

**NOTICE OF ENCUMBRANCE HEARING & PERMIT HEARING OF THE
CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT**

Notice is hereby given that the Board of Directors for the Clearwater Underground Water Conservation District will conduct a hearing on two Applications for Permits as described below at 1:30 p.m. on Tuesday, June 11, 2024, in the Clearwater UWCD Board Room located at 640 Kennedy Court, Belton, Texas, in compliance with the Texas Open Meetings Act.

The hearing will be conducted on the following application:

Applicant's File Number/Name	Permit Applicant/Holder and Landowner	Location of Encumbrance	Proposed Encumbrance Tracts
Encumbrance Hearing related to:	Jaffe Interests, LP James Kerby owner Mustang Springs c/o Dr. Gretchen	Well #N3-23-010P Latitude 30.921147° Longitude -97.625147 °	TO: Jaffe Interests, LP, owner of a 9.93-acre tract of land, being out of 1,019.86-acre tract of land described as Tract One conveyed from Mor-Maur Mustang, LLC to Jaffe Interests, LP by Special Warranty Deed with Vendor's Lien dated June 9, 2023, and recorded Document No. 2023-026185 of the Real Property Records of Bell County, Texas.
Well # N3-23-010P	Miller 1205 Sam Bass Rd Bldg. B, Ste. 300 Round Rock, Texas 78681 (512) 851-8740	Per District Rule 9.5.5 (g), <i>The Board may grant an exception if, after notice and hearing, the Applicant provides a properly executed and recorded Encumbrance Agreement, transferring the groundwater rights attributable to the adjacent land of one or more property owner(s) to the Applicant sufficient to attain the minimum tract size necessary to support a Non-exempt Well.</i> Encumbrance of acreage necessary for 20-acres as it relates to an approved drilling permit requiring tract size necessary for a Lower Trinity well equipped with a maximum 4-inch column pipe, per District Rule 9.5.2.	FROM: Jaffe Interests, LP, owner of a 10.07-acre tract of land, being out of a 1,019.86-acre tract of land described as Tract One conveyed from Mor-Maur Mustang, LLC to Jaffe Interests, LP by Special Warranty Deed with Vendor's Lien dated June 9, 2023, and recorded Document No. 2023-026185 of the Real Property Records of Bell County, Texas (the "Encumbered Property").
Applicant's File Number/Name	Permit Applicant/Holder and Landowner	Location of Well/Wells	Proposed Annual Groundwater Withdrawal Amount & Purpose of Use
Operating Permit Hearing related to Well # N3-24-003G Existing Well	Victory Rock Texas, LLC c/o Brian Furnans 1101 Satellite View #301 Round Rock, TX 78665 (512) 736-6485	The proposed amendment is for an existing well located at: Well #N3-24-003G Latitude 30.876146° Longitude -97.601119° The existing well is completed in the Hensell Layer of the Trinity Aquifer and geographically in the CUWCD Stillhouse Hollow Management Zone. Well #N3-24-003G is equipped with a 2-inch column pipe with a submersible pump rated at 42 gallons per minute on contiguous tracts of land totaling 394.18-acre tract located at 7090 Solana Ranch Rd, Salado, TX 76571.	Victory Rock Texas, LLC is requesting an operating permit to produce groundwater for a defined beneficial use to provide 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, known as <u>PID: 107127</u> of approximately 3.35-acres, <u>PID: 52354</u> of approximately 2.70-acres, <u>PID: 41910</u> of approximately 55.56 acres, <u>PID: 41912</u> of approximately 221.83-acres, <u>PID: 41920</u> of approximately 110.74-acres totaling 394.18-acres. This operating permit request is to authorize production of groundwater not to exceed 67.75-ac-ft (22,076,405 gallons) per year from well #N3-24-003G completed in the Hensell Layer of Trinity Aquifer.

The application for the encumbrance, if granted, would authorize the drilling permit holder within the Clearwater Underground Water Conservation District, in accordance with the terms and conditions specified in this application, to proceed with their test well efforts.

The application for an operating permit for an existing exempt well would authorize the applicant to operate within the Clearwater Underground Water Conservation District, in accordance with the terms and conditions specified in the application, subject to board deliberation and approval with potential limits and special provisions. A person wishing to submit a Contested Case Hearing Request, as it relates to the proposed Operating Permit, under District Rule 6.10.15(d), who is unable to appear at the hearing on the date and time set forth above, must also file a motion for continuance with CUWCD demonstrating good cause for the inability to not appear.


For additional information about this application or the permitting process, or to request information on the legal requirements on what MUST be included for a Contested Case Hearing Request to be valid, please contact CUWCD at 700 Kennedy Court (PO Box 1989) Belton, Texas, 76513, 254-933-0120.

ISSUED this 17th day of May 2024 in Belton, Texas, on the recommendation of the General Manager.

I, the undersigned authority, do hereby certify that the above NOTICE OF PERMIT HEARING of the Board of Directors of the Clearwater Underground Water Conservation District is a true and correct copy of said Notice. I have posted a true and correct copy of said Notice at the District office located in Belton, Texas, and said Notice was posted on May 17, 2024, and remained posted continuously for at least 10 (ten) days immediately preceding the day of said hearing; a true and correct copy of said Notice was furnished to the Bell County Clerk, in which the above-named political subdivision is located.

Dated: 5/17/2024

Clearwater Underground Water Conservation District

By: 
Dirk Aaron, General Manager

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