

UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT
MONDAY, MAY 18, 2026
MINUTES OF MEETINGS
OF THE
BOARD OF DIRECTORS

INTRODUCTORY MATTERS

The Board may discuss, consider, and take appropriate action, including expenditure of funds as necessary or appropriate, on any item listed on this agenda:

1. Welcome guests and members of the public. The meeting convened at 5:00 p.m.
2. Roll call, establish a quorum, call Public Hearing and Regular Board Meeting to order; declare the Hearing and Meeting open to the public.

Directors Present: Justin Bradley, Jarrod Reynolds, Shannon Nave, Tracy Mesler, Mike Berkley (arrived at 5:05 p.m.), Don Majka, and Jason Flynt

Director Absent: Bob Lusk
3. Pledges of allegiance to the flags.
4. Public comments were made where noted.

PUBLIC HEARING

1. Receive any public comments, requests to contest, and the General Manager's report and recommendations regarding the following applications for permits, permit amendments, and/or requests for exceptions to the District's water well spacing or minimum tract size requirements:
 - A. **Applicant/Owner:** Aqua Texas Inc.— 2304 Christine Dr., Granbury, TX 76048
Type of Application: Operating Permit and Exception to District spacing requirements
System ID: 009-H
Requested Permit Volume: 4,562,500 gallons/year
General Manager's Recommendation: 4,562,500 gallons/year
Location of well or proposed well: 584 Helena Drive, Tolar, TX 76476
Description of Request: Aqua Texas Inc is seeking an Operating Permit and exception to the District's spacing requirements under District Rule 4.7, in order to drill and operate a new public water supply well on the property.
 - B. **Applicant/Owner:** Aunzmex, LLC — 1204 Catalina Bay, Granbury, TX 76048
Type of Application: Operating Permit and exception to District Spacing Requirements
System ID: 114-H
Requested Permit Volume: 4,250,825 gallons/year
General Manager's Recommendation: 4,203,960 gallons/year
Location of well or proposed well: 50000 W. Hwy 377, tolar, TX 76476
Description of Request: Aunzmex, LLC is seeking an Operating Permit and exception to the District's water well spacing requirements under District Rule 4.7, in order to drill and operate two new public water supply wells on the property.
 - C. **Applicant/Owner:** Land Fund Manager, LP — 4347 W NW Hwy, Dallas, TX 75220
Type of Application: Operating Permit
System ID: 115-H
Requested Permit Volume: 180,000 gallons/year
General Manager's Recommendation: 180,000 gallons/year
Location of well or proposed well: 7660 E Hwy 377, Cresson, TX 76031

Description of Request: Land Fund Manager, LP is seeking an Operating Permit in order to operate an existing well for a commercial purpose on the property.

- D. Applicant/Owner:** Kelly Ranch Estates, LLC — 1800 Lone Oak Rd., Weatherford, TX 76086
Type of Application: Operating Permit Amendment
System ID: 211-P
Requested Permit Volume: 0 gallons/year
General Manager's Recommendation: 0 gallons/year
Location of well or proposed well: Kelly Road, Aledo, TX 76008
Description of Request: Kelly Ranch Estates, LLC is seeking an Operating Permit Amendment in order to drill and operate a new replacement well on the property.
- E. Applicant/Owner:** Hydropoint, LLC — 1721 Old Annetta Road, Annetta, TX 76008
Type of Application: Operating Permit
System ID: 218-P
Requested Permit Volume: 22,082,500 gallons/year
General Manager's Recommendation: 22,082,500 gallons/year
Location of well or proposed well: 3403 N. FM 51, Weatherford, TX 76088
Description of Request: Hydropoint, LLC is seeking an Operating Permit in order to drill and operate two new public water supply wells for a new subdivision on the property.
- F. Applicant/Owner:** Katherine Lippi — PO Box 811, Springtown, TX 76082
Type of Application: Operating Permit
System ID: 219-P
Requested Permit Volume: 840,500 gallons/year
General Manager's Recommendation: 840,500 gallons/year
Location of well or proposed well: 5300 North FM 51, Weatherford, TX 76085
Description of Request: Katherine Lippi is seeking an Operating Permit in order to operate two existing water wells to provide water to a manufactured home community on the property.

2. General Manager Shaw presented background information and his recommendations for the water wells related to the permit application:

- A. Ross McAngus of Collier Consulting participated in the discussion regarding Aqua Texas Inc. The GM notified the Board that the Applicant still had outstanding violations/penalty offers related to pumping in excess of the authorized amount, and District Rule 2.1(h) states that "...no application for a well registration or permit pursuant to these rules shall be granted by the District unless all fees, penalties, and compliance matters have first been fully and finally paid or otherwise resolved by the applicant...". Director Nave made a motion to table the item and continue the Hearing for the Application for an Operating Permit and Exception to District spacing requirements for System 009-H-OP on June 11, 2026 at 5:00 p.m. Director Bradley seconded the motion. Director Berkley abstained. Aye-6 Nay-0 Motion passed.
- B. Brian Boyd participated in the discussion regarding Aunzmex, LLC. Director Berkley made a motion to approve the General Manager's recommendation, as presented, for the Application for an Operating Permit for System 114-H-OP in the amount of 4,203,960 gallons per year and deny the exception to District Spacing Requirements and authorized the GM to approve a new location for the wells associated with the Permit, in a location that meets all District spacing requirements. Director Nave seconded the motion. Motion passed unanimously.
- C. Director Majka made a motion to approve the General Manager's recommendation, as presented, for the Application for Operating Permit for System 115-H-OP in the amount of 180,000 gallons per year. Director Reynolds seconded the motion. Motion passed unanimously.
- D. Director Nave made a motion to table the item and continue the Hearing for the Application for Operating Permit Amendment for System 211-P-OP on July 16, 2026 at 5:00 p.m. Director Bradley seconded the motion. Motion passed unanimously.
- E. Lee Thurman, of Thurman Development, participated in the discussion regarding Hydropoint, LLC. Director Bradley made a motion to approve the General Manager's recommendation, as presented, for the Application

for Operating Permit for System 218-P-OP in the amount of 22,082,500 gallons per year. Director Flynt seconded the motion. Director Reynolds abstained. Aye-6 Nay-0 Motion passed.

