.38	4,500.00	4,500.00	-3,427.62
53155 · 3-D Visualization	0.00	0.00	5,000.00	5,000.00	-5,000.00
Total 53100 · Clearwater Studies	371.25	36,941.33	116,030.00	116,030.00	-79,088.67
53200 · Spring Flow Gage System					
53205 · Op. & Maintenance	0.00	0.00	16,377.00	16,377.00	-16,377.00
53210 · Installation	0.00	0.00	0.00	0.00	0.00
Total 53200 · Spring Flow Gage System	0.00	0.00	16,377.00	16,377.00	-16,377.00
53300 · GIS Managemet/Analytics					
53305 · Enhancements - Data Base	0.00	0.00	20,500.00	20,500.00	-20,500.00
53306 · Hosting - Data Base	0.00	0.00	500.00	500.00	-500.00
53310 · Hosting - PDI	0.00	0.00	0.00	0.00	0.00
53311 · Hosting - Website	0.00	150.00	300.00	300.00	-150.00
53312 · Enhancements - Website	0.00	0.00	0.00	0.00	0.00
53315 · IT Network Sustainment	0.00	3,900.00	7,800.00	7,800.00	-3,900.00
53317 · Management Tool Sustainment	0.00	0.00	2,200.00	2,200.00	-2,200.00
Total 53300 · GIS Managemet/Analytics	0.00	4,050.00	31,300.00	31,300.00	-27,250.00
53400 · Computer Licenses/Virus Prtctn	0.00	992.00	1,908.00	1,908.00	-916.00
53450 · Computer Repairs and Supplies	0.00	490.00	2,000.00	2,000.00	-1,510.00
53500 · Computer Software & Hardware	483.06	1,948.22	5,000.00	5,000.00	-3,051.78
53550 · Copier/Scanner/Plotter	527.82	3,166.92	6,350.00	6,350.00	-3,183.08
53600 · Educational Outreach/Marketing					
53603 · Sponsorships	0.00	7,200.00	8,000.00	8,000.00	-800.00
53605 · Event Cost	0.00	5,535.86	5,000.00	5,735.86	-200.00
53615 · Promotional Items	0.00	0.00	5,000.00	5,000.00	-5,000.00
53620 · Supplies & Equipment	0.00	0.00	2,500.00	1,764.14	-1,764.14
53625 · Curriculum	0.00	0.00	0.00	0.00	0.00
Total 53600 · Educational Outreach/Marketing	0.00	12,735.86	20,500.00	20,500.00	-7,764.14
53650 · Furniture & Equipment	2,502.11	4,952.03	2,500.00	5,157.69	-205.66
53700 · Legal					

	Apr '24	Oct '23 thru Apr '24	FY24 Original Budget	FY24 Amended Budget	\$ Over Budget
53701 · Drought Contingency Plan	0.00	0.00	0.00	0.00	0.00
53702 · Endangered Species	0.00	0.00	15,000.00	15,000.00	-15,000.00
53703 · General (rules/accountability)	0.00	1,880.00	10,000.00	10,000.00	-8,120.00
53704 · Legislative Research/Analysis	0.00	3,200.50	5,000.00	5,000.00	-1,799.50
53705 · Legislative Services	0.00	0.00	0.00	0.00	0.00
53706 · GMA/DFC/MAG support	0.00	0.00	10,000.00	10,000.00	-10,000.00
Total 53700 · Legal	0.00	5,080.50	40,000.00	40,000.00	-34,919.50
53720 · Office Supplies	683.06	3,043.29	4,500.00	4,500.00	-1,456.71
53730 · Permit Reviews					
53731 · Geoscience	3,780.00	17,015.80	25,000.00	25,000.00	-7,984.20
53732 · Legal Evaluation	0.00	18,294.20	25,000.00	25,000.00	-6,705.80
Total 53730 · Permit Reviews	3,780.00	35,310.00	50,000.00	50,000.00	-14,690.00
53740 · Postage	0.00	1,794.11	2,875.00	2,875.00	-1,080.89
53750 · Printing	0.00	527.60	2,500.00	2,500.00	-1,972.40
53760 · Reserve for Uncollected Taxes	0.00	0.00	20,000.00	20,000.00	-20,000.00
53780 · Subscriptions	431.01	596.06	1,200.00	1,200.00	-603.94
53785 · Mobile Classroom Expense	0.00	0.00	2,000.00	2,000.00	-2,000.00
53790 · Vehicle Expense	578.71	3,530.18	5,600.00	5,600.00	-2,069.82
Total 53000 · Operating Expenses	9,357.02	121,684.95	343,990.00	346,647.69	-224,962.74
54000 · Facility Costs					
54100 · Insurance					
54101 · Liability	0.00	2,382.38	2,431.00	2,431.00	-48.62
54102 · Property	0.00	2,444.12	2,494.00	2,494.00	-49.88
54103 · Surety Bonds	0.00	200.00	1,300.00	1,300.00	-1,100.00
54104 · Worker's Comp	0.00	958.00	1,000.00	1,000.00	-42.00
54105 · Liability - Vehicle	0.00	1,100.54	1,123.00	1,123.00	-22.46
54106 · Liability - Cyber Security	0.00	171.50	175.00	175.00	-3.50
Total 54100 · Insurance	0.00	7,256.54	8,523.00	8,523.00	-1,266.46
54200 · Building Repairs/Maintenance	299.00	27,017.51	23,000.00	31,000.00	-3,982.49
54300 · Janitorial Service	600.00	3,500.00	6,000.00	6,900.00	-3,400.00
54400 · Janitorial Supplies	194.32	824.46	1,000.00	1,500.00	-675.54
54500 · Lawn Maintenance/Service	0.00	1,350.00	3,000.00	3,000.00	-1,650.00
54600 · Security	0.00	329.65	375.00	375.00	-45.35
Total 54000 · Facility Costs	1,093.32	40,278.16	41,898.00	51,298.00	-11,019.84
55000 · Utilities					
55200 · Electricity	219.18	1,920.46	2,500.00	2,500.00	-579.54
55300 · Internet	145.59	1,007.96	1,350.00	1,350.00	-342.04
55400 · Phone	399.96	2,002.89	2,460.00	2,910.00	-907.11
55500 · Water/Garbage	0.00	606.04	2,300.00	2,300.00	-1,693.96
Total 55000 · Utilities	764.73	5,537.35	8,610.00	9,060.00	-3,522.65
Total Expense	47,978.35	426,640.21	959,331.00	959,331.00	-532,690.79
Net Ordinary Income	-28,934.87	417,838.79	0.00	0.00	417,838.79
Other Income/Expense					

	Apr '24	Oct '23 thru Apr '24	FY24 Original Budget	FY24 Amended Budget	\$ Over Budget
Other Income					
61000 · Reserve Funds-Special Projects	0.00	50,000.00	0.00	50,000.00	0.00
61110 · Reserve funds ASR Project WCID1	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	50,000.00	0.00	50,000.00	0.00
Other Expense					
65102 · Bell County Boardroom	0.00	50,000.00	0.00	50,000.00	0.00
Total Other Expense	0.00	50,000.00	0.00	50,000.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00
Net Income	-28,934.87	417,838.79	0.00	0.00	417,838.79