F. Katherine Lippi participated in the discussion regarding her Application for Operating Permit. Director Nave made a motion to approve the General Manager's recommendation, as presented, for the Application for Operating Permit for System 219-P-OP in the amount of 840,500 gallons per year and to bring the well into compliance with District Rules. Director Reynolds seconded the motion. Motion passed unanimously.

3. President Mesler adjourned the Public Hearing at 5:39 p.m.

REGULAR BOARD MEETING

1. Director Majka moved to approve the Consent Agenda, including:

- A. Approval of minutes from the Work Session, Hearing and Regular Board meeting on April 23, 2026.
- B. Approval of bank statement ending April 30, 2026, and current financial reports of the District.
- C. Approval of Investment Report.
- D. Payment of bills/invoices received through May 18, 2026.
- E. Reimbursements for expenses incurred on behalf of the District through May 18, 2026.
- F. Approval of Request for Extension Applications submitted through May 18, 2026.

Director Flynt seconded the motion. Motion passed unanimously.

2. No items were pulled from the consent agenda for further discussion.

3. Director Flynt made a motion to approve the staff's supplemental insurance as presented. Director Bradley seconded the motion. Motion passed unanimously.

At 6:04 p.m., the Board went into executive session, in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, concerning attorney-client matters (§551.071).

President Mesler called the Work Session back into open session at 6:30 p.m. No decision was made as a result of the executive session.

4. Director Flynt made a motion to table and continue the item regarding Well ID 23968, which would be located on Lot 50, Blk 16, U3 of Satellite City in Wise County, submitted by Elyar Salami and the HB Group, LLC. on June 11, 2026 at 5:00 p.m. Director Nave seconded the motion. Motion passed unanimously.

5. Director Nave made a motion to adopt Resolution 26-002 Adopting Hydrogeologic Report Requirements for High-Volume Permits with revisions. Director Majka seconded the motion. Motion passed unanimously.

6. Management Report on Administrative and Operational Issues: The General Manager and staff will brief the Board on the following and any other items included in the General Manager's written report, which may be discussed, considered, and acted upon by the Board, including authorizing the initiation of, managing, or resolving enforcement action or litigation where applicable.

- A. General Manager's report was submitted to the Board of Directors in advance of the Regular Board meeting.
- B. Discussion regarding delinquent customers of the District; no action was taken.
- C. Report on Education and Outreach activities; no action was taken.
- D. Report on injection well applications filed with the Railroad Commission; no action was taken.
- E. Well Registration and Groundwater Production reports; no action was taken.

7. No budget amendments were necessary.

8. District General Counsel from SledgeLaw Group gave brief updates regarding activities related to the District.

9. The next Public Hearing and Regular Board meeting are scheduled for Thursday, June 11, 2026, at 5:00 p.m. at the District's office.
10. No new business was placed on the next meeting agenda.
11. President Mesler adjourned the Regular Board meeting at 7:08 p.m.

PASSED, APPROVED, AND ADOPTED BY THE BOARD OF DIRECTORS this 11 day of June 2026.

Attest:



Tracy Mesler, President



Secretary/Assistant Secretary

DISCLOSURE AFFIDAVIT

STATE OF TEXAS §
UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT §

AFFIDAVIT OF Jarrood Reynolds

Before me, the undersigned notary, on this day, personally appeared Jarrood Reynolds, a person whose identity is known to me. After I administered an oath to him, upon his oath, he said:

"My name is Jarrood Reynolds, I am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I make the following disclosure pursuant to Section 171.004 of the Texas Local Government Code. I have a substantial interest in a business entity or in real property that affects agenda item number 1E, which is before the Board of Directors of the Upper Trinity Groundwater Conservation District on May 14, 2026. The business entity or real property is (name/address of business or description of property):
Hydro point LLC.

The nature and extent of the substantial interest in this business entity or real property are as follows:

- an ownership interest of 10 percent or more of the voting stock or shares of the business entity;
- an ownership interest of 10 percent or \$15,000 or more of the fair market value of the business entity;
- funds received from the business entity exceed 10 percent of my gross income for the previous year;
- real property is involved and I have an equitable or legal ownership with a fair market value of at least \$2500;
- a person who is related to me within the first degree of consanguinity (blood) or affinity (marriage) has a substantial interest in the involved real property or business entity. I have also checked which of the above types of interests my relative has in the item.

Upon the filing of this affidavit with the record keeper of the Upper Trinity Groundwater Conservation District, I affirm that I shall abstain from any discussion, vote, or decision involving this business entity or real property and from any further participation in this matter whatsoever.

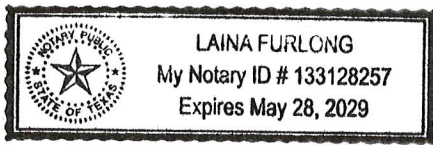
Signed this 19 day of Mar, 2021

[Signature]

Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME on May 18, 2026

Seal:



Laina Furlong

Notary Public In and for the State of Texas

My Commission expires on 5-28-2029.