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05/01/24

Accrual Basis

Clearwater Underground Water Conservation

Profit & Loss Detail

April 2024

Type	Date	Num	Name	Memo	Amount	Balance	
Ordinary Income/Expense							
Income							
40005 · Application Fee Income							
Invoice	04/12/2024	226	Vicory Companies, LLC	Permit Applic...	1,855.00	1,855.00	
Total 40005 · Application Fee Income					1,855.00	1,855.00	
40010 · Bell CAD Current Year Tax							
Deposit	04/04/2024			Deposit	10,406.10	10,406.10	
Deposit	04/04/2024			Deposit	2.27	10,408.37	
Deposit	04/04/2024			Deposit	-740.52	9,667.85	
Total 40010 · Bell CAD Current Year Tax					9,667.85	9,667.85	
40015 · Bell CAD Deliquent Tax							
Deposit	04/04/2024			Deposit	840.70	840.70	
Deposit	04/04/2024			Deposit	-520.55	320.15	
Total 40015 · Bell CAD Deliquent Tax					320.15	320.15	
40035 · Civil Penalties							
Invoice	04/12/2024	227	Tomas Reynosa	Penalties and...	1,000.00	1,000.00	
Total 40035 · Civil Penalties					1,000.00	1,000.00	
Total Income					12,843.00	12,843.00	
Gross Profit					12,843.00	12,843.00	
Expense							
50000 · Administrative Expenses							
50700 · Meals							
Bill	04/09/2024		Card Service Center	Region G - Di...	18.71	18.71	
Total 50700 · Meals					18.71	18.71	
50800 · Mileage Reimbursements							
Bill	04/09/2024	March 2024	Whitney Ingram	...	Mileage Rei...	108.54	108.54
Total 50800 · Mileage Reimbursements					108.54	108.54	
50900 · Travel & Hotel							
Bill	04/09/2024		Card Service Center	TWCA - Dirk	299.49	299.49	
Bill	04/09/2024		Card Service Center	TWCA- Whit...	562.98	862.47	
Total 50900 · Travel & Hotel					862.47	862.47	
Total 50000 · Administrative Expenses					989.72	989.72	
52000 · Salary Costs							
52005 · Administrative Assistant							
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	4,999.08	4,999.08	
Total 52005 · Administrative Assistant					4,999.08	4,999.08	
52010 · Educational Coord/Support Tech							
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	4,463.42	4,463.42	
Total 52010 · Educational Coord/Support Tech					4,463.42	4,463.42	
52015 · Manager							
Paycheck	04/29/2024	DD1434	Richard E Aaron	Direct Deposit	8,521.15	8,521.15	
Paycheck	04/29/2024	DD1434	Richard E Aaron	Direct Deposit	405.77	8,926.92	
Total 52015 · Manager					8,926.92	8,926.92	
52016 · Assistant General Manager							
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	6,000.00	6,000.00	
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	0.00	6,000.00	
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	0.00	6,000.00	
Total 52016 · Assistant General Manager					6,000.00	6,000.00	

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Clearwater Underground Water Conservation

Profit & Loss Detail

April 2024

05/01/24

Accrual Basis

Type	Date	Num	Name	Memo	Amount	Balance
52025 · Office Assistant/Field Tech						
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	4,195.67	4,195.67
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	0.00	4,195.67
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	0.00	4,195.67
Total 52025 · Office Assistant/Field Tech					4,195.67	4,195.67
52040 · Health Insurance						
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	650.00	650.00
Paycheck	04/29/2024	DD1434	Richard E Aaron	Direct Deposit	650.00	1,300.00
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	0.00	1,300.00
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	822.31	2,122.31
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	-822.31	1,300.00
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	0.00	1,300.00
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	822.31	2,122.31
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	-822.31	1,300.00
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	650.00	1,950.00
Check	04/30/2024	SWHP-May24	Scott & White Health Pl...		1,644.62	3,594.62
Total 52040 · Health Insurance					3,594.62	3,594.62
52045 · Payroll Taxes & Work Comp						
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	300.44	300.44
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	70.26	370.70
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	0.00	370.70
Paycheck	04/29/2024	DD1434	Richard E Aaron	Direct Deposit	593.77	964.47
Paycheck	04/29/2024	DD1434	Richard E Aaron	Direct Deposit	138.86	1,103.33
Paycheck	04/29/2024	DD1434	Richard E Aaron	Direct Deposit	0.00	1,103.33
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	309.94	1,413.27
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	72.49	1,485.76
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	0.00	1,485.76
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	276.73	1,762.49
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	64.72	1,827.21
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	0.00	1,827.21
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	412.30	2,239.51
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	96.42	2,335.93
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	30.55	2,366.48
Total 52045 · Payroll Taxes & Work Comp					2,366.48	2,366.48
52050 · Retirement						
Paycheck	04/29/2024	DD1433	Corey C Dawson	Direct Deposit	218.06	218.06
Paycheck	04/29/2024	DD1434	Richard E Aaron	Direct Deposit	430.96	649.02
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	149.97	798.99
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	133.90	932.89
Paycheck	04/29/2024	DD1437	Whitney Ingram	Direct Deposit	199.50	1,132.39
Total 52050 · Retirement					1,132.39	1,132.39
52055 · Payroll Expenses						
Bill	04/09/2024		Card Service Center		25.98	25.98
Check	04/25/2024	HSAfeeApr24	Wex		25.00	50.98
Total 52055 · Payroll Expenses					50.98	50.98
52060 · Freshbenies						
Check	04/22/2024	Apr24-TS	New Benefits Ltd - Fres...		22.00	22.00
Check	04/22/2024	Apr24-SC	New Benefits Ltd - Fres...		22.00	44.00
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	22.00	66.00
Paycheck	04/29/2024	DD1435	Shelly Chapman	Direct Deposit	-22.00	44.00
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	22.00	66.00
Paycheck	04/29/2024	DD1436	Tristin S Smith	Direct Deposit	-22.00	44.00
Total 52060 · Freshbenies					44.00	44.00
Total 52000 · Salary Costs					35,773.56	35,773.56

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05/01/24

Accrual Basis

Clearwater Underground Water Conservation

Profit & Loss Detail

April 2024

Type	Date	Num	Name	Memo	Amount	Balance
53000 · Operating Expenses						
53100 · Clearwater Studies						
53130 · General Consulting						
53130.4 · Investigations						
Bill	04/09/2024	Inv 1029	KT Groundwater, LLC	Inv 1029	371.25	371.25
Total 53130.4 · Investigations					371.25	371.25
Total 53130 · General Consulting					371.25	371.25
Total 53100 · Clearwater Studies					371.25	371.25
53500 · Computer Software & Hardware						
Bill	04/09/2024		Card Service Center		483.06	483.06
Total 53500 · Computer Software & Hardware					483.06	483.06
53550 · Copier/Scanner/Plotter						
Bill	04/09/2024	Inv 0210277...	Xerox	Inv 021027705	527.82	527.82
Total 53550 · Copier/Scanner/Plotter					527.82	527.82
53650 · Furniture & Equipment						
Bill	04/09/2024		Card Service Center		-205.66	-205.66
Bill	04/09/2024	Inv IN-1540...	Perry Office Plus	Corey's office	1,595.86	1,390.20
Bill	04/09/2024	Inv ON-154...	Perry Office Plus	Meeting roo...	1,111.91	2,502.11
Total 53650 · Furniture & Equipment					2,502.11	2,502.11
53720 · Office Supplies						
Bill	04/09/2024		Card Service Center		683.06	683.06
Total 53720 · Office Supplies					683.06	683.06
53730 · Permit Reviews						
53731 · Geoscience						
Bill	04/09/2024	Inv 1028	Dollar General - Ding D...	Dollar General	1,627.50	1,627.50
Bill	04/09/2024	Inv 1028	7KX	7KX	2,152.50	3,780.00
Total 53731 · Geoscience					3,780.00	3,780.00
Total 53730 · Permit Reviews					3,780.00	3,780.00
53780 · Subscriptions						
Bill	04/09/2024		Card Service Center	Am Statema...	33.01	33.01
Bill	04/09/2024	Renewal	Killeen Daily Herald	renewal	166.00	199.01
Bill	04/09/2024	renewal	Temple Daily Telegram	renewal	232.00	431.01
Total 53780 · Subscriptions					431.01	431.01
53790 · Vehicle Expense						
Bill	04/09/2024		Card Service Center	wash & Sign...	279.56	279.56
Check	04/17/2024	Cefco-Mar24	CEFCO		299.15	578.71
Total 53790 · Vehicle Expense					578.71	578.71
Total 53000 · Operating Expenses					9,357.02	9,357.02
54000 · Facility Costs						
54200 · Building Repairs/Maintenance						
Bill	04/09/2024		Card Service Center	Drink cooler f...	299.00	299.00
Total 54200 · Building Repairs/Maintenance					299.00	299.00
54300 · Janitorial Service						
Bill	04/09/2024	Inv 3238-10...	Fish Window Cleaning	Inv 328-10641	50.00	50.00
Bill	04/09/2024	Inv Apr24	Veronica Torres	April 2024	550.00	600.00
Total 54300 · Janitorial Service					600.00	600.00

Clearwater Underground Water Conservation
Profit & Loss Detail
April 2024

Type	Date	Num	Name	Memo	Amount	Balance
54400 · Janitorial Supplies						
Bill	04/09/2024		Card Service Center		194.32	194.32
			Total 54400 · Janitorial Supplies		194.32	194.32
			Total 54000 · Facility Costs		1,093.32	1,093.32
55000 · Utilities						
55200 · Electricity						
Check	04/30/2024	FreePtApr24	Freepoint Energy Soluti...	ACH Approved	219.18	219.18
			Total 55200 · Electricity		219.18	219.18
55300 · Internet						
Check	04/30/2024	Spect-Apr24	Spectrum (Charter Com...	ACH Approved	145.59	145.59
			Total 55300 · Internet		145.59	145.59
55400 · Phone						
Bill	04/09/2024	Inv 139552	Renaissance Systems, ...	Inv 139552	229.96	229.96
Bill	04/09/2024	Inv 139748	Renaissance Systems, ...	Repair and re...	170.00	399.96
			Total 55400 · Phone		399.96	399.96
			Total 55000 · Utilities		764.73	764.73
			Total Expense		47,978.35	47,978.35
			Net Ordinary Income		-35,135.35	-35,135.35
			Net Income		-35,135.35	-35,135.35

Clearwater Underground Water Conservation
A/P Aging Detail
As of April 30, 2024

Type	Date	Num	Name	Due Date	Aging	Open Balance
Current						
Total Current						
1 - 30						
Total 1 - 30						
31 - 60						
Total 31 - 60						
61 - 90						
Total 61 - 90						
> 90						
Total > 90						
TOTAL						

Investment Fund - Item #5

TexPool Participant Services
1001 Texas Avenue, Suite 4150
Houston, TX 77022



TEXAS TRUST
TEXAS TRUST COMPANY
CORPORATE TRUST SERVICES

Summary Statement

CLEARWATER UNDERGROUND WCD
ATTN DIRK AARON
PO BOX 1989
BELTON TX 76513-5989

Statement Period 04/01/2024 - 04/30/2024
Customer Service 1-866-TEX-POOL
Location ID 000079358

GENERAL FUND - 07935800001

Pool Name	Beginning Balance	Total Deposit	Total Withdrawal	Total Interest	Current Balance	Average Balance
TexPool	\$700,576.02	\$0.00	-\$30,000.00	\$3,033.79	\$673,609.81	\$693,677.15
TexPool Prime	\$709,532.08	\$0.00	-\$30,000.00	\$3,166.69	\$682,698.77	\$702,637.64
Total Dollar Value	\$1,410,108.10	\$0.00	-\$60,000.00	\$6,200.48	\$1,356,308.58	

ACCOUNT TOTALS

Pool Name	Beginning Balance	Total Deposit	Total Withdrawal	Total Interest	Current Balance
TexPool	\$700,576.02	\$0.00 ✓	-\$30,000.00 ✓	\$3,033.79 ✓	\$673,609.81
TexPool Prime	\$709,532.08	\$0.00 ✓	-\$30,000.00 ✓	\$3,166.69 ✓	\$682,698.77
Total Dollar Value	\$1,410,108.10	\$0.00	-\$60,000.00	\$6,200.48	\$1,356,308.58

✓
5/2/2024
SEC

Clearwater Underground Water Conservation
Reconciliation Summary
10505 · Cash - TexPool, Period Ending 04/30/2024

	Apr 30, 24	
Beginning Balance		700,576.02
Cleared Transactions		
Checks and Payments - 1 item	-30,000.00	
Deposits and Credits - 1 item	3,033.79	
Total Cleared Transactions	-26,966.21	
Cleared Balance		<u>673,609.81</u>
Register Balance as of 04/30/2024		673,609.81
Ending Balance		673,609.81

Clearwater Underground Water Conservation
Reconciliation Summary
10500 · Cash-TexPool Prime, Period Ending 04/30/2024

	Apr 30, 24
Beginning Balance	709,532.08
Cleared Transactions	
Checks and Payments - 1 item	-30,000.00
Deposits and Credits - 1 item	3,166.69
Total Cleared Transactions	-26,833.31
Cleared Balance	682,698.77
Register Balance as of 04/30/2024	682,698.77
Ending Balance	682,698.77

Setback Exception - Item #9
Tommy Daniel

**Board Meeting
May 8, 2024**

Agenda Item: 9
Exception to Spacing Requirements

Agenda Item: Discuss, consider and take appropriate action if necessary to approve an exception to setback requirement per district rule 9.5.5(a)(e) for Tommy Daniel at 110 W Main Street, Little River (Bell CAD Property ID: 463576).

Narrative: The applicant is requesting an exception to the District's requirement that wells observe a minimum setback of 75' from all property lines. A setback reduction of approximately 9.64' is requested from the east property line placing the well adjacent to Mr. Tommy Daniel and Ms. Dorothy Vannatta's property to the east. (see attached map).

The applicant has provided the required waiver from the adjacent property owner, which is himself and his sister, and all signatures have been notarized.

The applicant has 2 existing wells located on the property that will be plugged upon the completion of the new well.

The applicant's property (ID:463576) at 110 W Main St., Little River, comprises approximately 6.3 acres and was subdivided and created in 2015. This was after District rules that went into effect in March 1, 2004, establishing a minimum lot size of 10 acres for an exempt well site. Mr. Daniel has submitted all necessary documents to encumber 4.07 acres from the adjacent tract with Bell CAD Property ID: 27338.

The well will be located approximately 9.64' from the east property line. The well will observe the required setback from all other property lines. The well satisfies all requirements for an exempt well classification; therefore, no permit is required. This well will be more than 100 feet from any other existing wells on adjacent properties. The proposed well location and construction standards must satisfy the on-site septic regulations required by Bell County Public Health District.

Staff Recommendation: GM recommends approval of this request and notes all requirements per district rule 9.5.5(a)(e) have been met and submitted. We recommend approval of the requested reduction in setback along the east property line.

April 12, 2024

Clearwater UWCD
PO Box 1989
700 Kennedy Court
Belton, TX 76571

RE: Request for an Exception to Spacing Requirement Rule 9.5.5 (a)(e)

Dear Mr. Aaron,

I am submitting an application to CUWCD to drill a new exempt well to be completed to the alluvial aquifer to produce water for domestic use.

The district rules limit a domestic well to 17 gpm with a 1 ¼ -inch column pipe on the site located at 110 W Main St., Little River, TX 76554; Latitude 30.98600°, Longitude -97.35196°.

Upon review of the proposed well application and CUWCD rules, due to our lot size limitations, we wish to locate the well approximately 9.64 feet from the east property line of Property ID 27338. The district rules currently require the well to be 75 feet from the property line and to comply, I have secured a waiver of the spacing requirement per Rule 9.5.5(e) which states:

e) If the applicant presents waivers signed by all landowners and well owners whose property or wells would be located within the applicable minimum distance established under these Rules from the proposed well site stating that they have no objection to the proposed location of the well site, the Board, upon the General Manager's recommendation, may waive certain spacing requirements for the proposed well location.

Attached is a signed waiver by myself, Tommy Daniel and my sister, Dorothy Vannatta, who own the adjacent property and have no objection to the adjusted well location.

The existing well, E-02-1720G, will be plugged. I am presenting this letter to you, the District GM, and hope my request goes before the Board on May 8, 2024.

I thank you very much for your attention to this matter. If you have any questions, please call.

Sincerely,

A handwritten signature in blue ink that reads "Tommy Daniel". The signature is written in a cursive, flowing style.

WAIVER OF WELL SPACING REQUIREMENT PER DISTRICT RULE 9.5.5(e)

Tommy Daniel & Dorothy Vannatta own the property identified by the Bell County Appraisal District as Property ID: 27338, and have no objection to the location of the proposed alluvial water well, on the site located at 110 W. Main St., Little River, TX 76554 at approximately Latitude 30.98600°, Longitude -97.35196° allowing for a 9.64 foot setback from the identified property line adjacent to my property.

Tommy Daniel
Printed Name

Tommy Daniel
Signature

Dorothy VANNATTA
Printed Name

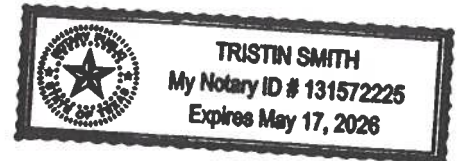
Dorothy Vannatta
Signature

SWORN and SUBSCRIBED before me by Tommy Daniel & Dorothy Vannatta
on this 15th day of April, 2024.

Tristin Smith
Notary Public, State of Texas

Tristin Smith
(Printed or Stamped Name of Notary)

My Commission Expires: 5/17/2026





300 ft